CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



KNOXVILLE·KNOX COUNTY METROPOLITAN PLANNING COMMISSION Ν s s Suite 403 • City County Building 400 Main Street

Knoxville, Tennessee 37902

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www•knoxmpc•org

Owner:

PROPERTY INFORMATION

General Location:	West end of Corridor Park Blvd., southwest of Data Ln.		
Other Parcel Info.:			
Tax ID Number:	118 PART OF 173 OTHER: MAP ON FILE AT MPC Jurisdiction: County		
Size of Tract:	5.8 acres		
Accessibility:	Access is via Corridor Park Blvd., a local street with 26' of pavement width. The right of way has not been dedicated.		

GENERAL LAND USE INFORMATION Existing Land Use: Vacant land Surrounding Land Use: **Proposed Use:** 50,000 square foot office building Density: Sector Plan: Northwest County Sector Plan Designation: Technology Park Planned Growth Area **Growth Policy Plan: Neighborhood Context:** This area has been developed with businesses under BP, CB and PC zoning, all within the Technology Overlay.

BP (Business and Technology) / TO (Technology Overlay)

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

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:	Michael Brusseau				
Staff Recomm. (Abbr.):	APPROVE the development plan for a 50,000 square foot office building in the BP/TO zone, subject to 7 conditions:				
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department. Installing all landscaping, as shown on the development 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. Prior to MPC certification of plans, a concept plan and final plat must be approved, dedicating the right of way of Corridor Park Blvd., from which this development will be accessed. Meeting all requirements of the Tennessee Technology Corridor Development Authority (TTCDA) Certificate of Appropriateness, approved on July 6, 2004. Approval of variances from the Knox County Board of Zoning Appeals as follows: a.) reduction of the minimum parking space size from 200 sq. ft. to 180 sq. ft (18 ft. by 10 ft.) and 162 sq. ft. (18 ft. by 9 ft.), and b.) reduction of side yard parking setback along the western boundary and front and side yard parking setbacks along the eastern boundary. 				
	With the conditions noted above, this request meets the requirements for approval in the BP/TO zone, as well as other criteria for approval of a use on review.				
Comments:	The applicant is requesting use on review approval to construct a 50,000 sq. ft. office building in the BP/TO zoning district. The TTCDA approved a Certificate of Appropriateness, required because of the site's location within the TO (Technology Overlay), on July 6, 2004. The office building is proposed to be accessed from a portion of Corridor Park Blvd. that has been paved to a width of 26 feet, but the right of way for the street has not been dedicated. A condition has been included to establish that right of way.				
	 EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE Public water and sewer utilities are available to serve the site. Corridor Park Blvd. has sufficient capacity to handle the additional traffic which will be generated by this development. This request will have no impact on schools and minimal impact to adjacent properties. CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE With the required variances, the proposal is consistent with all requirements of the BP/TO zoning district, as well as other criteria for approval of a use on review. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. 				
	use should not significantly injure the value of adjacent property. The use will not draw substantial 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

	the proposal. 2. The site is loc Farragut Growth 3. Because of th was approved by	ated within the Planned Growth Policy Plan.	
MPC Action:	Approved		MPC Meeting Date: 8/12/2004
Details of MPC action:	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department. Installing all landscaping, as shown on the development 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. Prior to MPC certification of plans, a final plat must be approved, dedicating the right of way of Corridor Park Blvd. or creating a legal access easement to the subject property from a dedicated public right of way, from which this development will be accessed. Meeting all requirements of the Tennessee Technology Corridor Development Authority (TTCDA) Certificate of Appropriateness, approved on July 6, 2004. Approval of variances from the Knox County Board of Zoning Appeals as follows: a.) reduction of the minimum parking space size from 200 sq. ft. to 180 sq. ft (18 ft. by 10 ft.) and 162 sq. ft. (18 ft. by 9 ft.), and b.) reduction of side yard parking setback along the western boundary and front and side yard parking setbacks along the eastern boundary. 		
Summary of MPC action:	APPROVE the development plan for a 50,000 square foot office building in the BP/TO zone, subject to 7 conditions:		
Date of MPC Approval:	8/12/2004	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Board of Zoning Appe	als
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: