

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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www.knoxmpc.org

File Number: 8-J-04-UR **Related File Number:**
Application Filed: 7/12/2004 **Date of Revision:**
Applicant: H & W LIMITED PARTNERSHIP
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
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with businesses under BP, CB and PC zoning, all within the Technology Overlay.

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

Street:
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: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

1. The Northwest County Sector Plan proposes technology park uses for this property, consistent with the proposal.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Because of the property's location within the Technology Overlay, a Certificate of Appropriateness was approved by TTCDA for this project on July 6, 2004.

MPC Action: Approved

MPC Meeting Date: 8/12/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
4. 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.
5. 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.
6. Meeting all requirements of the Tennessee Technology Corridor Development Authority (TTCDA) Certificate of Appropriateness, approved on July 6, 2004.
7. 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 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: