# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 6-D-01-UR Related File Number:

**Application Filed:** 5/11/2001 **Date of Revision:** 

Applicant: JOHN & BOB MCCALLIE

Owner:



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## PROPERTY INFORMATION

General Location: Northeast side of Cogdill Rd., south side of Yellow Pine Ln.

Other Parcel Info.:

Tax ID Number: 131 073.11 Jurisdiction: County

Size of Tract: 1.4 acres

Accessibility: Access is via Yellow Pine Ln., a local street with a pavement width of 32' within a 70' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

**Surrounding Land Use:** 

Proposed Use: Office / Warehouse development Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located on the east side of Cogdill Rd., north of I-40/75. Development in the area consists of

numerous office/warehouse buildings and other light manufacturing and distribution uses.

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

Street:

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: None noted

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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:

dk

Staff Recomm. (Abbr.):

APPROVE the plan to permit construction of up to 14,960 square feet of office/warehouse as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knox County Health Dept.
- 2. Meeting all applicable requirements of the approved Certificate of Appropriateness as approved by the Tennessee Technology Corridor Development Authority.
- 3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
- 4. Installation of landscaping as shown on the development plan 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.
- 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC Zone, and the other criteria for approval of a Use on Review.

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Comments:

The applicants are proposing to develop a lot in the Cogdill Commercial Park. The development will consist of one building with approximately 15,000 square feet of space. The building will be constructed to accommodate office and warehousing use. These same applicants have developed the adjoining property and other properties in this general area with the same type of use. The restrictive covenants, as required by the PC Zone, are in place. The development as proposed complies with those covenants. Since the site is located on the Technology Overlay Zone, the proposed plan requires approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA granted a Certificate of Appropriateness for this project at its May 7, 2001 meeting.

MPC Action: Approved

MPC Meeting Date: 6/14/2001

# **Details of MPC action:**

- 1. Meeting all applicable requirements of the Knox County Health Dept.
- 2. Meeting all applicable requirements of the approved Certificate of Appropriateness as approved by the Tennessee Technology Corridor Development Authority.
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Date of MPC Approval: 6/14/2001 **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:

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