

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-S-04-UR **Related File Number:**
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: ATMOSPHERIC GLOW TECHNOLOGIES
Owner:

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 Bv., a local street with a pavement width of 30' within 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:
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:

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: Dan Kelly

Staff Recomm. (Abbr.): 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

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Vacating and removing the temporary office trailer after completing construction of the building expansion, but no later than 2/28/2005.
4. 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.

Comments: The applicant is requesting approval of a minor expansion to an existing building in the Corridor Park development. The original development plan for this site proposed a 40,000 square foot building. The building was constructed as approved. The approval of the MPC and the Tenn. Technology Corridor Development Authority is required before this build can be expanded beyond what was previously approved. As part of this applicant's request, they are requesting permission to locate an office trailer on the site as a temporary use while the construction of the permanent addition is underway. Staff will recommend approval of this request with the stipulation that the office trailer be removed after the construction is completed which is expected by the end of February, 2005.

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

1. The proposed business expansion will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed use is consistent with the other manufacturing and commercial development found in the area.

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

1. The proposed business expansion meets all of the requirements of the BP (Business and Technology Park) Zone.
2. The proposed self storage facility 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 technology park use. The proposed development is consistent with the Sector Plan.

MPC Action: Approved

MPC Meeting Date: 7/8/2004

Details of MPC action:

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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?:**

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: