

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-O-03-UR **Related File Number:**
Application Filed: 7/14/2003 **Date of Revision:**
Applicant: CENTURIANS II
Owner:

PROPERTY INFORMATION

General Location: South side Cross Park Dr., east of Cross Creek Rd.
Other Parcel Info.:
Tax ID Number: 119 34.03 **Jurisdiction:** City
Size of Tract: 2.1 acres
Accessibility: Access is via Cross Park Dr., a major collector street with 50' of right of way and 25' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area of the business park has been developed with office and commercial uses under PC-1, C-3 and O-1 zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park)
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 two 8,400 square foot buildings, limited to office uses, in the PC-1 zoning district, subject to 5 conditions.

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits for the project.
 4. Meeting all applicable requirements of the Knox County Health Department.
 5. Meeting all applicable requirements of the City of Knoxville Arborist.

With the conditions noted above, this proposal meets the requirements for approval in the PC-1 zoning district, as well as other criteria for approval of a use on review.

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

1. The proposed use is compatible and consistent with surrounding development and zoning in the business park.
2. Public water and sewer utilities are available to serve the site.
3. The proposal will have no impact on schools. The streets are sufficient to handle the additional traffic which will be generated.
4. The landscaping plan shows adequate vegetation for consistency with other development in the park.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed development meets all requirements of the PC-1 zoning district, as well as other requirements of the Zoning Ordinance.
2. The parking spaces shown on the plan meet the parking requirements for office development.
3. The proposed development is consistent with the general standards for uses permitted on review: The proposal is consistent with the policies of the General Plan, Sector Plan and other adopted plans. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes office use for this site.
2. The City of Knoxville One Year Plan proposes GC (General Commercial) use for the site.

MPC Action: Approved MPC Meeting Date: 8/14/2003

- Details of MPC action:
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits for the project.
 4. Meeting all applicable requirements of the Knox County Health Department.
 5. Meeting all applicable requirements of the City of Knoxville Arborist.

Summary of MPC action: APPROVE the two 8,400 square foot buildings, limited to office uses, in the PC-1 zoning district, subject to 5 conditions.

Date of MPC Approval: 8/14/2003 Date of Denial: Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: