

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-F-07-UR                      **Related File Number:**  
**Application Filed:** 7/2/2007              **Date of Revision:**  
**Applicant:** JOHNSON ARCHITECTURE

## PROPERTY INFORMATION

**General Location:** North, south & west end of Electric Av., west of Cogdill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 073, 073.12 & 073.15                      **Jurisdiction:** County  
**Size of Tract:** 9.27 acres  
**Accessibility:** Access is via Electric Av., a local private street with a pavement width of 32' within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Electronics manufacturer & distributor, boarding kennel & dog park  
**Surrounding Land Use:**  
**Proposed Use:** Office & parking expansion                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LI (Light Industrial)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located in the Cogdill Rd. commercial area. This area is characterized by mixed heavy commercial, distribution and light manufacturing businesses.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial) & TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Last expansion approved by MPC in October, 2003 (10-M-03-UR)

## 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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for the building expansion, revised parking layout and parking garage as shown on the development plan subject to 9 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Prior to issuance of a grading/building permit, obtain a peripheral boundary setback variance from the Knox County Board of Zoning Appeals
3. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
5. Submitting a revised landscaping plan to incorporate plantings as required by the PC Zone. Installing all landscaping within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
6. Provision of required number of parking spaces per the standards of the Knox County Zoning Ordinance for the proposed development.
7. Approval of a Certificate of Appropriateness for building permit by the Tenn. Technology Corridor Development Authority.
8. Combining all parcels 73, 73.12 & 73.15 into one parcel through the resubdivision process.
9. Submission of a revised site plan that shows the parking removed from the existing joint permanent easement or resubdividing the site to redefine the boundary of the easement. This would require the resubdivision of some or all of the real estate owned by Radio Systems and the reconstruction of the cul de sac bulb.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the other criteria for approval of a use on review.

Comments:

The applicant is proposing to expand the ongoing business by adding a second floor to an existing building, revising the existing surface parking lots and constructing a new parking garage. Electric Avenue which provides access to this site is a private street. The plan as presented proposes that a portion of the parking lot be located within the right-of-way of this joint permanent easement. This cannot be permitted unless the applicant wishes to resubdivide the site and redefine the joint permanent easement as a driveway. This would be accomplished by resubdividing the three parcels that make up this site into one piece of property.

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

1. The proposed building and parking development will have a minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial uses.

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

1. The proposed building and parking expansion are 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,
2. The plan meets all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The request conforms with the Knox County Northwest Sector Plan which proposes commercial uses for this area. The proposed building expansion and the accompanying parking will be used by Radio Systems Corp. which manufactures electronic animal control devices.
- 2. Since this site is also located in the TO (Technology Overlay) zone, a Certificate of Appropriateness must be obtained from the Tenn. Technology Corridor Development Authority.

**MPC Action:** Approved **MPC Meeting Date:** 8/9/2007

- Details of MPC action:**
- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  - 2. Prior to issuance of a grading/building permit, obtain a peripheral boundary setback variance from the Knox County Board of Zoning Appeals
  - 3. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
  - 4. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
  - 5. Submitting a revised landscaping plan to incorporate plantings as required by the PC Zone. Installing all landscaping within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
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**Summary of MPC action:** APPROVE the request for the building expansion, revised parking layout and parking garage as shown on the development plan subject to 9 conditions

**Date of MPC Approval:** 8/9/2007 **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:**