

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

File Number: 7-F-04-UR
Application Filed: 6/7/2004
Applicant: HRS PROPERTIES
Owner:

Related File Number:
Date of Revision:

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side of Castaic Ln., south of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 119.05 **Jurisdiction:** County
Size of Tract: 1.91 acres
Accessibility: Access is via Castaic Ln., a local street with a 32' pavement width within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Office/Warehouse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located within a planned commercial subdivision, located in an area of mixed uses including single-family residences, Pellissippi State Technical Community College, KUB substation and commercial businesses.

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

Street: 2043 Castaic Ln
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 development plan for an office/warehouse building with a building area of 13,335 square feet, subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installing the proposed landscaping as shown on the landscape plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
3. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the development and signage plans.
4. Obtaining a variance from the Knox County Board of Zoning and Appeals for reduction of the parking stalls from 200 square feet to 180 square feet (10' x 18' parking stall dimension).
5. Revising the corner paving radius for the two entrance drives from 20 feet to 25 feet.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. Submitting a revised site plan to MPC for certification, reflecting the above conditions, prior to issuance of any building permits for this project.

With the conditions noted above, this request meets the requirements for approval in the PC zone, and the general standards for approval of a Use-on-Review.

Comments: The applicant is proposing to develop an office/warehouse building with a total building area of 13,335 square feet on this 1.91 acre lot within a commercial subdivision located off of Hardin Valley Rd. The site is located on the west side of Castaic Ln. near the end of the cul-de-sac. The applicant is proposing parking lots with a 10' x 18' parking stall dimension (180 square feet). The zoning ordinance requires a parking stall area of 200 square feet. A variance will be required from the Knox County Board of Zoning and Appeals for the 180 square foot parking stalls.

Since the property is within the Technology Overlay, a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) must also be obtained. This request is scheduled to be heard at the July 6, 2004 TTCDA meeting. The applicant has submitted development and signage plans for approval by the TTCDA.

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

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

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

1. The proposed office/warehouse building will meet the standards for development within a PC (Planned Commercial) Zone subject to approval of the variance for the size of the parking stalls.
2. The proposed office complex 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 areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for commercial use. The proposed office/warehouse development is consistent with the Sector Plan. The office/warehouse use also complies with the restrictive covenants recorded for the subdivision.

MPC Action:

Approved

MPC Meeting Date: 7/8/2004

Details of MPC action:

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Summary of MPC action:

APPROVE the development plan for an office/warehouse building with a building area of 13,335 square feet, subject to 8 conditions

Date of MPC Approval:

7/8/2004

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: