

# 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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Knoxville, Tennessee 37902  
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**File Number:** 6-B-07-UR                      **Related File Number:**  
**Application Filed:** 4/26/2007              **Date of Revision:**  
**Applicant:** WOODALL PROPERTIES,LLC

## PROPERTY INFORMATION

**General Location:** Southeast side of Award Winning Wy., South of Hardin Valley Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 103 112.03 & 112.06                      **Jurisdiction:** County  
**Size of Tract:** 11.12 acres  
**Accessibility:** Access is via Award Winning Wy., a private joint permanent easement with a pavement width of 25' within a 50' wide right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office building and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office park development                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** TP (Technology Park) & SPLA (Slope Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located in the developing Hardin Valley Corridor. Property in the area is zoned PC & BP commercial, OB office and PR & RA residential.

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

**Street:**  
**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:** The southern portion of the site was zoned BP (Business & Technology Park) in February 2007. The remainder of the site has been zoned BP for many years

## 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for up to 110,000 square feet of office space in 8 buildings as shown on the development plan subject to conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. All buildings meeting the required setbacks as established by the Tenn. Technology Corridor Development Authority and/or the Knox county Zoning ordinance, whichever is greater
3. Obtaining the needed variances from the Knox County Board of Zoning and Appeals regarding the number and/or size of parking spaces
4. Provision of a revised plan that shows all lighting on the site will be directed away from the adjoining residentially zoned areas
5. Provision of a Type A landscape buffer (see attached) along the southern and western boundary of the site adjacent to the existing residentially zoned area
6. A separate use on review request will be required for all signs within the project
7. The grade of the proposed driveway or the extension of Award Winning Way not exceeding 15%. Prior to commencing any grading on the site provide MPC staff with a profile drawing that shows compliance with this requirement
8. Provision of a proposed cross-section drawing that begins at the southern boundary of the site and extends through buildings 4 and 7 to the northern boundary of the site for review and approval by the MPC staff
9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment & Conservation
10. Obtaining the required Certificate of Appropriateness from the Tenn. Technology Corridor Development Authority prior to commencing any grading on this site
11. All landscaping to be installed within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of engineering and Public Works to guarantee such Installation
12. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and approval prior to commencing any grading on this site

Comments: The applicants are proposing an office park development that will contain eight new buildings. The development will occupy 11.12 acres and contain approximately 117,000 square feet of office space. The site was recently rezoned to BP (Business & Technology Park). Since the site is located within the Tennessee Technology Corridor, TO (Technology Overlay) zoning also governs the development of this site.

Since the TO (Technology Overlay) zone governs this site, the applicants will need to obtain approval of the development plan of the office park from the Tennessee Technology Corridor Development Authority (TTCDA).

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

1. The proposed office park will have minimal impact on local services. All utilities are readily available to the site.
2. Traffic capacity exists to support this project due to the recent improvements to Hardin Valley Road
3. The proposed use is consistent in use and intensity with the zoning and development in the area.
4. Storm drainage will be directed into the existing drainage ways on this site. Stormwater detention, grading and drainage plans will be required that meet the Knox County's regulations.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY**

ZONING ORDINANCE

- 1. With the recommended conditions, the proposed office park development meets the standards for development within the BP (Business & Technology Park) zone and all other requirements of the Zoning Ordinance.
- 2. The proposed development is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan as amended proposes commercial uses for this site.
  - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance.
  - C. The use is compatible with the character of the neighborhood where it is proposed.
  - D. The use will not significantly injure the value of adjacent property.
  - E. The use will not draw additional non-residential traffic through residential areas. Hardin Valley Rd. is classified as a minor arterial street. With that classification, it is expected to move traffic to and through the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan identifies this property for Commercial use.
- 2. The site is identified as being within the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan

**MPC Action:** Approved **MPC Meeting Date:** 6/14/2007

- Details of MPC action:**
- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance
  - 2. All buildings meeting the required setbacks as established by the Tenn. Technology Corridor Development Authority and/or the Knox county Zoning ordinance, whichever is greater
  - 3. Obtaining the needed variances from the Knox County Board of Zoning and Appeals regarding the number and/or size of parking spaces
  - 4. Provision of a revised plan that shows all lighting on the site will be directed away from the adjoining residentially zoned areas
  - 5. Provision of a Type A landscape buffer (see attached) along the southern and western boundary of the site adjacent to the existing residentially zoned area
  - 6. A separate use on review request will be required for all signs within the project
  - 7. The grade of the proposed driveway or the extension of Award Winning Way not exceeding 15%. Prior to commencing any grading on the site provide MPC staff with a profile drawing that shows compliance with this requirement
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  - 11. All landscaping to be installed within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of engineering and Public Works to guarantee such Installation
  - 12. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and approval prior to commencing any grading on this site

**Summary of MPC action:** APPROVE the request for up to 110,000 square feet of office space in 8 buildings as shown on the development plan subject to conditions

**Date of MPC Approval:** 6/14/2007 **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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**