

# 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-Q-04-UR                      **Related File Number:** 7-SK-04-C  
**Application Filed:** 6/7/2004              **Date of Revision:**  
**Applicant:** HOLROB INVESTMENTS, INC  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side of Schaeffer Rd., north of Lovell Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 104 115                      **Jurisdiction:** County  
**Size of Tract:** 23.34 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Business Park subdivision                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 1720 Schaeffer Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology Park) & TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



- Authority (TTCDA) for the development and signage plans for Lot 3.
2. 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.
  3. 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..
  4. All landscaping within the sight triangles for the driveways serving the parking lots shall comply with the requirements of the Knox County Zoning Ordinance.
  5. 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.
  6. Meeting all applicable requirements of the approved concept subdivision plan.
  7. 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 ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knox County Board of Zoning Appeals		
<b>Date of Legislative Action:</b>		<b>Date of Legislative Action, Second Reading:</b>	
<b>Ordinance Number:</b>		<b>Other Ordinance Number References:</b>	
<b>Disposition of Case:</b>		<b>Disposition of Case, Second Reading:</b>	
<b>If "Other":</b>		<b>If "Other":</b>	
<b>Amendments:</b>		<b>Amendments:</b>	
<b>Date of Legislative Appeal:</b>		<b>Effective Date of Ordinance:</b>	