

▶ **FILE #:** 8-F-07-UR

AGENDA ITEM #: 67

AGENDA DATE: 8/9/2007

▶ **APPLICANT:** JOHNSON ARCHITECTURE

OWNER(S): RADIO SYSTEMS CORP.

TAX ID NUMBER: 131 073, 073.12 & 073.15

JURISDICTION: County Commission District 6

▶ **LOCATION:** North, south & west end of Electric Av., west of Cogdill Rd.

▶ **APPX. SIZE OF TRACT:** 9.27 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Electric Av., a local private street with a pavement width of 32' within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

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

▶ **EXISTING LAND USE:** Electronics manufacturer & distributor, boarding kennel & dog park

▶ **PROPOSED USE:** Office & parking expansion

HISTORY OF ZONING: Last expansion approved by MPC in October, 2003 (10-M-03-UR)

SURROUNDING LAND USE AND ZONING: North: Office-warehouse / PC/TO commercial

South: Office-warehouse / PC/TO & CB/TO commercial

East: Office-warehouse / PC/TO commercial

West: Golf driving range / CB/TO commercial

NEIGHBORHOOD CONTEXT: The site is located in the Cogdill Rd. commercial area. This area is characterized by mixed heavy commercial, distribution and light manufacturing businesses.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the building expansion, revised parking layout and parking garage as shown on the development plan subject to 9 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Prior to issuance of a grading/building permit, obtain a peripheral boundary setback variance from the Knox County Board of Zoning Appeals
3. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
5. Submitting a revised landscaping plan to incorporate plantings as required by the PC Zone. Installing all landscaping within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.

6. Provision of required number of parking spaces per the standards of the Knox County Zoning Ordinance for the proposed development.
7. Approval of a Certificate of Appropriateness for building permit by the Tenn. Technology Corridor Development Authority.
8. Combining all parcels 73, 73.12 & 73.15 into one parcel through the resubdivision process.
9. Submission of a revised site plan that shows the parking removed from the existing joint permanent easement or resubdividing the site to redefine the boundary of the easement. This would require the resubdivision of some or all of the real estate owned by Radio Systems and the reconstruction of the cul de sac bulb.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to expand the ongoing business by adding a second floor to an existing building, revising the existing surface parking lots and constructing a new parking garage. Electric Avenue which provides access to this site is a private street. The plan as presented proposes that a portion of the parking lot be located within the right-of-way of this joint permanent easement. This cannot be permitted unless the applicant wishes to resubdivide the site and redefine the joint permanent easement as a driveway. This would be accomplished by resubdividing the three parcels that make up this site into one piece of property.

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

1. The proposed building and parking development will have a minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial uses.

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

1. The proposed building and parking expansion are 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 areas,
2. The plan meets all other requirements of the Zoning Ordinance.

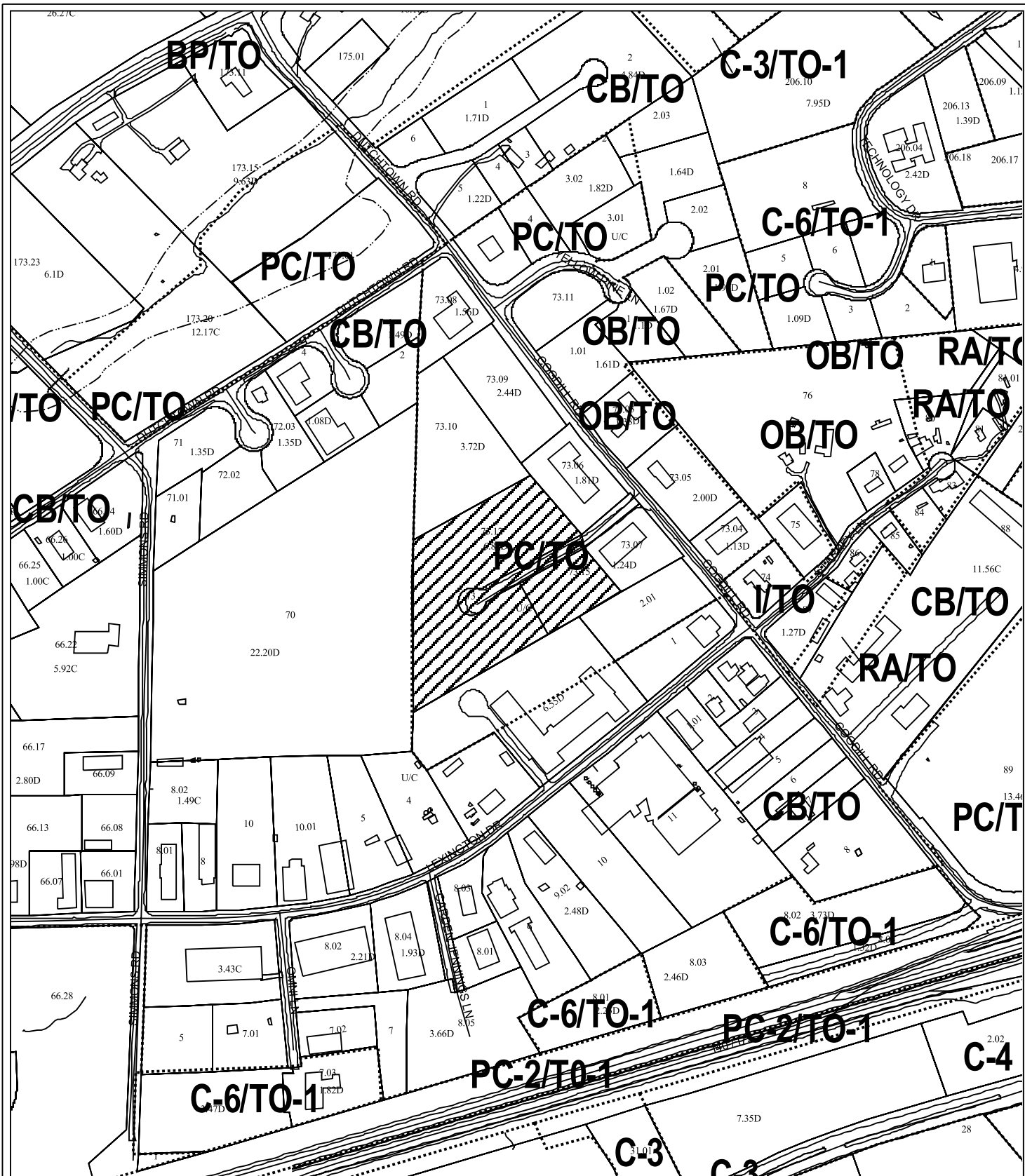
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knox County Northwest Sector Plan which proposes commercial uses for this area. The proposed building expansion and the accompanying parking will be used by Radio Systems Corp. which manufactures electronic animal control devices.
2. Since this site is also located in the TO (Technology Overlay) zone, a Certificate of Appropriateness must be obtained from the Tenn. Technology Corridor Development Authority.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**8-F-07-UR
USE ON REVIEW**



Office & parking expansion in PC (Planned Commercial) & TO (Technology Overlay)

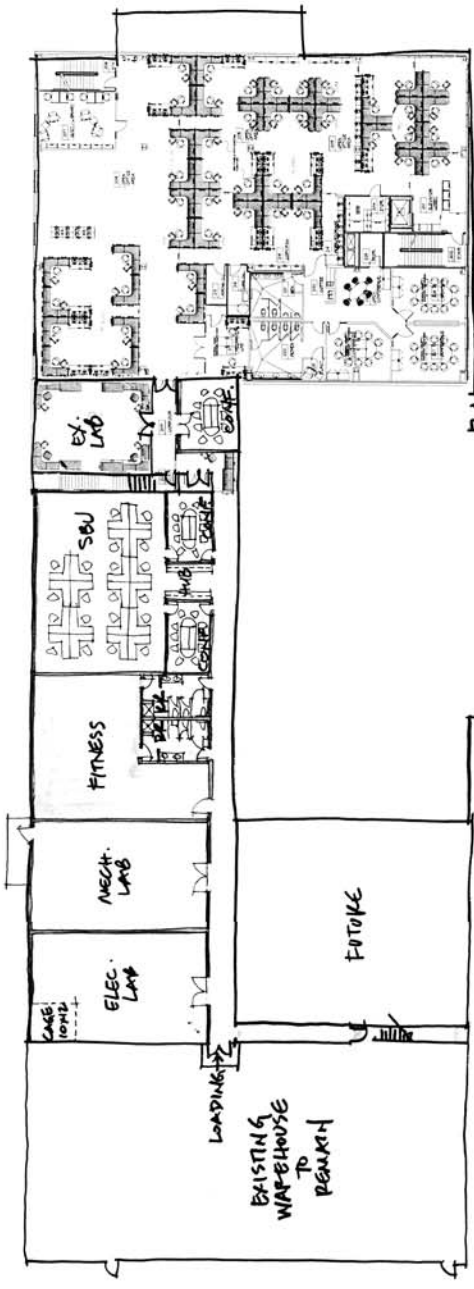
Original Print Date: 07/26/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Johnson Architecture

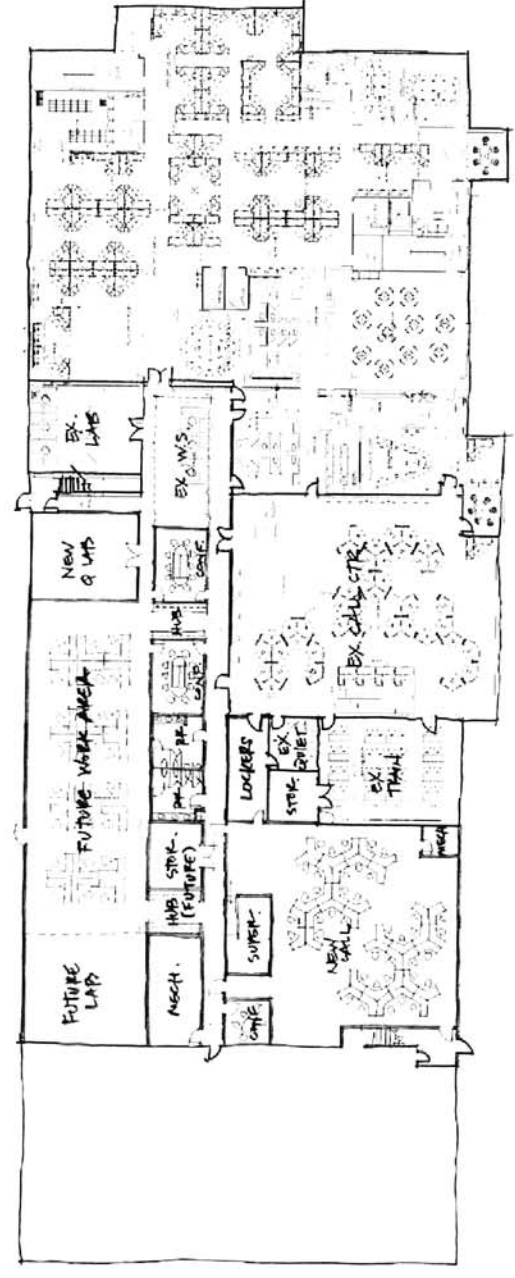
Map No: 131

Jurisdiction: County

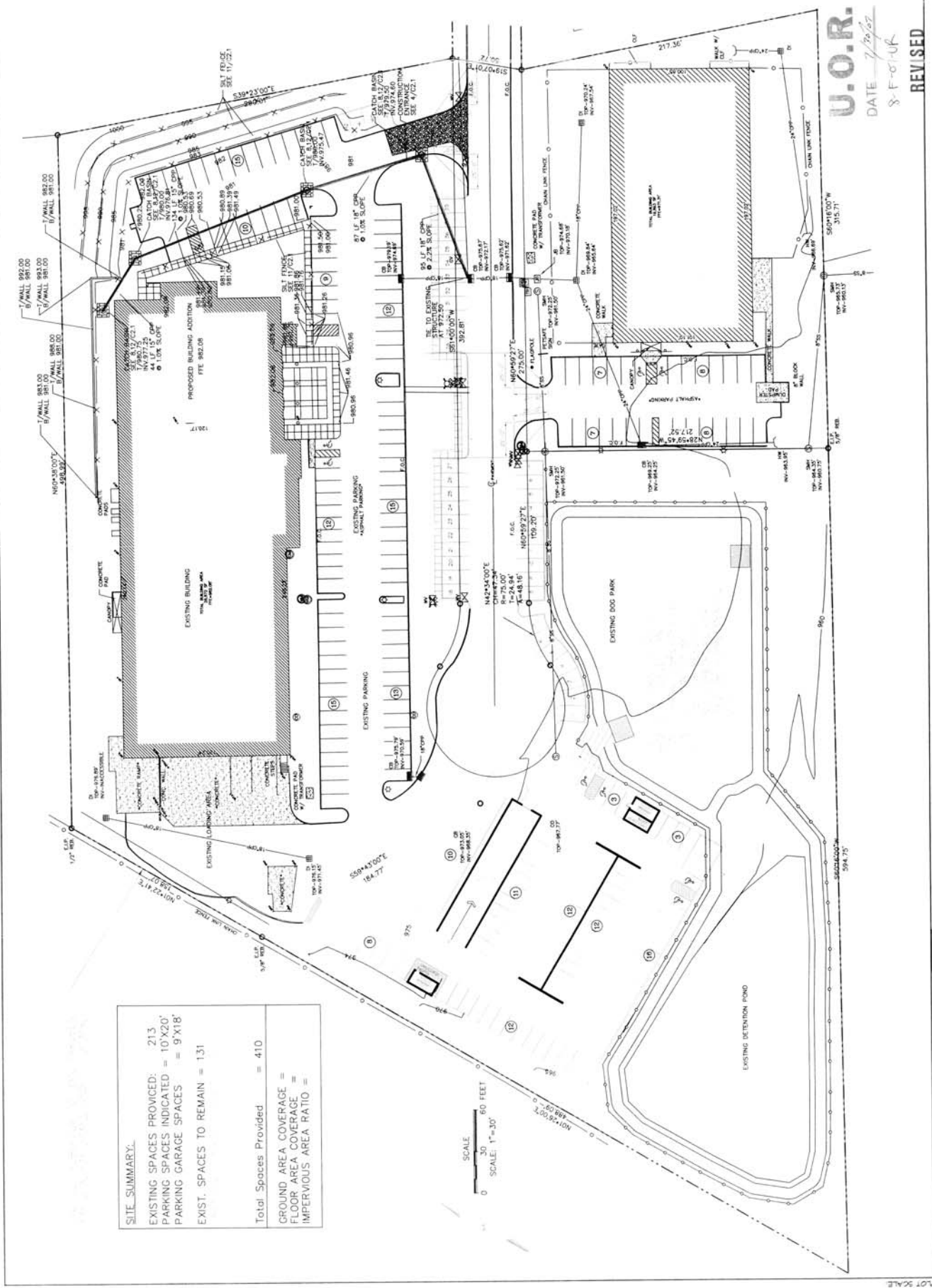




SECOND FLOOR - OPTION 2 N.T.S.
 NUMBER OF PROPOSED STATIONS: 20



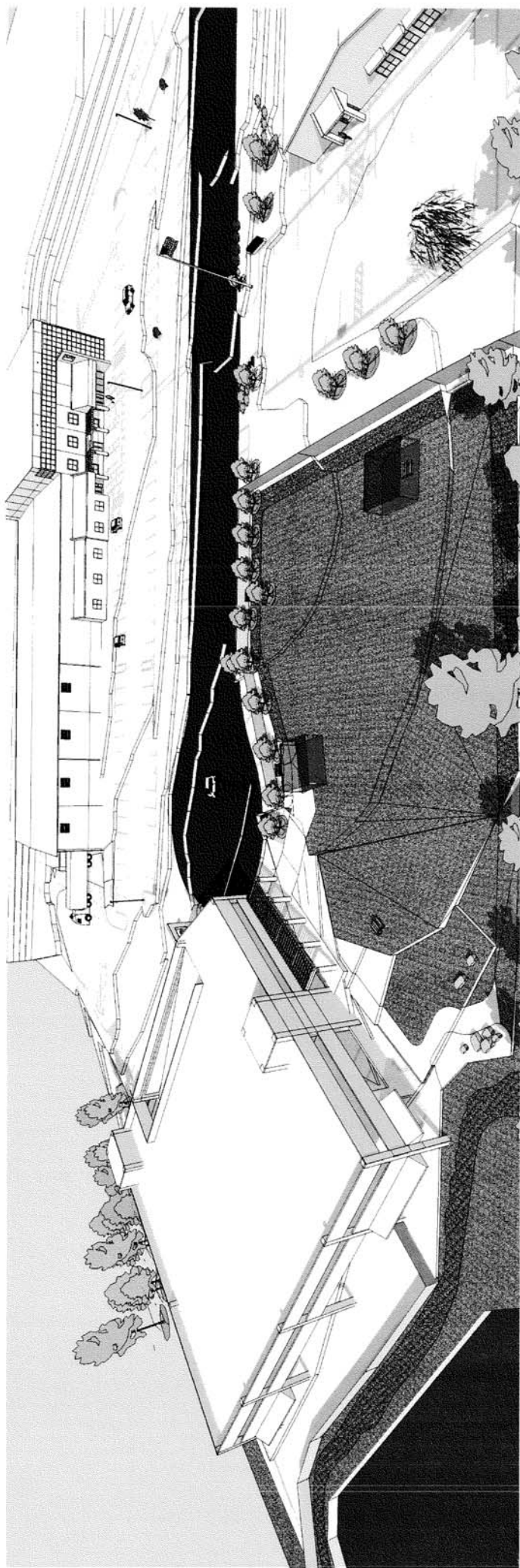
FIRST FLOOR N.T.S.
 NUMBER OF PROPOSED STATIONS: 14
 NUMBER OF FUTURE STATIONS: 24



SITE SUMMARY:

EXISTING SPACES PROVIDED: 213
 PARKING SPACES INDICATED: 10'X20'
 PARKING GARAGE SPACES = 9'X18'
 EXIST. SPACES TO REMAIN = 131

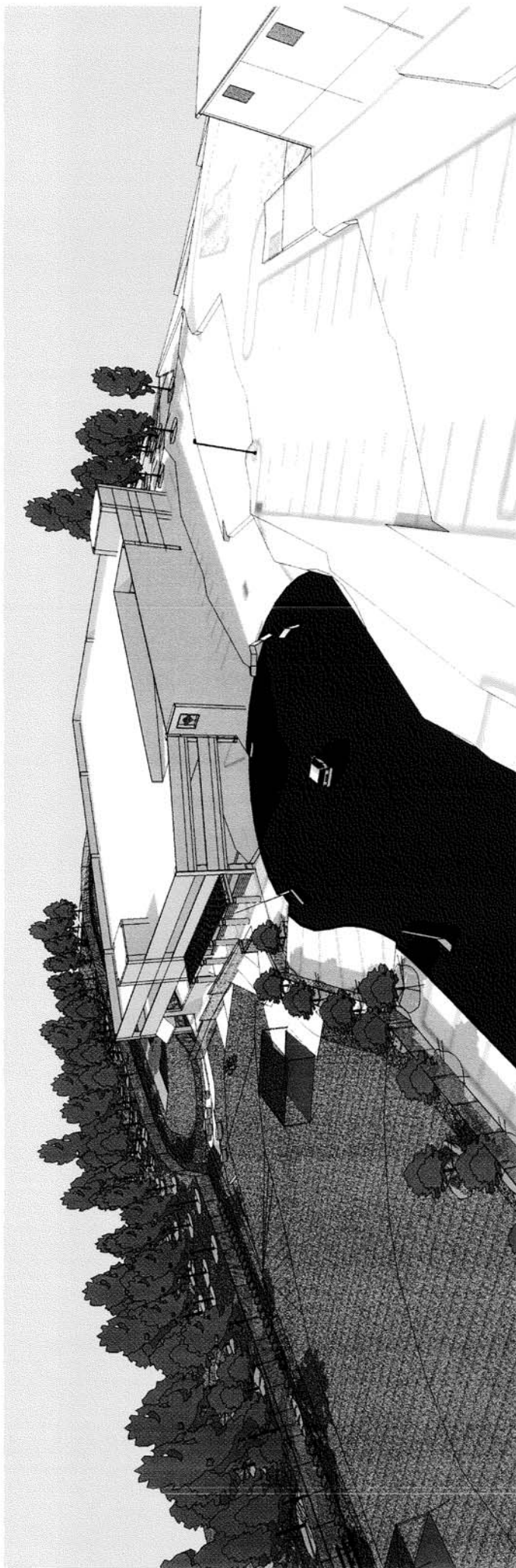
Total Spaces Provided	= 410
GROUND AREA COVERAGE	=
FLOOR AREA COVERAGE	=
IMPERVIOUS AREA RATIO	=



U.O.R.

DATE _____

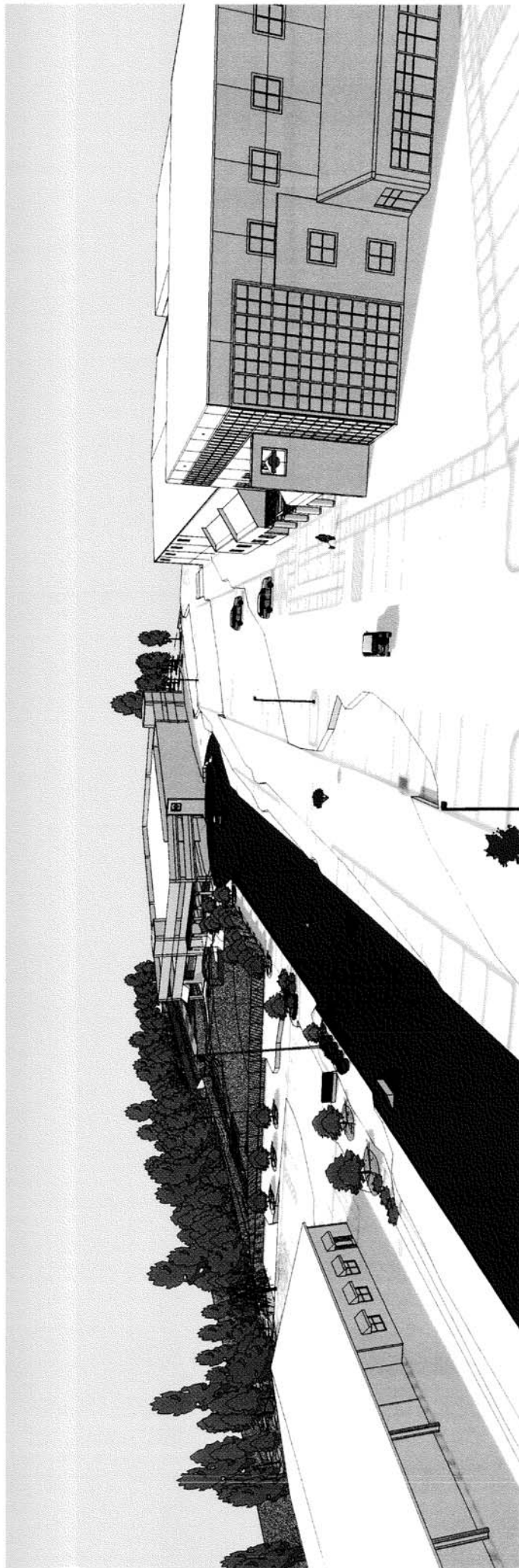
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