

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-L-06-UR **Related File Number:**
Application Filed: 5/18/2006 **Date of Revision:**
Applicant: BYRD & COOPER ARCHITECTS
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Murdock Drive, southeast side of Simmons Road
Other Parcel Info.:
Tax ID Number: 118 173.23 **Jurisdiction:** County
Size of Tract: 6.13 acres
Accessibility: Access is via Murdock Rd., a collector street with a right-of-way width of 70' and Simmons Rd., a local street with a right-of-way width of 40'.

GENERAL LAND USE INFORMATION

Existing Land Use: Business offices
Surrounding Land Use:
Proposed Use: Office Expansion **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: 0 Murdock Dr
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: Property zoned BP / TO in the early 1980's. Development plan for phase one of this development approved by MPC in 2002

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for an office building expansion with up to 13,500 sq. ft. of floor area as shown on the development plan subject to 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Providing a revised landscaping plan to MPC staff that depicts the screening of parking areas within 50' of a public street as called for in the Knox County Zoning Ordinance.
3. Installing all landscaping within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
4. Providing detail regarding the proposed monument sign and any proposed building mounted signs.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. Meeting all applicable requirements of the Tennessee Technology Corridor Development Authority.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of a building permit for this project.

With the conditions noted, this plan meets the requirements for approval in the BP / TO Zones and the other criteria for approval of a Use on Review.

Comments: The applicant is proposing a 13,500 sq. foot expansion to the existing Mesa Associates, Inc. office building. The site is located on the south side of Murdock Rd. at Simmons Rd. In addition to MPC acting on this Use on Review, the Tennessee Technology Corridor Development Authority will be required to review and approve this project. The proposed building meets all of the setback, ground and floor coverage, and parking space requirements. Additional landscaping will be needed to screen the parking since it will be within 50' of both Simmons and Murdock Roads. The exterior of the building is proposed to be brick.

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

1. The proposed office expansion will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed use is consistent in use with the zoning designation.

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

1. With the stated conditions, the proposed office expansion meets the standards for development within the BP (Business & Technology Park) zoning district and all other requirements of the Knox County Zoning Ordinance.
2. The proposed office expansion is consistent with the general standards for uses permitted on review: The proposed development 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 additional traffic through residential area since the subdivision has direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan identifies this property for technology park use.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 6/8/2006

- Details of MPC action:**
- 1. Meeting all applicable requirements of the Knox County Health Dept.
 - 2. Providing a revised landscaping plan to MPC staff that depicts the screening of parking areas within 50' of a public street as called for in the Knox County Zoning Ordinance.
 - 3. Installing all landscaping within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
 - 4. Providing detail regarding the proposed monument sign and any proposed building mounted signs.
 - 5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
 - 6. Meeting all applicable requirements of the Tennessee Technology Corridor Development Authority.
 - 7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of a building permit for this project.

With the conditions noted, this plan meets the requirements for approval in the BP / TO Zones and the other criteria for approval of a Use on Review.

Summary of MPC action: APPROVE the request for an office building expansion with up to 13,500 sq. ft. of floor area as shown on the development plan subject to 8 conditions

Date of MPC Approval: 6/8/2006

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: