

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: 5-G-16-UR

Related File Number:

Application Filed: 3/28/2016

Date of Revision:

Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: South side of Cross Park Dr., east of Cross Creek Rd.

Other Parcel Info.:

Tax ID Number: 119 03403

Jurisdiction: City

Size of Tract: 2.07 acres

Accessibility: Access is via Cross Park Dr., a major collector street with a 25' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Parking Lot Expansion

Density:

Sector Plan: Northwest County

Sector Plan Designation: O & STPA

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area of the business park has been developed with office and commercial uses under PC-1, C-3 and O-1 zoning.

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

Street: 8930 Cross Park Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park)

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 development plan for a parking lot expansion for an existing office facility, subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Recording any stormwater use and maintenance agreements that are needed for the shared use of the facilities.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the landscape plan within six months of completion of the parking lot.
5. Meeting all applicable requirements of the City of Knoxville Urban Forester.

With the conditions noted above, this request meets the requirements for approval in the PC-1 (Retail and Office Park) zoning district, as well as other criteria for approval of a use on review.

Comments: A use on review approval (8-O-03-UR) was granted on August 14, 2003 for two 8,400 square foot office buildings on this 2.07 acre parcel. One of the two office buildings was constructed at that time with adequate parking for the facility. The second building was never built.

The undeveloped portion of the site is being purchased by Break Associates, the owner of the office facility located directly to the west, to be developed as a parking lot expansion for their facility. The proposed parking addition will add 71 new spaces for a total of 397 parking space for the Break Associates office facility. With a building area of approximately 86,120 square feet, the existing office facility is required to have 345 spaces. The applicant is requesting approval of the parking lot expansion but does not plan on installing the additional parking until it is needed.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed use is compatible and consistent with surrounding development and zoning in the business park.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed parking lot meets the standards for development within the PC-1 (Retail and Office Park) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions
2. The parking spaces shown on the plan meet the parking requirements for office development.
3. The proposed development 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 since the site has direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes office uses for this site. The Knoxville One Year Plan identifies the area for mixed uses allowing consideration of general commercial, office and medium density residential uses. The proposed parking lot is consistent with the Sector and One Year Plans.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 5/12/2016

Details of Action:

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Summary of Action: APPROVE the development plan for a parking lot expansion for an existing office facility, subject to 5 conditions

Date of Approval: 5/12/2016 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:**