CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:7-D-02-URApplication Filed:6/10/2002Applicant:VICTOR DODSONOwner:VICTOR DODSON

PROPERTY INFORMATION

	-		
General Location:	Southwest side of Cogdill Rd., northwest of Lexington Dr.		
Other Parcel Info.:			
Tax ID Number:	131 B A 002.01	Jurisdiction:	County
Size of Tract:	2.08 acres		
Accessibility:	Access is via Cogdill Rd., a collector street with a pavement width of 19' within a 40' right-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Surrounding Land Use: **Proposed Use:** Office & storage facility Density: Sector Plan: Northwest County Sector Plan Designation: **Growth Policy Plan:** Planned Growth Area The site is located on the west side of Cogdill Rd. in an area of numerous office/warehouse buildings **Neighborhood Context:** and other light industrial activities. These uses have developed in the PC and CB commercial zones. Since 1983, development has also come under the control of the Technology Overlay Zone administered by the Tennessee Technology Corridor Development Authority.

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

Street:

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: TO zoning overlay approved in 1983

PLAN INFORMATION (where applicable)

Current 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 DISPOS	SITION	
Planner In Charge:	Dan Kelly		
Staff Recomm. (Abbr.):	APPROVE the plan for up to a 14,250 square foot office/ warehouse building at this location as shown on the development plan subject to 7 conditions		
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any of Dept. Installing all landscaping, as shown on the develop occupancy permit for this project, or posting a bond Public Works to guarantee such installation. Approval of a Certificate of Appropriateness for b Corridor Development Authority. Obtaining the necessary peripheral setback varia Obtaining any off site drainage easements as ma Engineering and Public Works before commencing a Meeting all applicable requirements of the Knox 0 	ppment plan, within six months of the issuance of an with the Knox County Dept. of Engineering and puilding permit by the Tennessee Technology ance from the Knox County Board of Zoning Appeals. ay be required by the Knox County Dept. of any grading on this site. County Dept. of Engineering and Public Works.	
Comments:	The applicant is proposing a 14,250 square foot building to be divided between warehousing and office space. Since this a stand alone development, the PC Zone regulations requires a 50' peripheral building setback around this parcel. The design guidelines of the Tennessee Technology Corridor Development Authority requires a larger front building setback and smaller side setbacks. The plan as proposed exceeds the front and rear setbacks for both the PC and TO Zones. The side setbacks meet the requirements of the TO Zone but not the PC Zone. This will necessitate an application to the Knox County Board of Zoning Appeals to grant relief from this requirement. The variance can be justified because of the narrowness of the lot and the large front yard required by the TO Zone, and the need to have truck maneuvering storage space to the rear dictates where the building must be situated on this site.		
MPC Action:	Approved	MPC Meeting Date: 7/11/2002	
Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept. Installing all landscaping, as shown on the development plan, 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. Approval of a Certificate of Appropriateness for building permit by the Tennessee Technology Corridor Development Authority. Obtaining the necessary peripheral setback variance from the Knox County Board of Zoning Appeals. Obtaining any off site drainage easements as may be required by the Knox County Dept. of Engineering and Public Works before commencing any grading on this site. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. 		
Summary of MPC action:	 Meeting all applicable requirements of the Knox County Zoning Ordinance. APPROVE the plan for up to a 14,250 square foot office/ warehouse building at this location as shown on the development plan subject to 7 conditions 		
Date of MPC Approval:	7/11/2002 Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publicati	·	

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: