CASE SUMMARY

APPLICATION TYP	PE: USE ON REVIE	W		METROPOLITAN P L A N N I N G
7-Q-04-UR	Related File Number:	7-SK-04-C		COMMISSION tennessee
6/7/2004	Date of Revision:			Suite 403 • City County Building 4 0 0 Main Street
HOLROB INVESTMENTS, INC	C			Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0
				FAX•215•2068 www•knoxmpc•org
ORMATION				
Northeast side of Sch	aeffer Rd., north of Lovell F	۶d		
104 115			Jurisdiction:	County
23.34 acres				
D USE INFORMATION				
Use:				
Business Park subdivi	Business Park subdivision		Density:	
Northwest County	Sector Plan Designatio	on:		
: Planned Growth Area				
text:				
IT-OF-WAY INFORMATIC	ON (where applicable	e)		
1720 Schaeffer Rd				
ame:				
Report:				
MATION (where applicat	ole)			
BP (Business and Te	chnology Park) & TO (Tech	nnology Overlag	y)	
:				
	7-Q-04-UR 6/7/2004 HOLROB INVESTMENTS, ING ORMATION Northeast side of Scha 104 115 23.34 acres DUSE INFORMATION Use: Business Park subdivi Northwest County Planned Growth Area text: T-OF-WAY INFORMATION 1720 Schaeffer Rd ame: Report: MATION (where applicate BP (Business and Teal	7-Q-04-UR Related File Number: 6/7/2004 Date of Revision: HOLROB INVESTMENTS, INC ORMATION Northeast side of Schaeffer Rd., north of Lovell F 104 115 23.34 acres D USE INFORMATION Use: Business Park subdivision Northwest County Sector Plan Designation : Planned Growth Area text: IT-OF-WAY INFORMATION (where applicables 1720 Schaeffer Rd 1720 Schaeffer Rd ume: Report: BP (Business and Technology Park) & TO (Teck	6/7/2004 Date of Revision: HOLROB INVESTMENTS, INC	7-Q-04-UR Related File Number: 7-SK-04-C 67/72004 Date of Revision: HOLROB INVESTMENTS, INC ORMATION Northeast side of Schaeffer Rd., north of Lovell Rd 104 115 Jurisdiction: 23.34 acres Jurisdiction: 23.34 acres D USE INFORMATION Dens Northwest County Sector Plan Designation: : Planned Growth Area text: #TOF-WAY INFORMATION (where applicable) 1720 Schaeffer Rd 1720 Schaeffer Rd Image: MATION (where applicable) BP (Business and Technology Park) & TO (Technology Overlay)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

KNOXVILLE·KNOX COUNTY

D

π

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 a 3 lot subdivision with 5 office buildings with a total building area of 68,000 square feet within the BP portion of the site, subject to 7 conditions.					
Staff Recomm. (Full):	 Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the development and signage plans for Lot 3. Complying with the Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the development and signage plans for Lot 1 and 2. Obtaining variances 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) and for the location of a portion of the parking lots within the required front and side yard setbacks for the BP Zoning District All landscaping within the sight triangles for the driveways serving the parking lots shall comply with the requirements of the Knox County Zoning Ordinance. Installing the proposed landscaping as shown on the revised 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. Meeting all applicable requirements of the Knox County Zoning Ordinance. With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use- 					
	on-Review in the BP/TO and OB/TO Zones.					
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE					
	 The proposed business park development will have minimal impact on local services since all utilities and streets are in place to serve this development. The proposed use is consistent with other office and commercial uses found in the area along Schaeffer Rd. 					
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE					
	 The proposed business park development will meet the standards for development within the BP (Business and Technology) / TO (Technology Overlay) and OB (Office, Medical & Related Services) / TO (Technology Overlay) Zones subject to approval of the identified variances. 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 with a mix of office and low density residential uses. The proposed business park is consistent with the intent of the Sector Plan in that area.					
MPC Action:	Approved MPC Meeting Date: 2/10/2005					
Details of MPC action:	1. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development					

	 Authority (TTCDA) for the development and signage plans for Lot 3. Complying with the Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the development and signage plans for Lot 1 and 2. Obtaining variances 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) and for the location of a portion of the parking lots within the required front and side yard setbacks for the BP Zoning District All landscaping within the sight triangles for the driveways serving the parking lots shall comply with the requirements of the Knox County Zoning Ordinance. Installing the proposed landscaping as shown on the revised 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. Meeting all applicable requirements of the Knox County Zoning Ordinance. With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review in the BP/TO and OB/TO Zones. 				
Summary of MPC action:	APPROVE the development plan for a 3 lot subdivision with 5 office buildings with a total building area of 68,000 square feet within the BP portion of the site, subject to 7 conditions.				
Date of MPC Approval:	2/10/2005	Date of Denial:	Postponements: 7/8/2004-1/13/2005		
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:				
Legislative Body:		LATIVE ACTION AND D ard of Zoning Appeals	DISPOSITION		

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: