

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-C-03-UR **Related File Number:**
Application Filed: 8/11/2003 **Date of Revision:**
Applicant: BAILEY INTERNATIONAL CORPORATION
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Centerpoint Bv., west of Pellissippi Pkwy.
Other Parcel Info.:
Tax ID Number: 118 16.08 & 16.09 **Jurisdiction:** County
Size of Tract: 13.8 acres
Accessibility: Access is via Centerpoint Bv., a local street with a pavement width of 32' within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Business office **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in the Centerpoint Business Park, which is located on the west side of Pellissippi Parkway and the north side of Lovell Rd. This development is part of the larger Technology Corridor that was brought about to foster quality development along Pellissippi Parkway.

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

Street:
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: Property zoned BP in the early 1980's.

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request of a 43,599 square foot office development as shown on the development plan subject to 10 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Any retaining walls greater than 3' in height must be designed by an engineer.
5. Prior to obtaining any building permit, combine the parcels that make up this site into one parcel via the subdivision process.
6. Submitting a bank stabilization plan for the steep bank along the northern boundary of the site.
7. Installation of landscaping shown on the development plan, within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
8. Installation of a trail connection with the Pellissippi Parkway Greenway that terminates at the north boundary line of the site. The applicant should coordinate with the Development Corporation of Knox County regarding the trail's exact local connection within Centerpoint Business Park..
9. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority.
10. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading permits for this project.

Comments: Bailey International Corp. is proposing to relocate from their present facility on Baum Dr. to the Centerpoint Business Park. They propose to construct a 43,599 square feet of office space for their use. In the BP/ TO (Business and Technology Park / Technology Overlay) Zones, MPC is required to approve a development plan for each proposal through the Use on Review process. The BP zoning regulations require that MPC determine the development is compatible with the general intent of these zones, as well as the specific requirements of each zoning district. In order to facilitate the review process, the Zoning Ordinance requires that certain plans and information be submitted for review that will illustrate compliance with the zoning regulations. The plans will also need to be considered by the Tennessee Technology Corridor Development Authority.

The proposed facility will be located on what are now two lots in the Centerpoint development. Prior to obtaining a building permit for this project these lots will have to be combined via the subdivision process. The lots have been extensively graded and as a result, a steep bank has been created on the rear of each of these lots. The staff has received topographic information and a grading plan as part of the materials supplied by the applicant as part of the site planning process. The grading plan notes that additional grading of the bank to rear of the site will be required. Retaining walls will be constructed on a portion of the site. Staff will require that any retaining wall greater than 3' in height be designed by an engineer. A plan for stabilization of the bank will be requested by staff. This is to insure both compliance with the regulations and the future safety of the employees. A detailed landscaping plan has been submitted but it does not address the bank behind the building.

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

1. The proposed office development on this site will have minimal or no impact on streets or schools. Public water and sewer utilities are in place to serve this site.

2. The use, as proposed, will have little or no impact on surrounding properties.

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

1. This request 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 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 areas,
2. The plan meets all requirements of the BP zoning districts, as well as other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposal is consistent with Northwest County Sector Plan, which proposes office uses for this site.

MPC Action:

Approved

MPC Meeting Date: 12/11/2003

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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Summary of MPC action:

APPROVE the request of a 43,599 square foot office development as shown on the development plan subject to 10 conditions

Date of MPC Approval:

12/11/2003

Date of Denial:

Postponements:

9/11/2003-
11/13/2003

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: