CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 6-E-10-UR Related File Number:

Application Filed: 4/26/2010 **Date of Revision:**

Applicant: SARA MARTIN



Suite 403 • City County Building 4 0 0 Main Street 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

PROPERTY INFORMATION

General Location: Northwest side of Corridor Park Bv., northeast side of Data Ln.

Other Parcel Info.:

Tax ID Number: 118 17321 Jurisdiction: County

Size of Tract: 3.7 acres

Accessibility: Access is via Corridor Park Bv., a local street with a pavement width of 28' within a 60' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Office and research facility

Surrounding Land Use:

Proposed Use: Building expansion Density:

Sector Plan: Northwest County Sector Plan Designation: TP (Technology Park)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located in the Corridor Park commercial park. Tenants in the area are engaged in

manufacturing, research and office uses. Zoning in the area is BP/TO (Business 7 Technology Park /

Technology Overlay).

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

Street: 942 Corridor Park Blvd

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: Previous development plans for this site were approved by MPC in 1999 and 2004

PLAN INFORMATION (where applicable)

Current Plan Category:

1/24/2011 04:22 PM Page 1 of 3

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:

Staff Recomm. (Abbr.): APPROVE the request for the building expansion and the construction of the solar panels as shown on

the development plan subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

- 2. Meeting all applicable requirements of the Tennessee Technology Corridor Development Authority
- 3. Provide engineering calculations pertaining to the reconfiguration of the detention basin to the Knox County Dept. of Engineering and Public Works
- 4. Place a stormwater easement around the reconfigured detention basin as may be required by the Knox County Dept. of Engineering and Public Works

With the conditions noted, this plan meets the requirements for approval in the BP (Business and Technology) zone and the other criteria for approval of a use on review

Comments:

The applicant is proposing to construct a solar auto charging station on this site as part of the research efforts of the current tenant which is the Electric Power Research Institute. The small building that will be constructed as part of this project appears to project into the existing detention basin. For this reason, the applicant will have to submit new calculations to the Knox County Department of Engineering and Public Works that will illustrate the impact of the new building on the storage capacity of the basin. If the new construction will decrease the storage capacity below the required minimums, the applicant would then be required to enlarge the basin.

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

- 1. The proposed construction will have no impact on local services since all utilities are in place to serve this development.
- 3. The proposal is compatible with the surrounding development because it will allow for the expansion of a technology based business.

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

- 1. With MPC and TTCDA approval, the proposed construction meets all of the requirements of the BP (Business and Technology Park and TO Technology Overlay) zones.
- 2. The proposed construction is consistent with the general standards for uses permitted on review: The proposed change 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 neighborhoods 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies the property for technology park use. The proposed construction is consistent with the recommendations of the Sector Plan.

Action: Approved Meeting Date: 6/10/2010

Details of Action:

Summary of Action: APPROVE the request for the building expansion and the construction of the solar panels as shown on the development plan subject to 4 conditions

1/24/2011 04:22 PM Page 2 of 3

Date of Approval:	6/10/2010	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 Ac	ction, Second Reading:
Ordinance Number:		Other Ordinance Num	ber References:
Disposition of Case:		Disposition of Case, S	Second Reading:
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordi	nance:

1/24/2011 04:22 PM Page 3 of 3