

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 4-F-03-UR **Related File Number:**
Application Filed: 3/10/2003 **Date of Revision:**
Applicant: HARDIN VALLEY DEVELOPMENT VENTURE
Owner:

PROPERTY INFORMATION

General Location: South side of Castaic Ln., south of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 119.04 **Jurisdiction:** County
Size of Tract: 6.37 acres
Accessibility: Access is via Castaic Ln., a local street with a 32' pavement width within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 16,350 square foot office building
Surrounding Land Use:
Proposed Use: 38,150 square feet of professional and business offices **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located within a planned commercial subdivision, located in an area of mixed uses including single-family residences, Pellissippi State Technical Community College, KUB substation and commercial businesses.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2033 Castaic Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Use-on-review (9-L-01-UR) approved for the first office building on this site on September 13, 2001.

PLAN INFORMATION (where applicable)

Current Plan Category:

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed office complex will meet the standards for development within a PC (Planned Commercial) Zone. A waiver will be required from the Tennessee Technology Corridor Design Guidelines for the side yard building setback along the eastern property boundary. A setback of 74 feet is required. Due to grade changes on the site, the applicant is requesting a reduction to 56 feet.
2. The proposed office complex is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for commercial use. The proposed office development is consistent with the Sector Plan. The office use also complies with the restrictive covenants recorded for the subdivision.

MPC Action:

Approved

MPC Meeting Date: 4/10/2003

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installing the proposed landscaping as shown on the landscape plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
3. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the development and signage plans.
4. Obtaining a variance from the Knox County Board of Zoning and Appeals for the 9' x 20' parking stall dimension.
5. Submitting a lighting plan showing location of all proposed lighting and indicating no spillover of light or glare off-site for approval by the TTCDA.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. Submitting a revised site plan to MPC for certification, reflecting the above conditions, prior to issuance of any building permits for this project.

With the conditions noted above, this request meets the requirements for approval in the PC zone, and the general standards for approval of a Use-on-Review.

Summary of MPC action:

APPROVE the development plan for three additional office buildings with a total building area of 38,150 square feet, subject to 8 conditions

Date of MPC Approval:

4/10/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: