

# 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:** 8-B-16-UR                      **Related File Number:**  
**Application Filed:** 6/15/2016              **Date of Revision:**  
**Applicant:** PELLISSIPPI INVESTORS III

## PROPERTY INFORMATION

**General Location:** Northwest side of Hardin Valley Rd., northeast of Cherahala Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 00603                      **Jurisdiction:** County  
**Size of Tract:** 16.25 acres  
**Accessibility:** Access is via Hardin Valley Dr., a minor arterial street with 4 lanes and a center median within 190' of right-of-way and Cherahala Blvd., a local street that serves the Pellissippi Corporate Center.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office, research and development                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** TP (Technology Park)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The subject property is located on the eastern most side of Pellissippi Corporate Center business park along Hardin Valley Rd. To the east is residential development, zoned A/TO and PR/TO.

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

**Street:** Hardin Valley Rd  
**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:** Property was rezoned to BP (Business and Technology) / TO (Technology Overlay) by Knox County Commission on December 21, 2015.

## 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for an office/research and development facility of approximately 108,755 square feet as shown on the development plan subject to 8 conditions.

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed development (7-C-16-TOB).
2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
3. Implementation of the recommendations outlined in the Traffic Impact Study prepared by Michael Brady Inc. as revised on August 26, 2016. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works.
4. Installing the sidewalk connections as identified on the Site Master Plan meeting the requirements of the Knox County Department of Engineering and Public Works.
5. The clearing and grading shall not encroach into the "Undisturbed Buffer" areas designated on the grading plan along the eastern and northern property lines. These areas shall be clearly marked in the field prior to any clearing or grading activity.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the BP (Business and Technology) / TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to develop a 108,755 square foot building that is planned as an expansion of the National Transportation Research Center (NTRC) facility that is located directly to the west of the site. While this 16.25 acre site has frontage on Hardin Valley Rd., the proposed access to the site will be through the NTRC facility with access out to Cherahala Blvd.

A traffic impact analysis is required for the proposed development. The recommendations from the Traffic Impact Study prepared by Michael Brady Inc. are attached. Recommended improvements include a right turn lane into the facility, modifications to the median in Cherahala Blvd., and removal of the parking along the drive aisle through the NTRC Building II site. A sidewalk connection between the three buildings has also been added. The proposed development connection to Cherahala Blvd through the NTRC facility and the proposed modification to the median in Cherahala Blvd., have been reviewed and approved by The Development Corporation of Knox County.

The proposed third building includes a three story office building with 60,000 square feet and an attached highbay and support space with 48,755 square feet. The applicant is proposing 314 parking spaces for the new building. With the loss of 48 parking spaces along the main drive aisle through the Building II site, the applicant evaluated the overall parking layout and it was determined that the 497 total parking spaces will comply with the Zoning Ordinance requirements.

The proposed development requires a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority and is scheduled to go before the TTCCA Board on September 6, 2016 (7-C-16-TOB).

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

1. Public water and sewer utilities are available in the area to serve this site.
2. The recommended improvements to Cherahala Blvd and the access driveway to the site will offset the traffic impacts generated by the proposed development.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposal meets all requirements of the BP zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed facility is consistent with the following general standards for uses permitted on review: The proposal 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes Technology Park uses for the site. The proposed office/research and development facility is consistent with the BP zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 9/8/2016

- Details of Action:**
1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (7-C-16-TOB).
  2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
  3. Implementation of the recommendations outlined in the Traffic Impact Study prepared by Michael Brady Inc. as revised on August 26, 2016. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works.
  4. Installing the sidewalk connections as identified on the Site Master Plan meeting the requirements of the Knox County Department of Engineering and Public Works.
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With the conditions noted above, this request meets the requirements for approval in the BP (Business and Technology) / TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

**Summary of Action:** APPROVE the request for an office/research and development facility of approximately 108,755 square feet as shown on the development plan subject to 8 conditions.

**Date of Approval:** 9/8/2016 **Date of Denial:** **Postponements:** 8/11/2016

**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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**