

# 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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Knoxville, Tennessee 37902  
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**File Number:** 8-L-04-UR                      **Related File Number:**  
**Application Filed:** 7/12/2004              **Date of Revision:**  
**Applicant:** WARREN LONGMIRE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side Dutchtown Rd., southeast of Murdock Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 175.01                      **Jurisdiction:** County  
**Size of Tract:** 1 acre  
**Accessibility:** Access is via Dutchtown Rd., a major collector street with 25' of pavement width within 60' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office / warehouse                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Technology Park  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area consists of undeveloped land and some businesses, developed under BP, PC, CB, C-3 and C-6 zoning, all within the technology overlay.

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

**Street:** 10420 Dutchtown 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:** 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 office/warehouse building in the BP/TO zone, subject to 6 conditions:

Staff Recomm. (Full):

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. Obtaining approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for this project, and meeting all of its requirements.
6. Knox County Board of Zoning Appeals approval of the required BP side yard variance from 40 feet to 25 feet on the northwest property line and parking setback from 40 to 25 feet on the southeast property line..

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 office/warehouse building in the BP/TO zoning district. The proposed block and steel building is 5,000 sq. ft., with 1,250 sq. ft. to be used for office space. The plan shows access to Dutchtown Rd. and includes 8 parking spaces and a development sign.

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

1. Public water and sewer utilities are available to serve the site.
2. Dutchtown Rd. has sufficient capacity to handle the additional traffic which will be generated by this development.
3. 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**

1. 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.
2. 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. The 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**

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

will be required for this development. The item is scheduled to be considered by TTCDA on August 9, 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. Obtaining approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for this project, and meeting all of its requirements.
6. Knox County Board of Zoning Appeals approval of the required BP side yard variance from 40 feet to 25 feet on the northwest property line and parking setback from 40 to 25 feet on the southeast property line.

**Summary of MPC action:** APPROVE the development plan for a office/warehouse building in the BP/TO zone, subject to 6 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:**