

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: 9-A-14-UR **Related File Number:**
Application Filed: 7/24/2014 **Date of Revision:**
Applicant: GALBRAITH LABORATORIES

PROPERTY INFORMATION

General Location: North side of Cross Park Dr., southwest of Cross Creek Rd.
Other Parcel Info.:
Tax ID Number: 119 03318 **Jurisdiction:** City
Size of Tract: 2.13 acres
Accessibility: Access id via Cross Park Dr., a collector street with a pavement width of 26' within a 50' wide right-of-way. Secondary access is via Ten Mile Creek Rd., a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building (formerly VA medical center)
Surrounding Land Use:
Proposed Use: Addition to the existing structure for a microanalysis testing laboratory **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** O (Office)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in the area of the Executive Park commercial / office development. Zoning in the area is PR residential and a variety of both planned and standard commercial and office zoning classifications

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

Street: 9031 Cross Park Dr
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: The site was zoned PC-1 at the time it was annexed into the City of Knoxville in 1994

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to permit a 1,500 square foot expansion to the existing building and the proposed use as an analytical laboratory as shown on the site plan subject to 3 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Dept.

With the conditions noted this plan meets the requirements for approval in the PC-1 zone and the other criteria for approval of a use on review.

Comments:

The applicant is requesting approval of a plan that will permit a 1,500 square foot expansion to an existing building that presently has approximately 22,000 square feet of floor space. The Veterans Administration medical clinic formerly occupied this building. Galbraith Laboratories is currently located in the Pleasant Ridge Industrial Park. Earlier this year, they obtained approval to expand at that location. However, site constraints were making the proposed expansion difficult. They are now proposing to occupy this existing building with the minor expansion. They have already submitted plans to the Knoxville Building Inspections Dept. for review, and with the approval of this use on review, they will be prepared to move forward with their relocation.

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

1. All public utilities are available to serve the site.
2. The proposed addition is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposal meets all relevant requirements of the PC-1 (Retail and Office Park) zoning as well as the general criteria for approval of a use on review.
2. The proposed development with the recommended conditions is consistent with the following 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 additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan and the Northwest County Sector Plan propose mixed use (general commercial and office) for this site.

Action: Approved

Meeting Date: 9/11/2014

Details of Action:
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Dept.

With the conditions noted this plan meets the requirements for approval in the PC-1 zone and the other criteria for approval of a use on review.

Summary of Action: APPROVE the request to permit a 1,500 square foot expansion to the existing building and the proposed use as an analytical laboratory as shown on the site plan subject to 3 conditions

Date of Approval: 9/11/2014

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: