

# 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-L-05-UR

**Related File Number:**

**Application Filed:** 7/18/2005

**Date of Revision:**

**Applicant:** FARIS EID

**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Dutchtown Rd., northeast side of Innovation Dr.,

**Other Parcel Info.:**

**Tax ID Number:** 118 173.28

**Jurisdiction:** County

**Size of Tract:** 3.232 acres

**Accessibility:** Access is via Innovation Dr., a local access street with 26' pavement width within a 70' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant lot

**Surrounding Land Use:**

**Proposed Use:** Office/manufacturing facility

**Density:**

**Sector Plan:** Northwest County      **Sector Plan Designation:** Technology Park

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This site is located near the intersection of Dutchtown Rd. and Murdock Dr. in an area of developing business parks within the Technology Overlay District.

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

**Street:** 10371 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for an 18,620 square foot office/manufacturing facility as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority for the proposed facility.
2. Obtaining approval from the Knox County Board of Zoning Appeals for the variance on the size of the proposed parking stalls.
3. Installing all landscaping, as shown on the development plan, within six months of issuance of a building permit, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.

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

**Comments:**

The applicant is requesting approval of an 18,620 square foot office/manufacturing facility located at the northeast corner of the intersection Innovation Dr. and Dutchtown Rd. in the Corridor Park Subdivision. Access to the site will be from Innovation Dr. The site has been designed for a future expansion to the east. The proposed development is scheduled for review by the Tennessee Technology Corridor Development Authority on August 8, 2005. Approval will be needed from the Knox County Board of Zoning Appeals for the variance on the reduction of the size of the proposed parking stalls from 200 to 180 square feet.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on the existing street system.
3. The proposed office/manufacturing facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the BP (Business and Technology) / TO (Technology Overlay) zoning districts with the noted conditions.
2. The proposed facility is consistent with the 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 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 the site which is consistent with the proposed facility.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**MPC Action:** Approved

**MPC Meeting Date:** 8/11/2005

- Details of MPC action:**
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  3. Installing all landscaping, as shown on the development plan, within six months of issuance of a building permit, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
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With the conditions noted, this plan meets the requirements for approval in the BP (Business and Technology) / TO (Technology Overlay) districts and the criteria for approval of a use on review.

**Summary of MPC action:** APPROVE the request for an 18,620 square foot office/manufacturing facility as shown on the development plan subject to 6 conditions

**Date of MPC Approval:** 8/11/2005

**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:**