

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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www.knoxmpc.org

File Number: 5-K-05-UR **Related File Number:**
Application Filed: 4/11/2005 **Date of Revision:**
Applicant: NHS DEVELOPMENT C/O MATTHEW B. FENTRESS
Owner:

PROPERTY INFORMATION

General Location: East side Mabry Hood Rd., north of Webb School Ln.
Other Parcel Info.:
Tax ID Number: 118 197, 199 **Jurisdiction:** County
Size of Tract: 13.22 acres
Accessibility: Access is via Mabry Hood Rd., a minor collector street with 20' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: One professional office building
Surrounding Land Use:
Proposed Use: Office development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developed with the Webb School of Knoxville to the south and east, zoned O-1 and businesses to the west and south, zoned C-6/TO-1 and CB/TO. Residences are located to the north of the subject property, zoned A and A-1.

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

Street: 706 Mabry Hood Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)
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:

Surveyor:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the plan for office development in the BP/TO zoning district, subject to 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
4. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
5. Obtaining approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for this project, and meeting all of its requirements.
6. An administrative plat, combining the two subject parcels into one lot of record, must be submitted to MPC for review, certified and recorded prior to staff certification of plans.

With the conditions noted above, this request meets the requirements for approval in the BP/TO zone, as well as other criteria for approval of a use on review.

Comments: The applicant is requesting use on review approval to develop 8 new office buildings in the BP/TO zoning district. The proposed new office development includes a total of 39,000 square feet, in addition to an existing 6,800 square foot office building, for a total of 45,800 square feet of office development on this 13.22 acre site. The plan shows access to Mabry Hood Rd. and includes 189 parking spaces and a development sign.

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

1. Public water and sewer utilities are available to serve the site.
2. Mabry Hood Rd. has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact on adjacent properties.

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

1. The proposal meets all requirements of the BP/TO zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this property. However, the proposed development is consistent with the BP/TO zoning of the property.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan.

3. Because of the property's location within the Technology Overlay, a Certificate of Appropriateness will be required for this development. The item is scheduled to be considered by TTCDA on May 9, 2005.

MPC Action: Approved

MPC Meeting Date: 5/12/2005

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
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Summary of MPC action: APPROVE the plan for office development in the BP/TO zoning district, subject to 6 conditions:

Date of MPC Approval: 5/12/2005

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: