

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

Suite 403 • City County Building
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www.knoxmpc.org

File Number: 9-L-01-UR **Related File Number:**
Application Filed: 8/13/2001 **Date of Revision:**
Applicant: SITE, INC.
Owner:

PROPERTY INFORMATION

General Location: South of Hardin Valley Rd., south end of Castaic Ln., and west of Pellissippi Parkway
Other Parcel Info.:
Tax ID Number: 103 PART OF 119.04 **Jurisdiction:** County
Size of Tract: 6.37 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: Vacant land
Surrounding Land Use:
Proposed Use: 15,000 square foot office building **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
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 single-family residences, Pellissippi State Technical Community College, KUB substation and commercial businesses.

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

Street: 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a 15,000 square foot office building, subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installing the proposed landscaping as shown on the 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.
3. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA).
4. Obtaining approval of signage by TTCDA and MPC prior to any signs being placed on the site.
5. Submitting a lighting plan showing location of all proposed lighting and indicating no spillover of light or glare off-site for approval by the TTCDA.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. Submitting a revised site plan to MPC for certification, reflecting the above conditions, prior to issuance of any building permits for this project.

With the conditions noted above, this request meets the requirements for approval in the PC zone, and the general standards for approval of a Use-on-Review.

Comments: The applicant is proposing to develop a 15,000 square foot, two story office building on a 6.37 acre lot within a commercial subdivision located off of Hardin Valley Rd. The site is located at the end of Castaic Ln. The building will occupy only a portion of the site and the applicant has located the building to allow for future development of the property. The office use complies with the Northwest Sector Plan commercial designation and is permitted under the restrictive covenants for the subdivision.

Since the property is within the Technology Overlay, a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) must also be obtained. This request is scheduled to be heard at the September 10, 2001 TTCDA meeting. The applicant has indicated that there will be no lighting in the parking lot for the office building, and the only lighting on the site will be the lighting around the building. The applicant will have to submit a lighting plan, for approval by the TTCDA, showing the location of the proposed lighting and indicating that there will be no spillover of light or glare off-site. The applicant has not submitted a signage plan for the site and will be required to come back to the TTCDA and MPC for approval of any signs.

MPC Action: Approved MPC Meeting Date: 9/13/2001

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Works.

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Summary of MPC action: APPROVE the development plan for a 15,000 square foot office building, subject to 8 conditions

Date of MPC Approval: 9/13/2001

Date of Denial:

Postponements:

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: