



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 6-L-06-UR

AGENDA ITEM #: 96

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** **BYRD & COOPER ARCHITECTS**

OWNER(S): MESA PROPERTIES, LLC

TAX ID NUMBER: 118 173.23

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Southeast side of Murdock Drive, southeast side of Simmons Road**

▶ **APPX. SIZE OF TRACT:** **6.13 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Murdock Rd., a collector street with a right-of-way width of 70' and Simmons Rd., a local street with a right-of-way width of 40'.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **ZONING:** **BP (Business and Technology) / TO (Technology Overlay)**

▶ **EXISTING LAND USE:** **Business offices**

▶ **PROPOSED USE:** **Office Expansion**

HISTORY OF ZONING: Property zoned BP / TO in the early 1980's. Development plan for phase one of this development approved by MPC in 2002

SURROUNDING LAND USE AND ZONING: North: FedEx distribution center / PC/TO commercial

South: Vacant land / PC/TO commercial

East: Office / BP/TO

West: Vacant land BP/TO

NEIGHBORHOOD CONTEXT: The site is located in an area of mixed commercial and light industrial uses. Development in this area has occurred in the BP, PC and CB zones. This site and much of the surrounding area is subject to the development review authority of the Tennessee Technology Corridor Development Authority.

STAFF RECOMMENDATION:

▶ **APPROVE the request for an office building expansion with up to 13,500 sq. ft. of floor area as shown on the development plan subject to 8 conditions**

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Providing a revised landscaping plan to MPC staff that depicts the screening of parking areas within 50' of a public street as called for in the Knox County Zoning Ordinance.
3. Installing all landscaping within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
4. Providing detail regarding the proposed monument sign and any proposed building mounted signs.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. Meeting all applicable requirements of the Tennessee Technology Corridor Development Authority.

7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of a building permit for this project.

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

COMMENTS:

The applicant is proposing a 13,500 sq. foot expansion to the existing Mesa Associates, Inc. office building. The site is located on the south side of Murdock Rd. at Simmons Rd. In addition to MPC acting on this Use on Review, the Tennessee Technology Corridor Development Authority will be required to review and approve this project. The proposed building meets all of the setback, ground and floor coverage, and parking space requirements. Additional landscaping will be needed to screen the parking since it will be within 50' of both Simmons and Murdock Roads. The exterior of the building is proposed to be brick.

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

1. The proposed office expansion will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed use is consistent in use with the zoning designation.

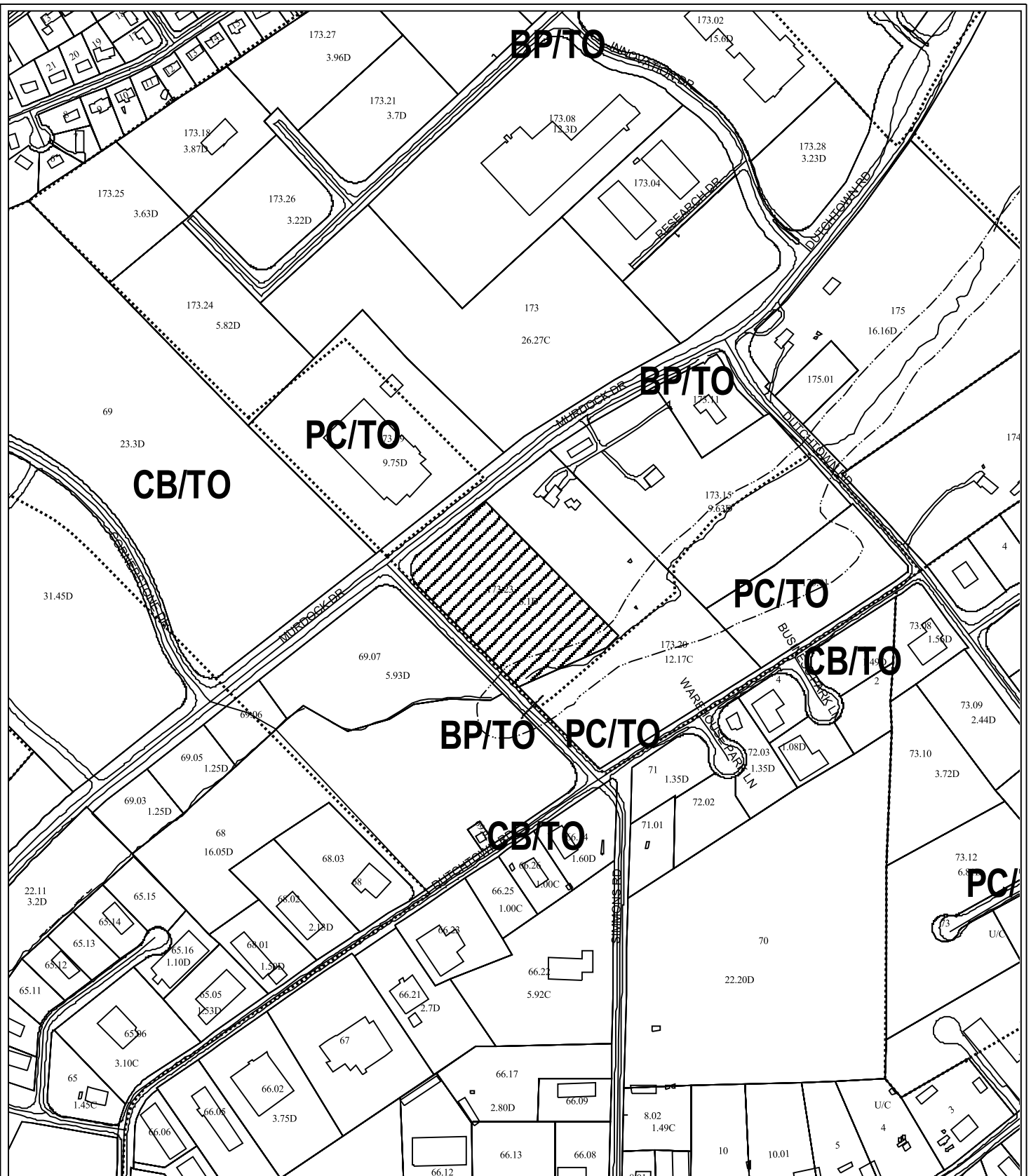
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the stated conditions, the proposed office expansion meets the standards for development within the BP (Business & Technology Park) zoning district and all other requirements of the Knox County Zoning Ordinance.
2. The proposed office expansion 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 area since the subdivision has direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for technology park use.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



6-L-06-UR
USE ON REVIEW



Office Expansion in BP (Business and Technology) / TO (Technology Overlay)

Original Print Date: 05/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Byrd & Cooper Architects

Map No: 118

Jurisdiction: County





THIS DRAWING IS THE PROPERTY OF BYRD & COOPER ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BYRD & COOPER ARCHITECTS, INC.

DATE: 08/20/06
PROJECT: PROPOSED OFFICE BUILDING FOR HARDOCK-LEGGETT
SHEET NO.: 0-06
DRAWN BY: [Name]

Project Title: **Proposed Office Building For Hardock- Leggett**

Client: **Mesa Associates, Inc.**

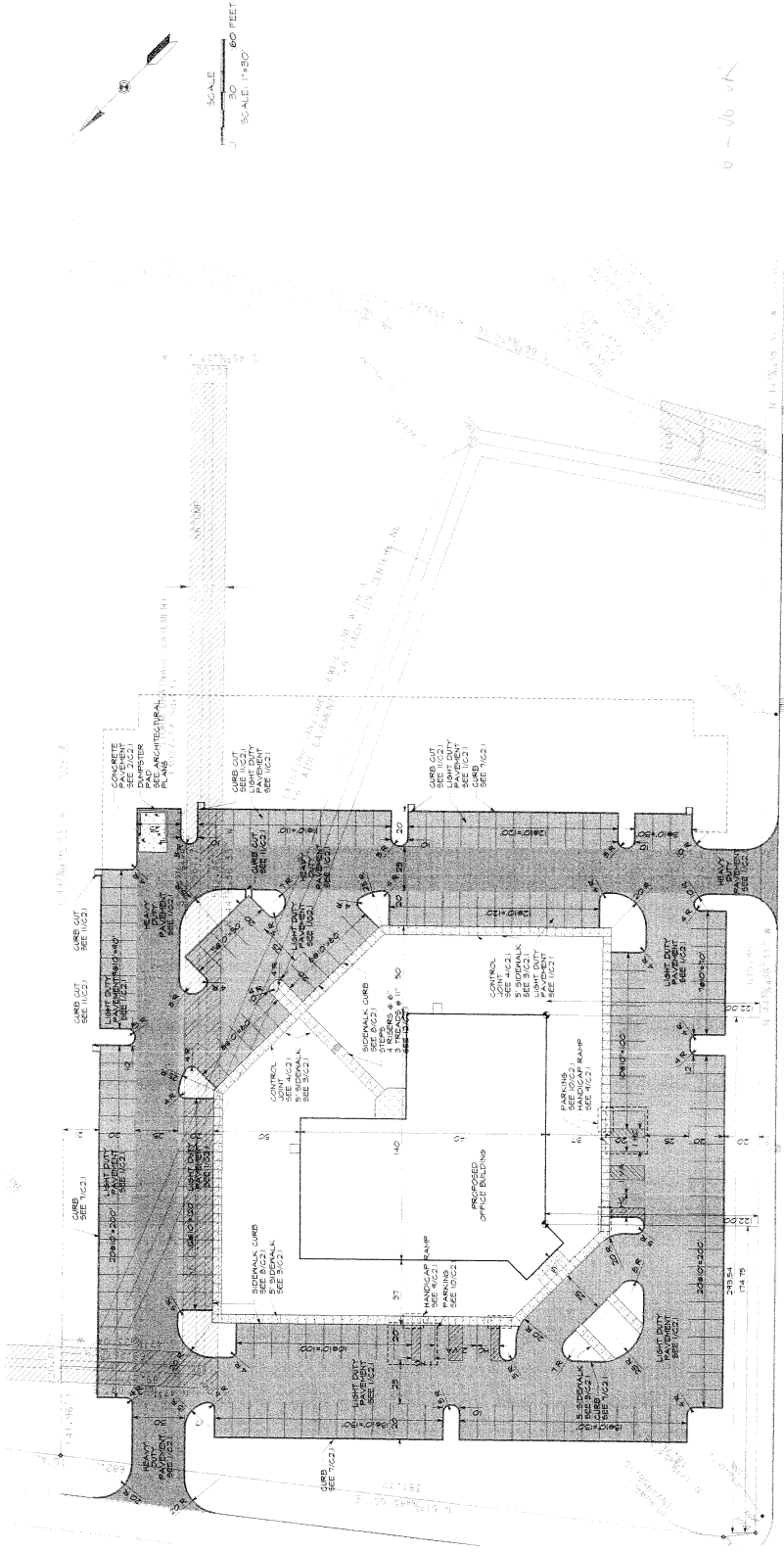
Location: **ELLERBERRY DEVELOPMENT, LLC**

County: **Knox County, TN**

Sheet Title: **Existing Site Layout Plan**

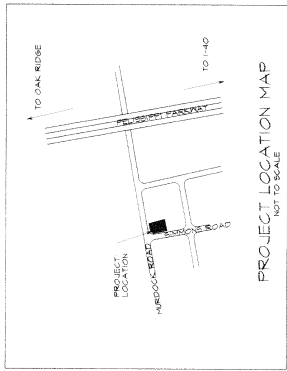
Date: **MAY 15, 2006**

Scale: **C0.1**



LEGEND:

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- NOTES:**
1. SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK LOCATION AND ELEVATION.
 2. SITE BOUNDARIES AND TOPOGRAPHIC INFORMATION IS BASED ON A GOOGLE EARTH PHOTOGRAPHIC AERIAL PHOTOGRAPHY. THE ARCHITECT AND THE ENGINEER ACCEPT NO LIABILITY FOR ANY DISCREPANCIES, OMISSIONS, OR ERRORS IN THE INFORMATION PROVIDED. THE ARCHITECT AND THE ENGINEER ACCEPT NO LIABILITY FOR ANY DISCREPANCIES, OMISSIONS, OR ERRORS IN THE INFORMATION PROVIDED.
 3. ALL INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY DEPARTMENT. THE ARCHITECT AND THE ENGINEER ACCEPT NO LIABILITY FOR ANY DISCREPANCIES, OMISSIONS, OR ERRORS IN THE INFORMATION PROVIDED.
 4. BUILDING DIMENSIONS SHOWN ON THIS SITE PLAN ARE ONLY INTENDED FOR BOUNDARY AND SETBACK PURPOSES. THE ARCHITECT AND THE ENGINEER ACCEPT NO LIABILITY FOR ANY DISCREPANCIES, OMISSIONS, OR ERRORS IN THE INFORMATION PROVIDED.
 5. ALL DIMENSIONS PROVIDED ON THIS PLAN ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED.
 6. PROPERTY INFORMATION: HARDOCK PARCEL #13, CITY BLOCK #1040.
 7. ZONING: BP-10 SETBACKS: FRONT 50' SIDE 40' REAR 30'.
 8. PARKING REQUIRED: 1 SPACE PER 200 SQUARE FEET.
 9. ALL DIMENSIONS SHALL BE COMPLETED IN A TIME MANNER NOT CONCLUSIVE TO ANY OTHER DIMENSIONS. DIMENSIONS SHALL BE COMPLETED IN A TIME MANNER NOT CONCLUSIVE TO ANY OTHER DIMENSIONS.
 10. IF THE PROJECT ARCHITECTS IS COMPLETED IN A TIME MANNER NOT CONCLUSIVE TO ANY OTHER DIMENSIONS. DIMENSIONS SHALL BE COMPLETED IN A TIME MANNER NOT CONCLUSIVE TO ANY OTHER DIMENSIONS.

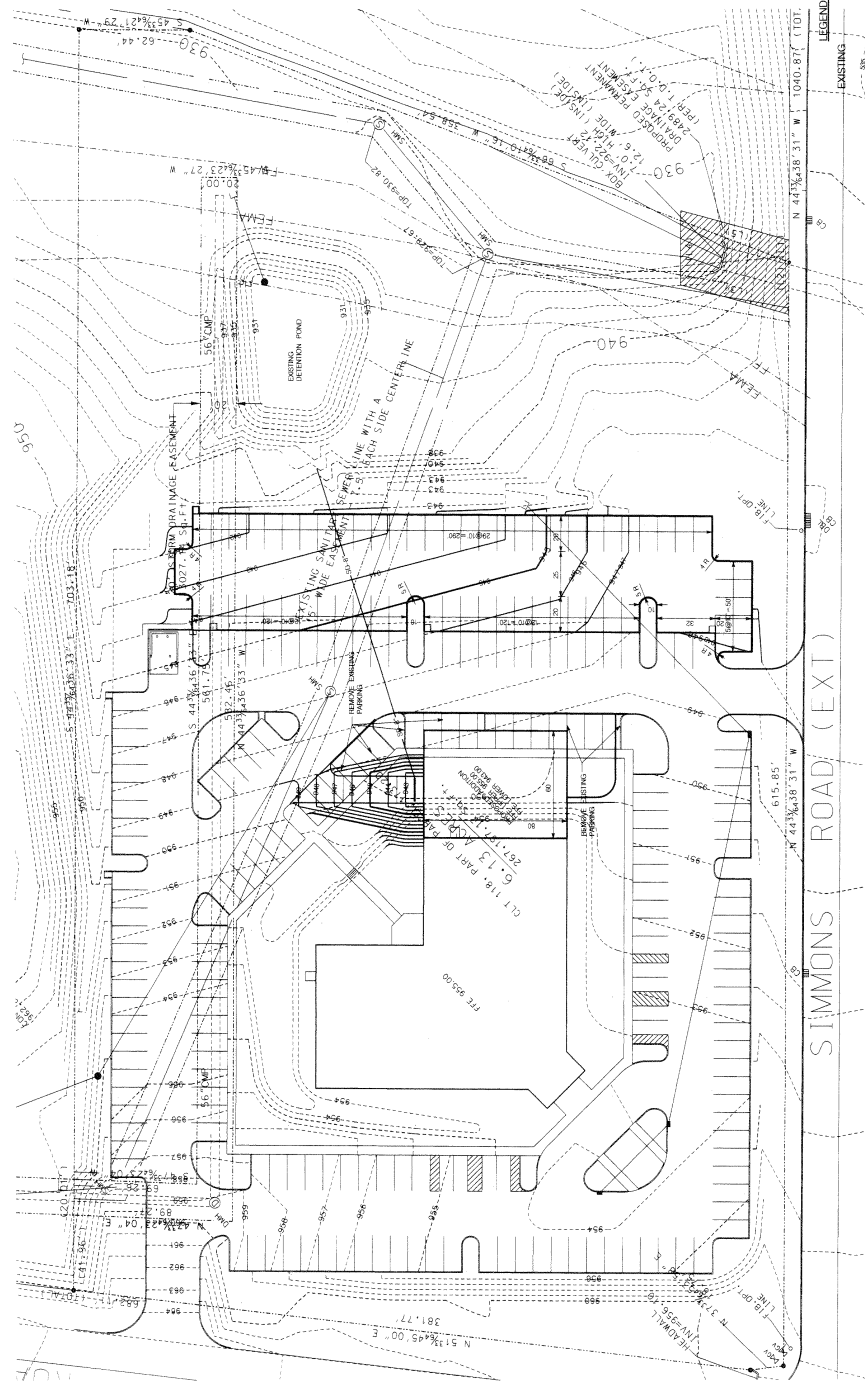
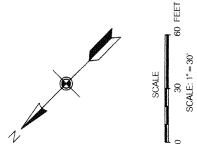


THE LAYERS OF THE PROPERTY CONTAIN A RECORD OF THE PREVIOUS OWNERS' RECORDS. THE RECORDS ARE NOT TO BE USED AS A BASIS FOR ANY CLAIM OR ACTION. THE RECORDS ARE THE PROPERTY OF THE STATE OF TENNESSEE AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

MESA
Title No. _____
Date _____
Description _____
Remarks _____

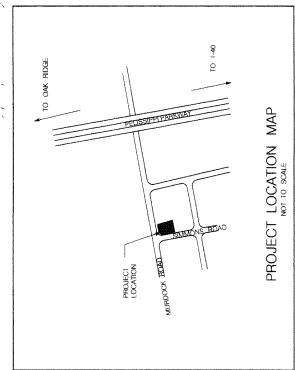
Proposed Office Building For
Mesa Associates, Inc.

Location:
Knox County, TN
New Site
Layout Plan
Date: May 15, 2006
Sheet No. C.I.1



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SURFACE FLOW
---	---	SOIL FLOWS
---	---	STANDARD MANHOLES
---	---	OTHER
---	---	UTILITY POLE
---	---	CATCH BASIN
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	HP PAV





WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS VALID FOR THE PROJECT AND THE DATE OF THE CONTRACT. IT IS NOT VALID FOR ANY OTHER PROJECTS OR FOR ANY OTHER DATE.

MESA06

Drawn By: BKA
Reviewed:

No. Date Description
G 5-5-06 Coll. Review

Project Title
Proposed Office Building for



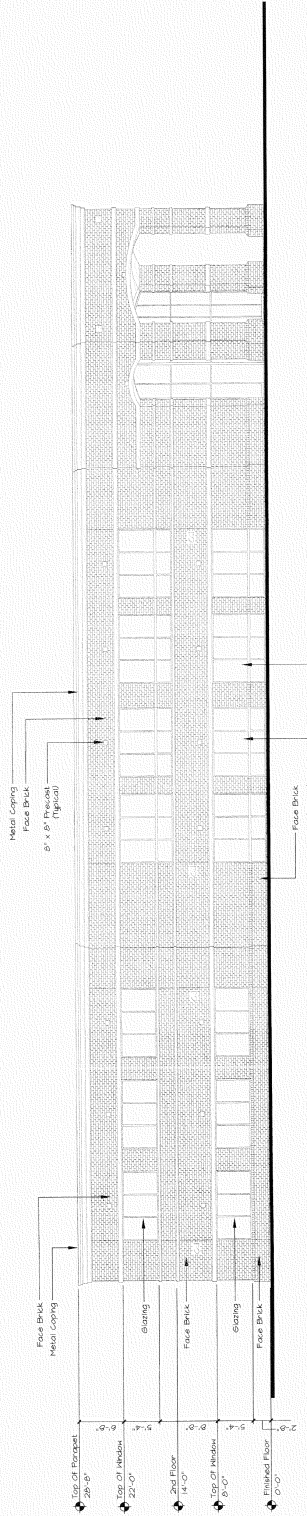
BLUE RIDGE DEVELOPMENT, LLC

Location
Knox County, TN

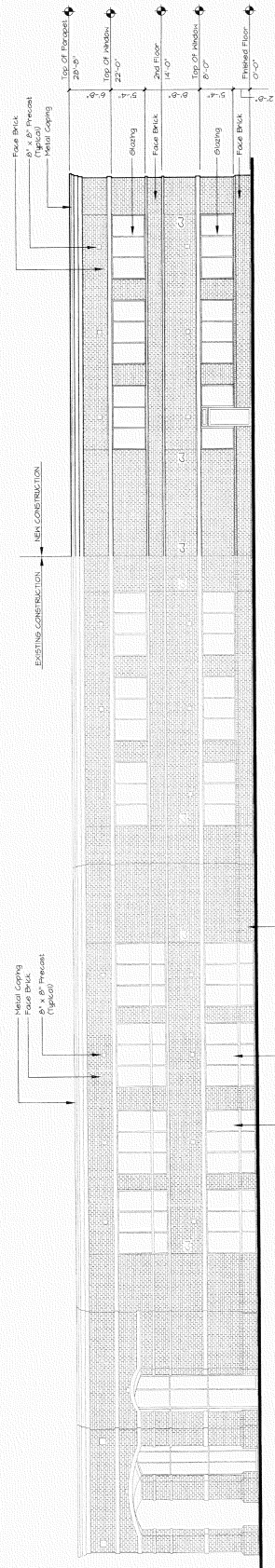
Sheet Contents
EXHIBIT Elevations

Date
May 15, 2006

Sheet Number
A 5.1

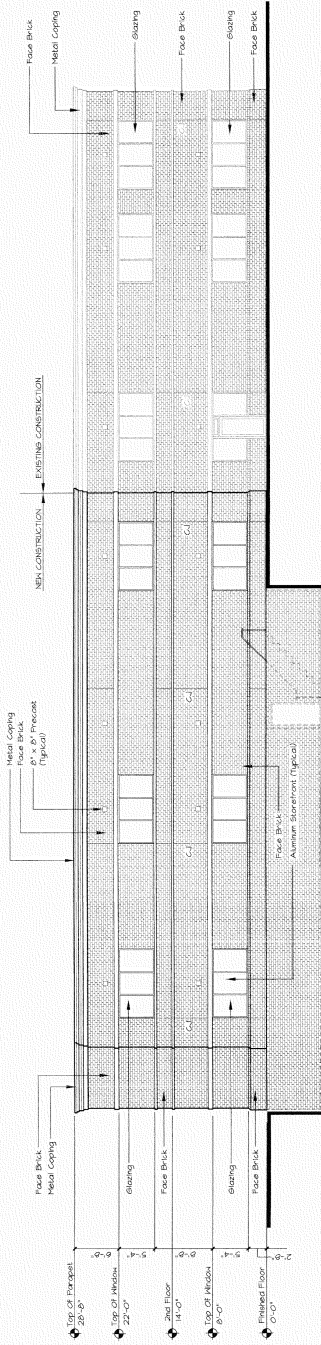


Left Side Elevation
1/8" = 1'-0"

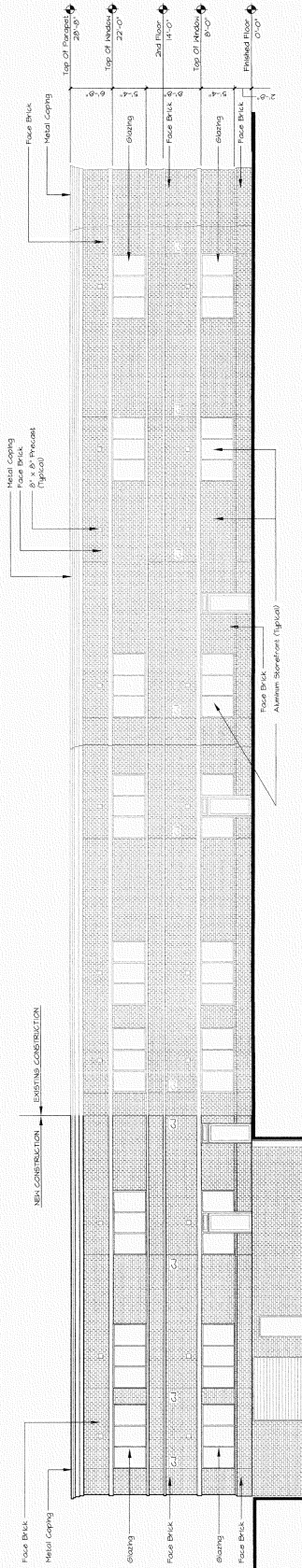


Right Side Elevation
1/8" = 1'-0"

6-L-06-UR



Back Left Side Elevation
1/8" = 1'-0"



Back Right Side Elevation
1/8" = 1'-0"

6-L-06-VR