

# 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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 9-M-01-UR                      **Related File Number:**  
**Application Filed:** 8/16/2001              **Date of Revision:**  
**Applicant:** BARBER & MCMURRY INC.  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side of Centerpoint Blvd., northwest side of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 16.15                      **Jurisdiction:** County  
**Size of Tract:** 4.291 acres  
**Accessibility:** Access is via Centerpoint Blvd., a local street with 33' of pavement width and 60 to 70' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** College                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area on the west side of Lovell Rd. has been developed with a mix of commercial uses under PC zoning. A church is being developed across Lovell Rd. at the Pellissippi interchange. Residential uses are developed behind the church along Bob Gray Rd.

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

**Street:**  
**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:** 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a college in the PC/TO zoning district, subject to 11 conditions:

- Staff Recomm. (Full):
1. Obtaining a BZA variance to reduce the minimum parking stall areas from 200 square feet to 180 square feet for this site and noting it on revised plans.
  2. Meeting the requirements of the Development Corporation of Knox County. (See attached letter dated Aug. 31, 2001)
  3. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA).
  4. Meeting all requirements of the Knox County Department of Engineering and Public Works.
  5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  6. Meeting all applicable requirements of the Knox County Health Department.
  7. Installing all landscaping, as shown on the development 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.
  8. Moving the northwest curbcut to align with the curbcut on the opposite side of Centerpoint Blvd, without losing any parking spaces.
  9. Obtaining approval of signage by TTCDA and MPC prior to any signs being placed on the site.
  10. Submitting a lighting plan showing location of all proposed lighting and indicating no spillover of light or glare off-site.
  11. 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 other criteria for approval of a use on review.

Comments: The Northwest County Sector Plan designates this property for commercial uses. The property is within the Technology Overlay. Therefore, a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) must also be obtained as a condition of use on review approval. This request is scheduled to be heard at the September 10, 2001 TTCDA meeting.

The proposed use is not permitted under the restrictive covenants for the Centerpoint Park established by the Development Corporation of Knox County and approved by MPC under the PC use on review approval for the park. The Development Corporation is, however, currently working with other property owners in the park to amend the covenants to allow this use. The applicant has agreed to work with the Knox County Engineering and Public Works Department and the Development Corporation to address drainage issues associated with this development and other recent developments in the surrounding area. The Development Corporation's Design Review Board reviewed and approved this site plan on August 31, 2001.

The proposed college is compatible with the character of the office uses in Centerpoint Park and will have minimal impact on nearby residential neighborhoods. The location along Lovell Rd. near the Pellissippi Parkway interchange will allow for easy access to the college from locations around the region. The proposal is consistent with the sector plan's commercial designation for this property. This request is appropriate at this location and would be a valuable addition to the Technology Corridor along Pellissippi Parkway.

MPC Action: Approved

MPC Meeting Date: 9/13/2001

**Details of MPC action:**

1. Obtaining a BZA variance to reduce the minimum parking stall areas from 200 square feet to 180 square feet for this site and noting it on revised plans.
2. Meeting the requirements of the Development Corporation of Knox County. (See attached letter dated Aug. 31, 2001)
3. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA).
4. Meeting all requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Health Department.
7. Installing all landscaping, as shown on the development 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.
8. Moving the northwest curbcut to align with the curbcut on the opposite side of Centerpoint Blvd, without losing any parking spaces.
9. Obtaining approval of signage by TTCDA and MPC prior to any signs being placed on the site.
10. Submitting a lighting plan showing location of all proposed lighting and indicating no spillover of light or glare off-site.
11. 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 other criteria for approval of a use on review.

**Summary of MPC action:**

APPROVE the development plan for a college in the PC/TO zoning district, subject to 11 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:**