CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 6-J-08-UR Related File Number:

Applicant: INLAND WESTERN KNOXVILLE CORRIDOR PARK, LLC.

PLANNING

KNOXVILLE·KNOX COUNTY

PROPERTY INFORMATION

General Location: Southeast side of Corridor Park Blvd., southwest of Data Ln.

Other Parcel Info.:

Application Filed:

Tax ID Number: 118 173.30 Jurisdiction: County

Size of Tract: 1.67 acres

Accessibility: Access is via Corridor Park Blvd., a local street, with a 26' pavement width within a 70' right-of-way.

Date of Revision:

GENERAL LAND USE INFORMATION

5/12/2008

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Parking lot expansion Density:

Sector Plan: Northwest County Sector Plan Designation: TP

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is located in the Technology Center Park, an established office and technology

park in the Technology Corridor that continues to develop under the BP and PC zones.

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 Technology Overlay was placed on the subject property in 1983.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

6/17/2008 03:39 PM Page 1 of 3

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for a parking lot in the BP/TO zoning district, subject to the following

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. Obtaining a variance from the Knox County Board of Zoning Appeals to reduce the minimum parking space size from 200 sq. ft. to 162 sq. ft.(18 ft. by 9 ft.)

4. Subject to the approval and meeting all relevant conditions of the requested TTCDA Certificate of Appropriateness, file #08.022.0.

5. Installing all landscaping within six months of the approval of a grading permit for this project, or posting a bond with Knox County Engineering and Public Works guaranteeing such installation.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the BP/TO zoning district.

Comments:

The applicant is requesting approval of a parking lot expansion (100 spaces) to serve the Traveler's Indemnity Company building. The property is located in the Technology Center Park. The Tennessee Technology Corridor Development Authority will consider this request for the approval of a Certificate of Appropriateness at their June 9, 2008 meeting (file #08.022.0). The applicant will have to obtain a variance from the Knox County Board of Zoning Appeals to reduce the minimum area required for each parking space.

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

- 1. The proposed parking lot will have no impact on schools and minimal impact on street traffic.
- 2. The proposed parking lot will be consistent with the development that has occurred in this business park and will provide much needed additional parking for the Traveler's building.

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

- 1. With the approved parking space variance, the proposal is consistent with all requirements of the BP zoning district, as well as other criteria for approval of the proposed use as a use on review.
- 2. The proposal is consistent with the following 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 business park 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 MPC PLANS

- 1. The Northwest County Sector Plan and the Technology Corridor Comprehensive Development Plan designate this property for technology park uses.
- 2. The BP/TO zone permits consideration of the proposed use, within the development guidelines of both the Knox County Zoning Ordinance and the TTCDA Design Guidelines.

MPC Action: Approved MPC Meeting Date: 6/12/2008

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. Obtaining a variance from the Knox County Board of Zoning Appeals to reduce the minimum parking space size from 200 sq. ft. to 162 sq. ft.(18 ft. by 9 ft.)

4. Subject to the approval and meeting all relevant conditions of the requested TTCDA Certificate of

6/17/2008 03:39 PM Page 2 of 3

Appropriateness, file #08.022.0.

5. Installing all landscaping within six months of the approval of a grading permit for this project, or posting a bond with Knox County Engineering and Public Works guaranteeing such installation.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the

BP/TO zoning district.

Summary of MPC action: APPROVE the development plan for a parking lot in the BP/TO zoning district, subject to the following

conditions:

Date of MPC Approval: 6/12/2008 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, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

6/17/2008 03:39 PM Page 3 of 3