

# 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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
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

**File Number:** 6-E-15-UR  
**Application Filed:** 4/27/2015  
**Applicant:** FLAGSHIP GROUP, INC.

**Related File Number:**  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** North end of Discovery Ln., southwest side of Pellissippi Parkway.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 PART OF 173.14 **Jurisdiction:** County  
**Size of Tract:** 2.5 acres  
**Accessibility:** Access is via Discovery Ln., a local cul-de-sac street with a boulevard section within a 60' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office and light manufacturing **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** TP  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located in an area of mixed commercial and light industrial uses. Development in this area has occurred in the BP, PC and CB zones. This site and much of the surrounding area is subject to the development review authority of the Tennessee Technology Corridor Development Authority.

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

**Street:** 870 Discovery Ln  
**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:** Property was rezoned to PC (Planned Commercial) / TO (Technology Overlay) in 1998.

### 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 request for an office and light manufacturing facility of approximately 22,000 square feet as shown on the development plan subject to 7 conditions.

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed facility
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Installing all landscaping as shown on the landscape plan within six months of issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. The final design of the fire truck access lane along the southern side of the proposed office building is subject to approval by the Knox County Fire Marshal's Office.
6. Obtaining approval of, and recording a final plat for the proposed subdivision of the existing lot. The final plat shall address any cross access easements that are needed to allow for the driveway connection between Discovery Ln. and Corridor Park Blvd.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) / TO (Technology Overlay) districts and the criteria for approval of a use on review.

Comments: The applicant is proposing to construct a 22,000 square foot office and light manufacturing facility on this 2.54 acre parcel located on the north end of Discovery Ln. and the southwest side of the Pellissippi Parkway access ramps for Dutchtown Rd.. The proposed development site is a portion of an existing 4.83 acre lot that has access to both Discovery Ln. and Corridor Park Blvd.. The proposed lot will have direct access to Discovery Ln. A driveway connection will be provided over to Corridor Park Blvd.

The proposed facility includes a 12,000 square foot office building that is connected to a 10,000 square foot building that will be used for light assembly and warehouse space. The site will include 55 parking spaces which meet the minimum requirements of the Knox County Zoning Ordinance and is within the minimum and maximum limits of the TTCDA Design Guidelines. The parking lot design complies with the TTCDA Design Guidelines and meets the proposed amendments to the Knox County Zoning Ordinance that have had a first reading by the Knox County Commission. If the amendments are not approved or they are modified, variances may be required from the Knox County Board of Zoning Appeals for the proposed parking lot.

The proposed development is scheduled for review by the Tennessee Technology Corridor Development Authority on June 8, 2015.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposed business will have a minimal impact on the existing street system.
3. The proposed business is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposed business meets all requirements of the PC (Planned Commercial) / TO (Technology Overlay) zoning districts with the noted conditions.
2. The proposed business is consistent with the general standards for uses permitted on review: The proposal 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 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 PLANS**

1. The Northwest County Sector Plan proposes technology park uses for this property. The proposed facility is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**Action:** Approved **Meeting Date:** 6/11/2015

**Details of Action:**

**Summary of Action:** APPROVE the request for an office and light manufacturing facility of approximately 22,000 square feet as shown on the development plan subject to 7 conditions.

**Date of Approval:** 6/11/2015 **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:**