

# 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

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**File Number:** 7-B-12-UR                      **Related File Number:**  
**Application Filed:** 5/29/2012              **Date of Revision:**  
**Applicant:** FLAGSHIP GROUP, INC.

## PROPERTY INFORMATION

**General Location:** Southeast side of Corridor Park Blvd., southeast end of Data Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 173.29, 173.32 AND OTHER: PART OF 173              **Jurisdiction:** County  
**Size of Tract:** 6.52 acres  
**Accessibility:** Access is via Corridor Park Blvd., a local street, with a 26' pavement width within a 70' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Medical facility  
**Surrounding Land Use:**  
**Proposed Use:** Medical facility expansion                                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** TP  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The subject property is located in Corridor 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:** 1001 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:** None noted

## 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 development plan for an expansion of approximately 39,600 sq. ft. to the existing medical facility, in the BP/TO zone, subject to the following 7 conditions:

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.
2. Obtaining approval from the Knox County Board of Zoning Appeals for the proposed parking lot variances.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Obtaining approval and recording a final plat for the combination of property for the proposed new lot for this development.
6. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along public streets.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments:

This is a request for a use-on-review approval for an expansion to the existing office building and laboratory for CSL Plasma. The property is located in Corridor Park subdivision where similar businesses have developed over the years. The existing single-story building of 30,000 square feet will be expanded by approximately 39,600 square feet. The proposed building expansion includes a new layout for parking and the addition of a third access drive onto Corridor Park Blvd.

The applicant is requesting three variances from the Knox County Board of Zoning Appeals regarding the proposed parking lot for the facility. The variances include a reduction in the minimum area required for each parking space, a slight reduction in the minimum driveway width and allowing the parking areas to extend into the required side yard building setback areas.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on July 9, 2012.

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

1. Public water and sewer facilities are in place to serve this proposed expansion.
2. The proposed office building and laboratory expansion will be consistent with the development that has occurred in this business park.

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

1. With the approved variances, the proposed development expansion is consistent with all requirements of the BP zoning district, as well as other criteria for approval of 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 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.

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.
3. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

**Action:** Approved **Meeting Date:** 7/12/2012

**Details of Action:**

**Summary of Action:** APPROVE the development plan for an expansion of approximately 39,600 sq. ft. to the existing medical facility, in the BP/TO zone, subject to 7 conditions:

**Date of Approval:** 7/12/2012 **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:**