

# 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-B-06-UR  
**Application Filed:** 8/1/2006  
**Applicant:** QRS PARADIGM  
**Owner:**

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Southeast side of Castaic Ln., southwest of Pellissippi Pkwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 103 119.07 **Jurisdiction:** County  
**Size of Tract:** 5.53 acres  
**Accessibility:** Access is via Castaic Ln., a local street with a 32' pavement width within a 70' right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 15,612 square foot office building  
**Surrounding Land Use:**  
**Proposed Use:** Addition to the existing office building **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** O  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located within a planned commercial subdivision, located in an area of mixed uses including professional business offices, single-family residential, and Pellissippi State Technical Community College.

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

**Street:** 2010 Castaic Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The initial Concept Plan and Use-on-Review was approved for this commercial subdivision on May 14, 1998.

## 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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for a 12,082 square foot addition to an existing office building in the PC/TO district, subject to the following 4 conditions:

Staff Recomm. (Full):

1. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) and subject to the conditions of that review.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Installing the proposed landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this addition, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted above, this request meets the requirements for approval in the PC/TO zone, and the general standards for approval of a use on review.

Comments: The applicant is proposing to develop a 12,082 square foot, two story addition, to an existing office building. The site is located at the end of Castaic Ln. The existing, 15,612 square foot, two story office building, was approved by MPC on 9/13/2001. At that time the applicant informed MPC that the owner was planning on future development of the property. The proposed office expansion complies with the Northwest Sector Plan office designation and is permitted under the restrictive covenants for the subdivision.

Since the property is located within the Technology Overlay, a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) must be obtained. This request is scheduled to be heard at the September 11, 2006 TTCDA meeting.

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

1. The request will not place any additional demands on schools and will have minimal impact on street traffic.
2. Public water and utilities are in place to serve the expanded office building.

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

1. The proposal is consistent with all requirements for the PC zoning district, as well as other criteria for approval of a use on review. Since the subject property is located within the TO (Technology Overlay), the applicant will be required to obtain a Certificate of Appropriateness from the TTCDA prior to the issuance of building permits.
2. The proposed addition 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 use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes office uses for the subject property.
2. The current PC/TO zoning of the property permits consideration of an office building/addition as a use on review.

**MPC Action:** Approved

**MPC Meeting Date:** 9/14/2006

**Details of MPC action:**

1. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) and subject to the conditions of that review.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Installing the proposed landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this addition, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted above, this request meets the requirements for approval in the PC/TO zone, and the general standards for approval of a use on review.

**Summary of MPC action:** APPROVE the development plan for a 12,082 square foot addition to an existing office building in the PC/TO district, subject to the following 4 conditions:

**Date of MPC Approval:** 9/14/2006

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**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:**