



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

▶ **FILE #:** 9-B-06-UR

**AGENDA ITEM #:** 92

**AGENDA DATE:** 9/14/2006

▶ **APPLICANT:** QRS PARADIGM

OWNER(S): HAROLD DICKERSON

TAX ID NUMBER: 103 119.07

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of Castaic Ln., southwest of Pellissippi Pkwy.

▶ **APPX. SIZE OF TRACT:** 5.53 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Castaic Ln., a local street with a 32' pavement width within a 70' right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **ZONING:** PC (Planned Commercial) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** 15,612 square foot office building

▶ **PROPOSED USE:** Addition to the existing office building

HISTORY OF ZONING: The initial Concept Plan and Use-on-Review was approved for this commercial subdivision on May 14, 1998.

SURROUNDING LAND USE AND ZONING:  
North: Vacant / PC/TO (Planned Commercial/Technology Overlay)  
South: Vacant / BP/TO (Business & Technology Park/Technology Overlay)  
East: Pellissippi Parkway / PC/TO (Planned Commercial/Technology Overlay)  
West: Office Building / PC/TO (Planned Commercial/Technology Overlay)

NEIGHBORHOOD CONTEXT: This site is located within a planned commercial subdivision, located in an area of mixed uses including professional business offices, single-family residential, and Pellissippi State Technical Community College.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a 12,082 square foot addition to an existing office building in the PC/TO district, subject to the following 4 conditions:**

1. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) and subject to the conditions of that review.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Installing the proposed landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this addition, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted above, this request meets the requirements for approval in the PC/TO zone, and the general standards for approval of a use on review.

**COMMENTS:**

The applicant is proposing to develop a 12,082 square foot, two story addition, to an existing office building. The site is located at the end of Castaic Ln. The existing, 15,612 square foot, two story office building, was approved by MPC on 9/13/2001. At that time the applicant informed MPC that the owner was planning on future development of the property. The proposed office expansion complies with the Northwest Sector Plan office designation and is permitted under the restrictive covenants for the subdivision.

Since the property is located within the Technology Overlay, a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCCA) must be obtained. This request is scheduled to be heard at the September 11, 2006 TTCCA meeting.

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

1. The request will not place any additional demands on schools and will have minimal impact on street traffic.
2. Public water and utilities are in place to serve the expanded office building.

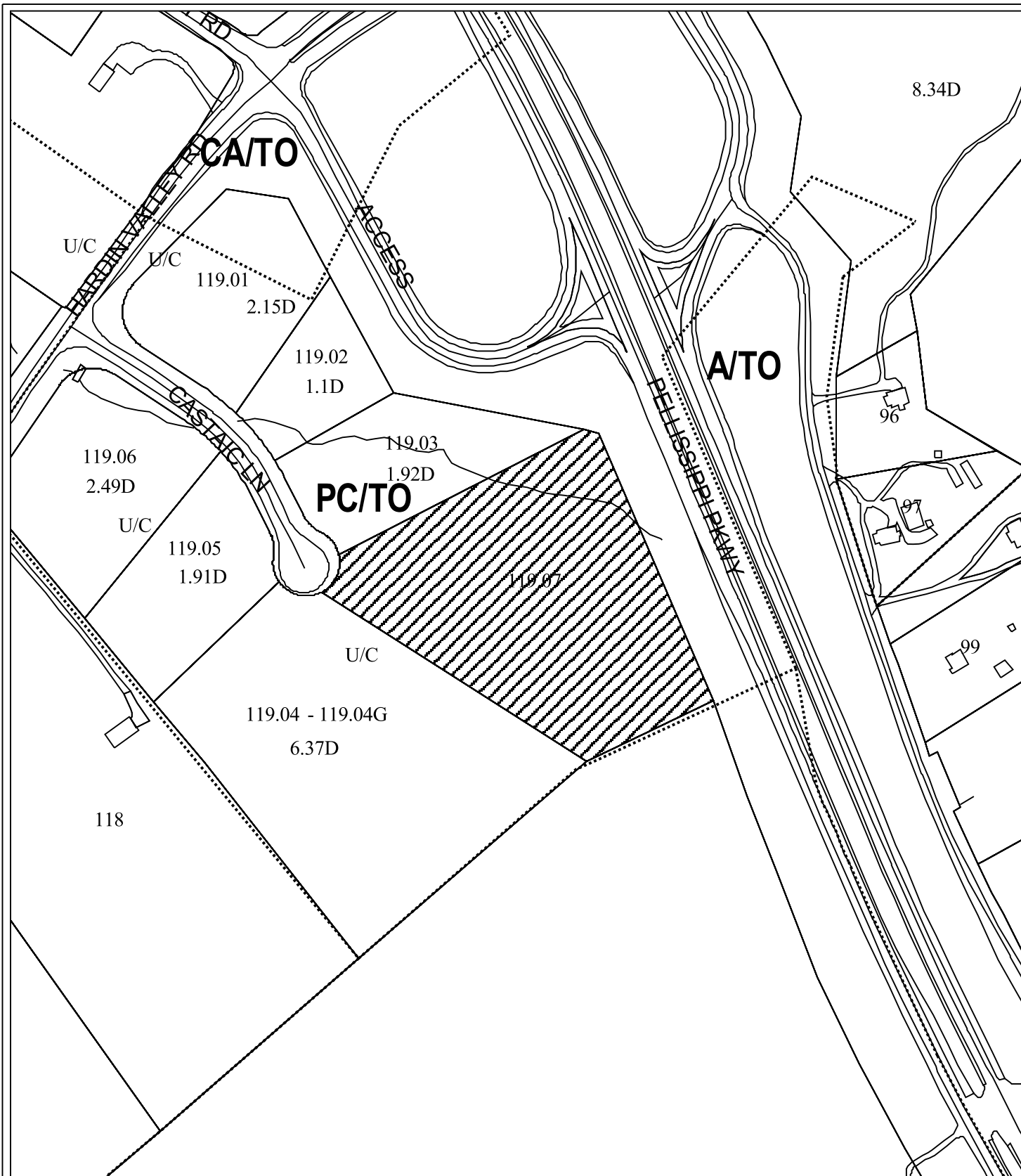
**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposal is consistent with all requirements for the PC zoning district, as well as other criteria for approval of a use on review. Since the subject property is located within the TO (Technology Overlay), the applicant will be required to obtain a Certificate of Appropriateness from the TTCCA prior to the issuance of building permits.
2. The proposed addition 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

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

1. The Northwest County Sector Plan proposes office uses for the subject property.
2. The current PC/TO zoning of the property permits consideration of an office building/addition as a use on review.

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



**9-B-06-UR  
USE ON REVIEW**



Addition to the existing office building.  
in PC (Planned Commercial) / TO (Technology Overlay)

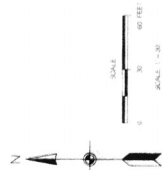
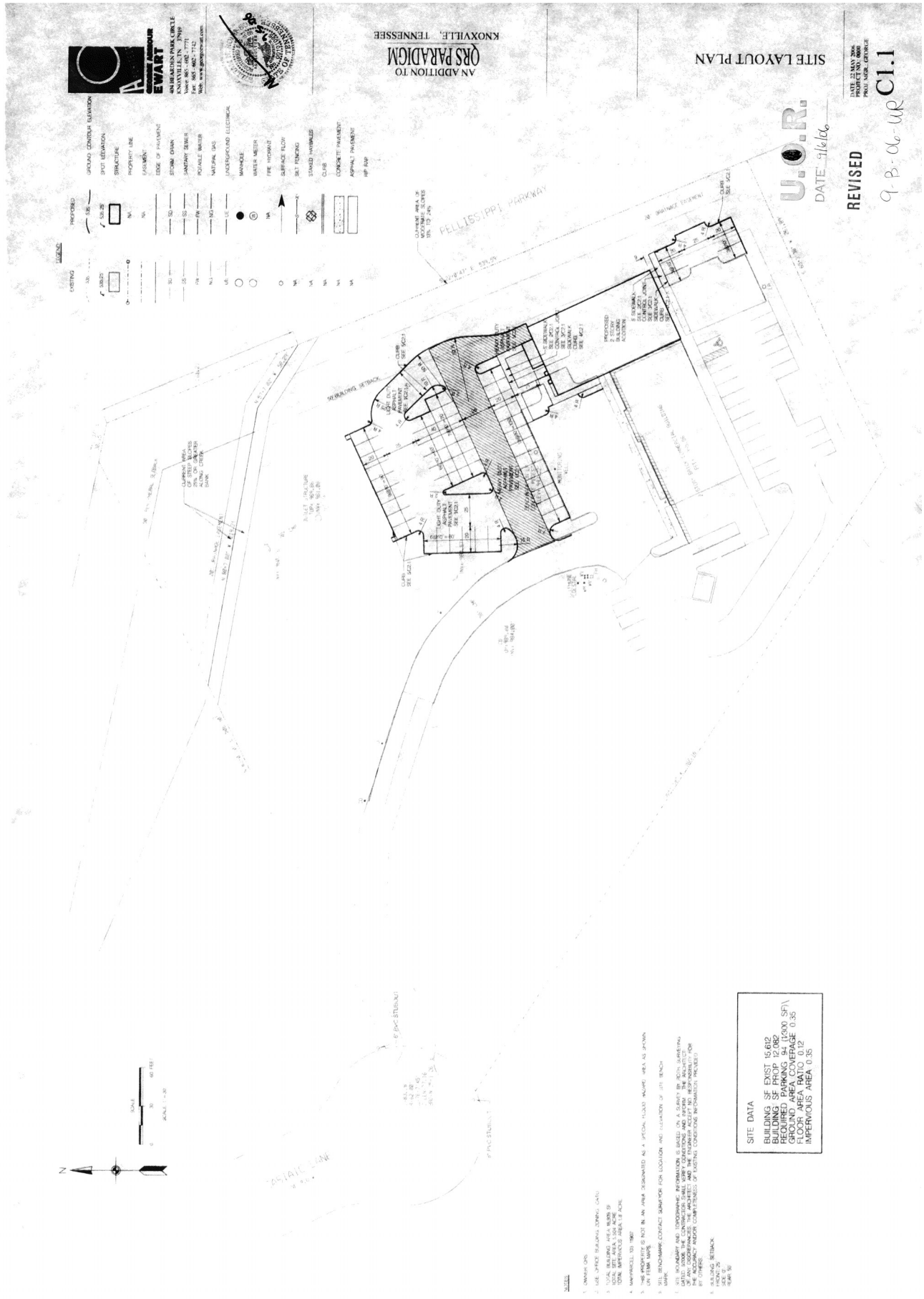
Original Print Date: 08/23/06    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: QRS Paradigm

Map No: 103

Jurisdiction: County





**LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	PROPOSED DRIVE
(Symbol)	EXISTING DRIVE
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED ASPHALT DRIVE
(Symbol)	EXISTING ASPHALT DRIVE
(Symbol)	PROPOSED CONCRETE DRIVE
(Symbol)	EXISTING CONCRETE DRIVE
(Symbol)	PROPOSED ASPHALT DRIVE
(Symbol)	EXISTING ASPHALT DRIVE
(Symbol)	PROPOSED CONCRETE DRIVE
(Symbol)	EXISTING CONCRETE DRIVE
(Symbol)	PROPOSED ASPHALT DRIVE
(Symbol)	EXISTING ASPHALT DRIVE
(Symbol)	PROPOSED CONCRETE DRIVE
(Symbol)	EXISTING CONCRETE DRIVE

**SITE DATA**  
 BUILDING SF EXIST 15,612  
 BUILDING SF PROP 12,082  
 EXISTING PARKING 1,000  
 PROPOSED PARKING 2,000  
 FLOOR AREA RATIO 0.35  
 IMPERVIOUS AREA 0.35

- NOTES**
1. OWNER'S
  2. USE "FACE BUILDING" SYMBOL ONLY
  3. TOTAL BUILDING AREA MUST BE
  4. TOTAL SITE AREA MUST BE
  5. IMPERVIOUS AREA MUST BE
  6. THE PROPERTY IS NOT IN ANY ZONING DISTRICT AS SHOWN
  7. THE BENCHMARK CONTACT SIMPSON FOR LOCATION AND VERIFICATION OF SITE BENCH
  8. SITE BOUNDARY AND DIMENSIONAL INFORMATION IS BASED ON A SURVEY BY JOHN BARTON
  9. THE CONTRACTOR SHALL VERIFY CONDITIONS AND PERFORM THE ANALYSIS FOR
  10. THE ACCURACY AND COMPLETENESS OF EXISTING CONDITIONS INFORMATION RECEIVED
  11. ALL DIMENSIONS SHOWN
  12. DATE 09/14/06

**AN ADDITION TO QRS PARADIGM KNOXVILLE, TENNESSEE**

**U.O.R.**  
 DATE: 9/14/06  
 REVISED: 9-B-06-WR C1.1

DATE: 9/14/06  
 PROJECT NO. 2006  
 PROJ. NO. 06-000006

**EWART**  
 401 BRADSHAW PARK CIRCLE  
 KNOXVILLE, TN 37919  
 TEL: 865-582-7142  
 FAX: 865-582-7142  
 WWW: WWW.EWARTINC.COM



**NOTES**

1. SEE ARCHITECTURAL DRAWINGS FOR SITE, EXISTING CONDITIONS, AND ELEVATION DATA. MAJOR EXISTING UTILITIES ARE SHOWN ON THE PLAN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS PROVIDED BY THE OWNER, THE ARCHITECT AND THE ENGINEER. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**A. J. HARRIS & ASSOCIATES, INC.**  
**ARCHITECTS**  
**EWART**  
 1000 W. MAIN ST., SUITE 300  
 ANDYVILLE, TN 37019  
 Phone: 615-885-7777  
 Fax: 615-885-6007  
 Web Site: www.parramont.com



**CREATIVE STRUCTURES, INC.**  
 1000 W. MAIN ST., SUITE 300  
 ANDYVILLE, TN 37019  
 Phone: 615-885-7777  
 Fax: 615-885-6007  
 Web Site: www.parramont.com



**LANDSCAPE PLAN**

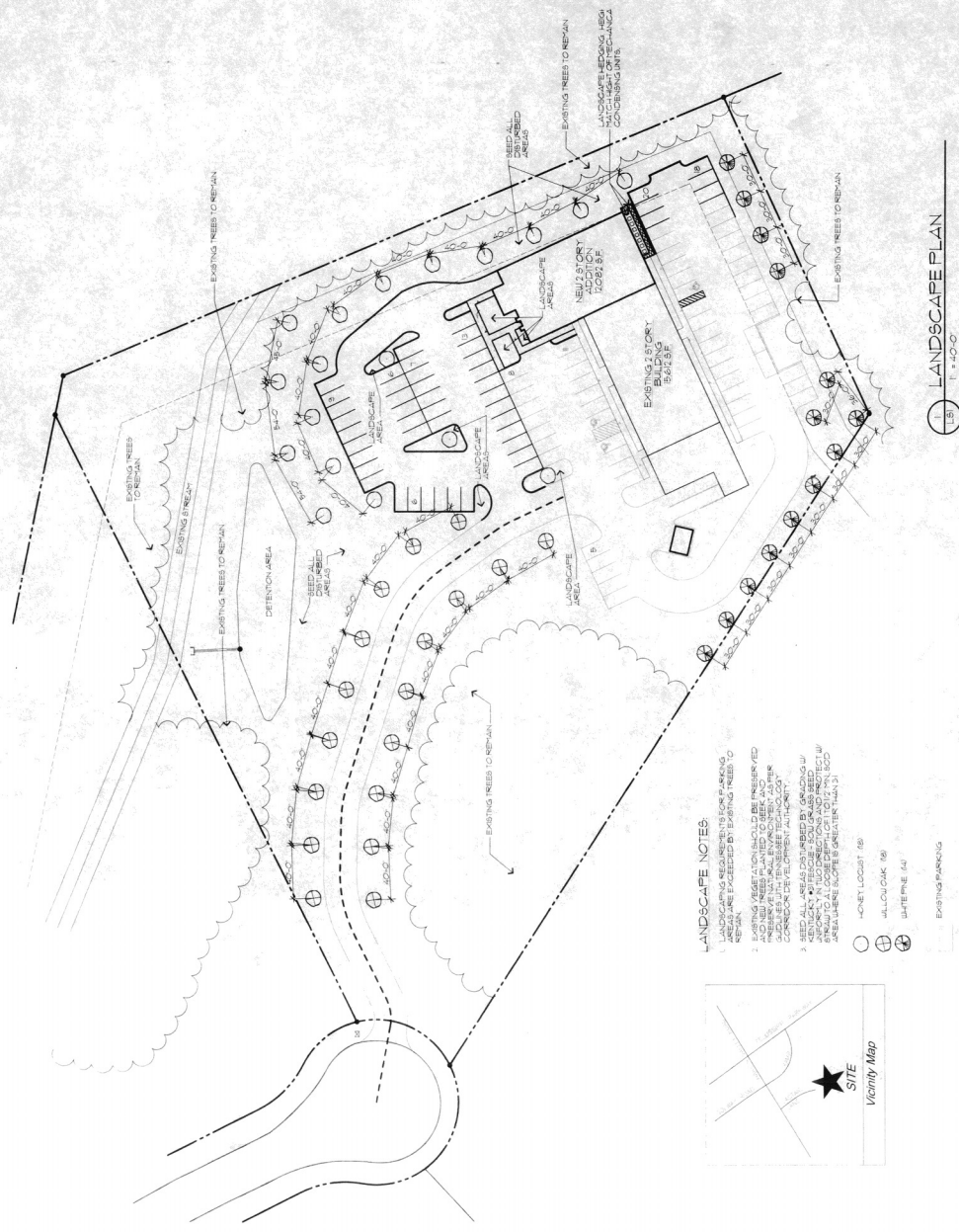
**U.O.R.**  
 DATE 9/16/06

DATE 8 SEPTEMBER 2006  
 PROJECT NO. 0606  
 PROJECT MGR. JAG

REVISED

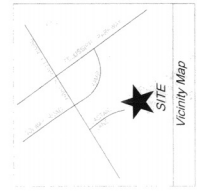
LS1

9-8-06-WR

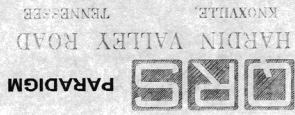


- LANDSCAPE NOTES**
1. LANDSCAPING REQUIREMENTS FOR PARKING AREAS ARE PROVIDED BY TRAINING NEEDS TO REMAIN.
  2. EXISTING VEGETATION SHOULD BE PRESERVED WHERE APPROPRIATE AND NOT REMOVE UNLESS APPROVED BY THE LOCAL CORRECTION DEPARTMENT AUTHORITY.
  3. SEE ALL AREAS DISTURBED BY GRADING IN SECTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

- CROWN LOCUST 18"
- WALNUT 18"
- SUTHERLAND 14"
- EXISTING PARKING
- NEW PARKING



**LANDSCAPE PLAN**  
 T-14206

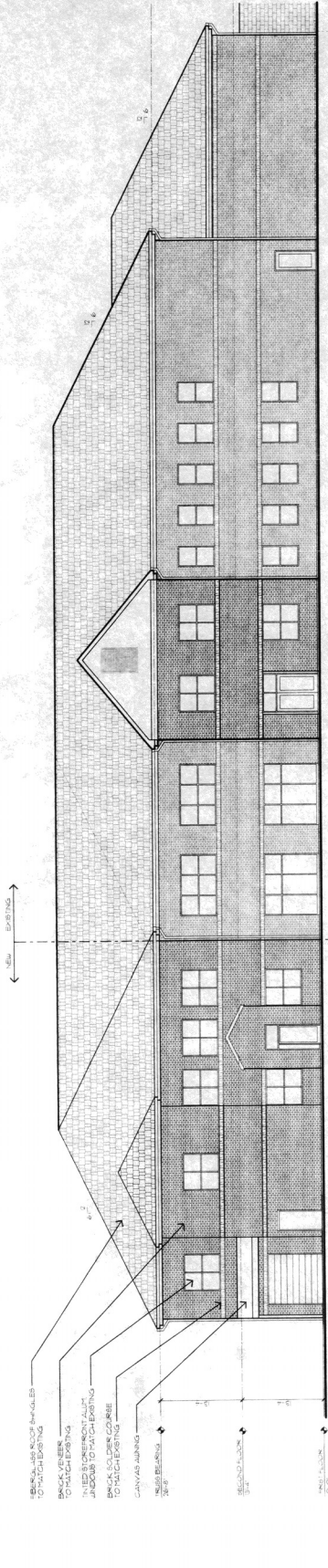


EXTERIOR ELEVATIONS

DATE: 5 SEPTEMBER, 2006  
 PROJECT NO.: 0606  
 PROJECT MGR.: JAG

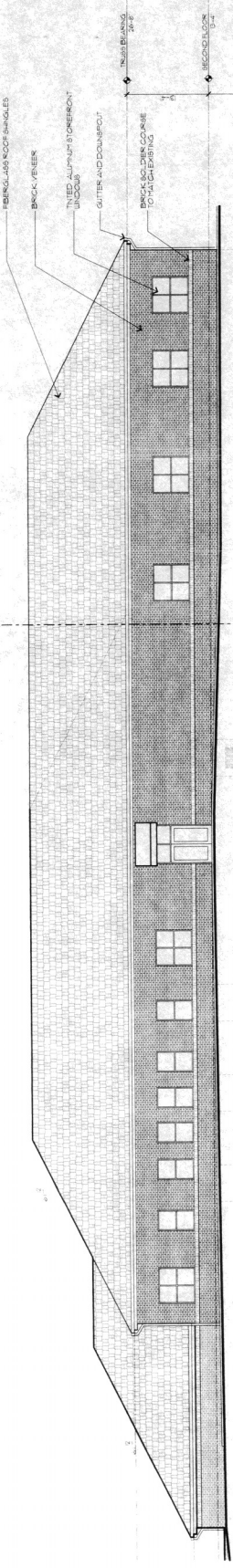
A4.1

9-9-06-112



1. FRONT ELEVATION  
 1/8" = 1'-0"

← NEW EXISTING →



2. REAR ELEVATION  
 1/8" = 1'-0"



