

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-H-04-UR **Related File Number:**
Application Filed: 8/9/2004 **Date of Revision:**
Applicant: COX GENERAL CONTRACTORS
Owner:

PROPERTY INFORMATION

General Location: Northeast end of Horseshoe Bend Ln., northeast of Pellissippi Parkway.
Other Parcel Info.:
Tax ID Number: 89 222.10 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access is via Horseshoe Bend Ln., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: General contractors office **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in a nonresidential subdivision (completed in 1999) having direct access to Pellissippi Parkway that has remained undeveloped except for a church.

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

Street: 3080 Horseshoe Bend Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology Park) / TO (Technology Overlay) & F (Floodway) / 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 a 5000 square foot general contractors office at this location as shown on the development plan subject to 7 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the development and signage plans.
3. Obtaining variances from the Knox County Board of Zoning and Appeals for reduction of the peripheral setback buffer and for the location of a portion of the parking lot within the required front and side yard setbacks for the BP Zoning District.
4. Installing the proposed landscaping as shown on the revised landscape plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
5. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the BP/TO Zones.

Comments: The applicant is proposing to construct a 5000 square foot office building on a 2 acre lot in an existing commercial subdivision along Pellissippi Parkway. Due to site constraints caused by the floodway of Beaver Creek and configuration of the lot, the applicant is requesting variances from the Knox County Board of Zoning and Appeals for reduction of the peripheral setback buffer, and for the location of a portion of the parking lot within the required front and side yard setbacks for the BP Zoning District. Staff has informed the applicant that the this site is located within the 1000' wide study corridor for the proposed Knoxville Regional Beltway. The applicant has acknowledged this on the development plans.

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

1. The proposed general contractors office will have minimal impact on local services since all utilities and streets are in place to serve this development.
2. The proposed use is consistent with other office and commercial uses found within the Technology Overlay District.

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

1. The proposed general contractors office will meet the standards for development within the BP (Business and Technology) & TO (Technology Overlay) Zones subject to approval of the identified variances.
2. The proposed office complex 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 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as being within the technology park use designation. The proposed general contractors office is consistent with the intent of the Sector Plan in that area and for development within the Technology Corridor.

MPC Action: Approved

MPC Meeting Date: 9/9/2004

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval: 9/9/2004

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: