

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 4-F-15-UR **Related File Number:**
Application Filed: 2/23/2015 **Date of Revision:**
Applicant: JOHNSON ARCHITECTURE, INC.

PROPERTY INFORMATION

General Location: Southwest side of Cogdill Rd., northwest side of Lexington Dr., north and south side of Petsafe Way.
Other Parcel Info.:
Tax ID Number: 131 B A 001, 131-07310, 131-07316 **OTHER: & 131-0733** **Jurisdiction:** County
Size of Tract: 17.85 acres
Accessibility: Access is via Cogdill Road, a minor collector street, with a 19' pavement width within a 60 ft. right-of-way and Lexington Dr., a local street with a 24' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business- office/warehousing
Surrounding Land Use:
Proposed Use: Building additions and parking lot expansion **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LI
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in the Cogdill Rd. commercial area. This area is characterized by mixed heavy commercial, distribution and light manufacturing businesses.

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

Street: 10427 Petsafe Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay) & CB (Business and Manufacturing) / TO
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for the building additions and parking lot expansion as shown on the development plan subject to 8 conditions

Staff Recomm. (Full):

1. Approval of a Certificate of Appropriateness (3-A-15-TOB) by the Tennessee Technology Corridor Development Authority (TTCDA).
2. Approval of a variance by the Knox County Board of Zoning Appeals to reduce the required size of a parking stall, from 200 square feet to 162 square feet.
3. Installation of all sidewalks/pathways as shown on the development plan in compliance with all applicable requirements of the Americans with Disabilities Act (ADA).
4. Installing all landscaping within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
5. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
6. Combining all parcels owned by the applicant's client into one parcel through the resubdivision process.
7. Meeting all relevant requirements of the Knox County Health Department.
8. Meeting all relevant requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC and CB zoning districts and the other criteria for approval of a use on review.

Comments:

The applicant is requesting approval of two building additions and additional parking for the PetSafe, Inc. campus off Cogdill Road. The applicant has submitted a master plan for the PetSafe, Inc. campus (owned by Radio Systems Corp) with the intent that all of the property will be combined into a single development parcel. The proposed campus is located on the north and south sides of Petsafe Way and fronts along the west side of Cogdill Rd. from Petsafe Way south to Lexington Dr. The majority of the property is zoned PC (Planned Commercial) / TO (Technology Overlay) with only the 1.5 acre lot fronting on Lexington Dr. being zoned CB (Business and Manufacturing) / TO (Technology Overlay).

The applicant is proposing two building additions on buildings that front on Cogdill Rd. The first addition is to the former Dairy Farmers of America building located on the south side of Petsafe Way and west side of Cogdill Rd. This building is being converted to a meeting facility for the campus. In addition to the meeting space, the building will also include a call center, fitness facility, break room and exterior patio. The proposed addition of approximately 1800 square feet will be added to the south side of the building with an adjoining outdoor patio area of approximately 1650 square feet. The second building addition is to the office/warehouse building located just south of the new meeting facility. The addition of approximately 6875 square feet will be located on the back side of the building and will include an additional loading dock.

The development plan also includes a modification to the existing parking lot between the two buildings fronting on Cogdill Rd. and the addition of a new parking lot on the vacant 1.5 acre lot that fronts on Lexington Dr. The proposed parking spaces will be 9'x18' (162 square feet) which will require the approval of a variance from the Knox County Board of Zoning Appeals (BZA). The proposed plan incorporates pathways that will connect to the existing pathway system and provide pedestrian connections throughout the campus.

The only proposed signage will be the addition of a new building sign for Radio Systems Corporation on the new meeting facility with the sign facing Cogdill Rd. The proposed lighting for the parking lots include full cut-off LED fixtures mounted on 25 ft. poles.

The proposed development will be before the Tennessee Technology Corridor Development Authority (TTCDA) on April 6, 2015 for a Certificate of Appropriateness (3-A-15-TOB).

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed development will have a minimal impact on local services. All utilities are in place to serve this site.
- 2. The use as proposed is compatible with the surrounding businesses.

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

- 1. The proposed building additions and parking lot expansion are 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,
- 2. With the recommended conditions, the development plan meets all relevant requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest County Sector Plan identifies this property for light industrial uses. The proposed building expansions and the accompanying parking will be used by Radio Systems Corp. which manufactures electronic animal control devices which is consistent with the plan.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 4/9/2015

- Details of Action:**
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 - 8. Meeting all relevant requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC and CB zoning districts and the other criteria for approval of a use on review.

Summary of Action: APPROVE the request for the building additions and parking lot expansion as shown on the development plan subject to 8 conditions

Date of Approval: 4/9/2015 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**