

# 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-L-07-UR  
**Application Filed:** 6/21/2007  
**Applicant:** M. S. CHAUDHARY

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest side Corridor Park Blvd., northeast of Innovation Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 173.13 **Jurisdiction:** County  
**Size of Tract:** 2.164 acres  
**Accessibility:** Access is via Corridor Park Blvd., a local street, with 26 ft. of pavement within a 70 ft. right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office/warehouse building **Density:** N/A  
**Sector Plan:** Northwest County **Sector Plan Designation:** Technology Park and Slope Protection  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The subject property is located in Technology Center Park, an established office and technology park in the Technology Corridor that continues to develop under the BP and PC zones. Located to the north is an older neighborhood comprised of low density detached housing.

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

**Street:** 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 for this site.

## 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: Buz Johnson

Staff Recomm. (Abbr.): APPROVE the request for an 8,320 sq. ft. office/warehouse building for a surgical instruments business, in the BP/TO zone, subject to the following 5 conditions:

Staff Recomm. (Full):

1. Meeting all relevant requirements of the Knox County Zoning Ordinance.
2. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all relevant requirements of the Knox County Health Department.
4. Subject to the approval and meeting all relevant conditions of the requested TTCDA Certificate of Appropriateness, file #07.026.0.
5. Installing all landscaping within six months of the approval of a certificate of occupancy for this project, or posting a bond with Knox County Engineering and Public Works guaranteeing such installation.

Comments: This is a request for use on review approval for an office/warehouse building for Surgistar, a surgical instruments company. The property is located in Technology Center Park, where similar businesses have been developed over the years. The single-story building will contain 8,320 sq. ft. of floor space, roughly equally divided between office and warehouse uses. A grading plan was approved by the Tennessee Technology Corridor Development Authority in June (file #07.022.0), and TTCDA will consider a companion request for the approval of a Certificate of Appropriateness at their July 9, 2007, meeting (file #07.026.0).

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

1. The subject request will have no impact on schools and minimal impact on the street network serving the development in which this business will be located. Public water and sewer are in place to serve this project.
2. The proposed office/warehouse building for a surgical instruments business 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. The proposal is consistent with all requirements of the BP zoning district, as well as other criteria for approval of the proposed use as a use on review.
2. The proposal is consistent with the following general standards for uses permitted on review: (1) The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan; (2) the use is in harmony with the general purpose and intent of the zoning ordinance; (3) the use is compatible with the character of the neighborhood where it is proposed; (4) the use will not significantly injure the value of adjacent property; and (5) 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.

MPC Action: Approved

MPC Meeting Date: 7/12/2007

Details of MPC action:

1. Meeting all relevant requirements of the Knox County Zoning Ordinance.
2. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all relevant requirements of the Knox County Health Department.
4. Subject to the approval and meeting all relevant conditions of the requested TTCDA Certificate of

Appropriateness, file #07.026.0.

5. Installing all landscaping within six months of the approval of a certificate of occupancy for this project, or posting a bond with Knox County Engineering and Public Works guaranteeing such installation.

**Summary of MPC action:** APPROVE the request for an 8,320 sq. ft. office/warehouse building for a surgical instruments business, in the BP/TO zone, subject to the following 5 conditions:

**Date of MPC Approval:** 7/12/2007

**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:**