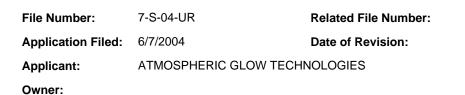
CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



KNOXVILLE-KNOX COUNTY 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 Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902

8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8

www•knoxmpc•org

PROPERTY INFORMATION

General Location:	Northwest side of Corridor Park Blvd., north of Dutchtown Rd., west of Pellissippi Parkway.		
Other Parcel Info.:			
Tax ID Number:	118 173.21	Jurisdiction:	County
Size of Tract:	3.7 acres		
Accessibility:	Access is via Corridor Park $\ensuremath{Bv}\xspace,\ensuremath{a}\xspace$ local street with a pavement	width of 30' withi	n a 70' right-of-way.

GENERAL LAND USE INFORMATION			
Existing Land Use:	Office, laboratory and fabrication facility		
Surrounding Land Use:			
Proposed Use:	Business expansion		Density:
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	The property in the area of this site is zoned BP/TO (Business & Technology Park and Technology Overlay). Development in the area consists of various businesses located in the Corridor Park development.		

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)		
Street:	924 Corridor Park Blvd	
Location:		

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

 Current Zoning:
 BP (Business and Technology Park) / TO (Technology Overlay)

 Former Zoning:
 BP (Business and Technology Park) / TO (Technology Overlay)

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Development plan approved in 1999 for a 40,000 sq. ft. building on this site.

PLAN INFORMATION (where applicable)

Current 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:	Dan Kelly	
Staff Recomm. (Abbr.):	APPROVE the request for the 520 square foot expansion of of an office trailer as shown on the development plan subject	
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Meeting all applicable requirements of the Knox County Vacating and removing the temporary office trailer after expansion, but no later than 2/28/2005. Approval of a Certificate of Appropriateness for building Development Authority. 	Dept. of Engineering and Public Works. completing construction of the building
	With the conditions noted, this plan meets the requirements other criteria for approval of a use on review.	for approval in the BP/TO zones and the
Comments:	The applicant is requesting approval of a minor expansion to development. The original development plan for this site pro- building was constructed as approved. The approval of the Development Authority is required before this build can be ex- approved. As part of this applicant's request, they are required on the site as a temporary use while the construction of the recommend approval of this request with the stipulation that construction is completed which is expected by the end of F	roposed a 40,000 square foot building. The MPC and the Tenn. Technology Corridor expanded beyond what was previously esting permission to locate an office trailer permanent addition is underway. Staff will t the office trailer be removed after the
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPE THE COMMUNITY AS A WHOLE	RTY, SURROUNDING PROPERTY AND
	 The proposed business expansion will have minimal imp place to serve this development. The proposed use is consistent with the other manufactu the area. 	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTAI ZONING ORDINANCE	BLISHED BY THE KNOX COUNTY
	 The proposed business expansion meets all of the required Technology Park) Zone. The proposed self storage facility is consistent with the preview: The proposed development is consistent with the a Plan and Sector Plan. The use is in harmony with the gene Ordinance. The use is compatible with the character of the use will not significantly injure the value of adjacent property through residential areas. 	general standards for uses permitted on dopted plans and policies of the General ral purpose and intent of the Zoning neighborhood where it is proposed. The y. The use will not draw additional traffic
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLAN The Northwest County Sector Plan identifies this propert 	
MPC Action:	development is consistent with the Sector Plan. Approved	MPC Meeting Date: 7/8/2004
	Αμριστου	mr C meeting Date. 1/0/2004

Details of MPC action:	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. Vacating and removing the temporary office trailer after completing construction of the building expansion, but no later than 2/28/2005. Approval of a Certificate of Appropriateness for building permit by the Tenn. Technology Corridor Development Authority. With the conditions noted, this plan meets the requirements for approval in the BP/TO zones and the other criteria for approval of a use on review. 		
Summary of MPC action:	APPROVE the request for the 520 square foot expansion of the existing building and the temporary use of an office trailer as shown on the development plan subject to 4 conditions		
Date of MPC Approval:	7/8/2004	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		
	LEGIS	SLATIVE ACTION AND D	ISPOSITION
Legislative Body:	Knox County Bo	pard of Zoning Appeals	
Date of Legislative Action:	Date of Legislative Action, Second Reading:		

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: