CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SH-02-C Related File Number: 9-Q-02-UR

Application Filed: 8/12/2002 Date of Revision:

Applicant: BOOGER BEAR, LP

Owner: BOOGER BEAR, LP



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side of Dutchtown Rd., east of Simmons Rd.

Other Parcel Info.:

Tax ID Number: 118 PT. 173.20 Jurisdiction: County

Size of Tract: 5.04 acres

Accessibility: Access is via Dutchtown Rd., a local street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zoned BP, PC and CB with the TO overlay zone on all surrounding properties.

Proposed Use: Office/warehouse development Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Murdock Center Development

Surveyor: LeMay & Associates

No. of Lots Proposed: 1 No. of Lots Approved: 0

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant's representative.

Staff Recomm. (Full):

Comments: The concept subdivision portion of this request proposes the creation of one lot and a joint permanent

easement. An office/warehouse development with up to 25,000 square feet of space is the subject of the use on review. Since the development is within the TO (Technology Overlay) zoned area, the Tennessee Technology Corridor Development Authority (TTCDA) will have to approve this plan. The plan as submitted does not meet the setback requirements of the PC (Planned Commercial) zone. The design guidelines associated with the TO (Technology Overlay) zone require an even greater building setback. Staff has informed the applicant's engineer that a variance to the minimum setback required by the PC zone will not be supported and will result in staff recommending denial of this use on review.

The plan as submitted proposes only one lot. It is the understanding of the staff that the applicant is providing a joint permanent easement (JPE) in order to subdivide the property in the future. Due to the amount of truck maneuvering that will be required in the JPE, staff will require the roadway be construct to the standard of an industrial/commercial street.

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The original applicant for this project passed away recently. The future of this project is undecided at

this time.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 6/10/2004

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 9/12/02-

2/13/03&3/11/04

Date of Withdrawal: 6/10/2004 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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