

# 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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Knoxville, Tennessee 37902  
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**File Number:** 9-S-07-UR                      **Related File Number:**  
**Application Filed:** 8/13/2007              **Date of Revision:**  
**Applicant:** FLAGSHIP GROUP INC.

## PROPERTY INFORMATION

**General Location:** Southeast side of Corridor Park Blvd., southwest of Innovation Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 PART OF 173                      **Jurisdiction:** County  
**Size of Tract:** 5.26 acres  
**Accessibility:** Access is via Corridor Park Blvd., a local street, with a 26' pavement width within a 70' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Medical office facility                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** TP  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The subject property is located in Technology Center Park, an established office and technology park in the Technology Corridor that continues to develop under the BP and PC zones.

## 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:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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 request for a 30,000 sq. ft. medical office building for a plasma laboratory, in the BP/TO zone, subject to the following 8 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Subject to the approval and meeting all relevant conditions of the requested TTCDA Certificate of Appropriateness, file #07.039.0.
5. Meeting all variance requests as approved by the Knox County Board of Zoning Appeals.
6. Aligning the eastern driveway with Data Ln.
7. Providing an off-site drainage easement to the culvert on Murdock Dr.
8. Installing all landscaping within six months of the approval of a certificate of occupancy for this project, or posting a bond with Knox County Engineering and Public Works guaranteeing such installation.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the BP/TO zoning district.

Comments:

This is a request for use-on-review approval for a medical office building for ZLB Plasma Service, a plasma laboratory. The property is located in Technology Center Park, where similar businesses have been developed over the years. The single-story building will contain 30,000 sq. ft. of floor space. The Tennessee Technology Corridor Development Authority will consider this request for the approval of a Certificate of Appropriateness at their September 10, 2007 meeting (file #07.039.0). The applicant received three variances from the Knox County Board of Zoning Appeals to reduce the required side yard setback, reduce the minimum area required for each parking space, and to reduce the minimum driveway width. These variances, however, will also need to be approved by the TTCDA for them to be effective.

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

1. The subject request will have no impact on schools and minimal impact on street traffic. The applicant has been made aware that Knox County is proposing to realign the intersection of Innovation Dr. and Dutchtown Rd. If or when development occurs on the remaining portion of the subject property, the developer may be required to participate in an updated traffic study as part of that realignment.
3. Public water and sewer are in place to serve this project.
2. The proposed medical office building for a plasma laboratory will be consistent with the development that has occurred in this business park.

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

1. With the approved variances, the proposal is consistent with all requirements of the BP zoning district, as well as other criteria for approval of the proposed use as a use on review.
2. The proposal is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan and the Technology Corridor Comprehensive Development Plan designate this property for technology park uses.

2. The BP/TO zone permits consideration of the proposed use, within the development guidelines of both the Knox County Zoning Ordinance and the TTCDA Design Guidelines.

**MPC Action:**

Approved

**MPC Meeting Date:** 9/13/2007

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Subject to the approval and meeting all relevant conditions of the requested TTCDA Certificate of Appropriateness, file #07.039.0.
5. Meeting all variance requests as approved by the Knox County Board of Zoning Appeals.
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With the conditions noted, this plan meets the requirements for approval of a use-on-review in the BP/TO zoning district.

**Summary of MPC action:**

APPROVE the request for a 30,000 sq. ft. medical office building for a plasma laboratory, in the BP/TO zone, subject to the following 8 conditions:

**Date of MPC Approval:**

9/13/2007

**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:**