

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 7-A-03-UR **Related File Number:**
Application Filed: 6/9/2003 **Date of Revision:**
Applicant: PARKER SHIFLETT & CO.
Owner:

PROPERTY INFORMATION

General Location: North side of Parkwest Bv., east side of Park 40 North Bv.
Other Parcel Info.:
Tax ID Number: 119 PT. 18.22 **Jurisdiction:** City
Size of Tract: 1.95 acres
Accessibility: Access is via Parkwest Bv., a median divided local street with an 80' right-of-way width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Office building **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located on the north side of Parkwest Bv. Development in the area consists of medical and associated business offices.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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 plan for an office building containing up to 4576 square feet as shown on the development plan subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Obtaining the required setback variance or revising the plan to meet the minimum required setback.
3. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project.
6. Meeting all applicable requirements of the Knox County Health Dept.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval in the PC-1 district and the other criteria for approval of a use on review.

Comments: This is a proposal to construct an office building that will contain 4576 square feet. This will be a continuation of an office development that has been in place for a number of years. The development site was obtained through a land swap that occurred many years ago. A use on review has never been granted for this property. Due to constraints with the topography of the site, a variance to the peripheral setback of 50' is being sought. The parking that is presently in place will be sufficient to accommodate this new building.

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

1. The proposed office development will have minimal impact on local services since all utilities are in place to serve the site.
2. The proposed office use is consistent with the other office and commercial development found in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed office development with the granting of a peripheral boundary setback variance will meet the standards for development within a PC-1 (Retail and Office Park) District and all other requirements of the Zoning Ordinance.
2. The proposed Office building is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the adopted plans. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of 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 areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this area for commercial use. The proposed development is consistent with the adopted Sector Plan.

MPC Action: Approved **MPC Meeting Date:** 7/10/2003

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

2. Obtaining the required setback variance or revising the plan to meet the minimum required setback.
3. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project.
6. Meeting all applicable requirements of the Knox County Health Dept.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval in the PC-1 district and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the plan for an office building containing up to 4576 square feet as shown on the development plan subject to 7 conditions

Date of MPC Approval: 7/10/2003

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: