CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



FAX•215•2068

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File Number:7-E-05-URApplication Filed:6/10/2005Applicant:FLEENOR SECURITYOwner:Comparison

PROPERTY INFORMATION

General Location:	Northeast side of Cogdill Rd., northwest side of Yellow Pine Ln.		
Other Parcel Info.:			
Tax ID Number:	131 B B 001 & 118OB004	Jurisdiction:	County
Size of Tract:	1.87 acres		
Accessibility:	Access is via Yellow Pine Ln., a local access street with a 32'	pavement width w	vithin a 70' right-of-way.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Fleenor Security business		
Surrounding Land Use:			
Proposed Use:	Building addition for Fleenor Security		Density:
Sector Plan:	Northwest County	Sector Plan Designation: LI	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	The site is located in a business park area at the intersection of Dutchtown and Cogdill Roads.		

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

10446 Cogdill Rd

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: 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:	Tom Brechko			
Staff Recomm. (Abbr.):	APPROVE the request for a 2400 square foot building addition as shown on the development plan subject to 7 conditions			
Staff Recomm. (Full):	 Obtaining approval from the Tennessee Technology Corridor Development Authority for the proposed addition. Obtaining approval from the Knox County Board of Zoning Appeals for the variance on the size of the proposed parking stalls. Installing all landscaping, as shown on the plan, within six months of issuance of occupancy permit for the addition. Approval of and recording an administrative plat combining the two tax parcels/lots. Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements of the Knox County Health Department. 			
	With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) / TO (Technology Overlay) districts and the criteria for approval of a use on review.			
Comments:	The applicant is requesting approval of a 2400 square foot addition to the existing Fleenor Security building located off of Yellow Pine Ln. The proposed development is scheduled for review by the Tennessee Technology Corridor Development Authority on July 11, 2005. Approval will be needed from the Knox County Board of Zoning Appeals for the variance on the reduction of the size of the proposed parking stalls from 200 to 171 square feet. Approval (and recording) is also required of the administrative plat combining the two tax parcels/lots.			
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE			
	 Public water and sewer utilities are in place to serve the site. The proposal will have a minimal impact on the existing street system. The proposed business expansion is compatible with the scale and intensity of the surrounding development and zoning pattern. 			
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE			
	 The proposal meets all requirements of the PC (Planned Commercial) / TO (Technology Overlay) zoning districts with the noted conditions. The proposed business expansion is consistent with the 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. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use. 			
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS			
	1. The Northwest County Sector Plan proposes light industrial uses for the site which is consistent with the proposed expansion.			

2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth

	Policy Plan.				
MPC Action:	Approved		MPC Meeting Date: 7/14/2005		
Details of MPC action:	 Obtaining approval from the Tennessee Technology Corridor Development Authority for the proposed addition. Obtaining approval from the Knox County Board of Zoning Appeals for the variance on the size of the proposed parking stalls. Installing all landscaping, as shown on the plan, within six months of issuance of occupancy permit for the addition. Approval of and recording an administrative plat combining the two tax parcels/lots. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements of the Knox County Health Department. With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) / TO (Technology Overlay) districts and the criteria for approval of a use on review. 				
Summary of MPC action:	APPROVE the request for a 2400 square foot building addition as shown on the development plan subject to 7 conditions				
Date of MPC Approval:	Date of Den	ial:	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	on, Second Reading:		
Ordinance Number:	Other Ordinance Number References:				
Disposition of Case:	Disposition of Case, Second Reading:				
If "Other":	If "Other":				

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

Amendments: