



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

▶ **FILE #:** 7-L-07-UR

**AGENDA ITEM #:** 80

**AGENDA DATE:** 7/12/2007

▶ **APPLICANT:** M. S. CHAUDHARY

OWNER(S): MANISH CHAUDHARY

TAX ID NUMBER: 118 173.13

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side Corridor Park Blvd., northeast of Innovation Dr.

▶ **APPX. SIZE OF TRACT:** 2.164 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Corridor Park Blvd., a local street, with 26 ft. of pavement within a 70 ft. right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office/warehouse building

N/A

HISTORY OF ZONING: None noted for this site.

SURROUNDING LAND USE AND ZONING: North: Low density detached housing / RA (Low Density Residential)/TO (Technology Overlay)

South: Technology based business / BP (Business & Technology Park)/TO (Technology Overlay)

East: Vacant land / BP (Business & Technology Park)/TO (Technology Overlay) and PC (Planned Commercial)/TO (Technology Overlay)

West: Offices / BP (Business & Technology Park)/TO (Technology Overlay)

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. Located to the north is an older neighborhood comprised of low density detached housing.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for an 8,320 sq. ft. office/warehouse building for a surgical instruments business, in the BP/TO zone, subject to the following 5 conditions:

1. Meeting all relevant requirements of the Knox County Zoning Ordinance.
2. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all relevant requirements of the Knox County Health Department.
4. Subject to the approval and meeting all relevant conditions of the requested TTCCA Certificate of

Appropriateness, file #07.026.0.

5. 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.

**COMMENTS:**

This is a request for use on review approval for an office/warehouse building for Surgistar, a surgical instruments company. The property is located in Technology Center Park, where similar businesses have been developed over the years. The single-story building will contain 8,320 sq. ft. of floor space, roughly equally divided between office and warehouse uses. A grading plan was approved by the Tennessee Technology Corridor Development Authority in June (file #07.022.0), and TTCDA will consider a companion request for the approval of a Certificate of Appropriateness at their July 9, 2007, meeting (file #07.026.0).

**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 the street network serving the development in which this business will be located. Public water and sewer are in place to serve this project.
2. The proposed office/warehouse building for a surgical instruments business 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. 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: (1) The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan; (2) the use is in harmony with the general purpose and intent of the zoning ordinance; (3) the use is compatible with the character of the neighborhood where it is proposed; (4) the use will not significantly injure the value of adjacent property; and (5) the use will not draw substantial additional traffic through residential areas.

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

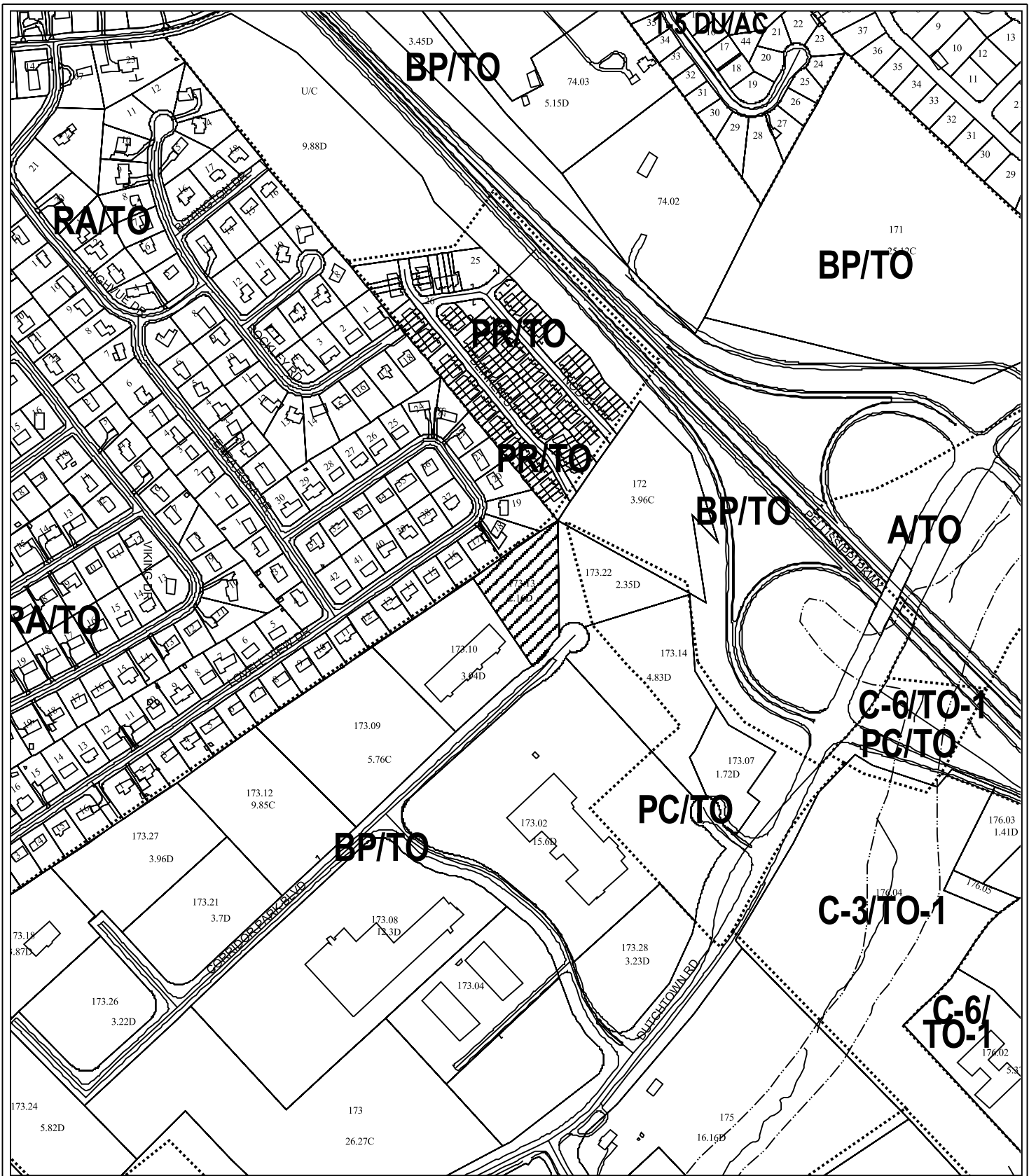
1. The Northwest County Sector Plan and the Technology Corridor Comprehensive Development Plan designate this property for technology park uses.
2. The BP?TO zone permits consideration of the proposed use, within the development guidelines of both the Knox County Zoning Ordinance and the TTCDA Design Guidelines.

**ESTIMATED TRAFFIC IMPACT:** 197 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**ESTIMATED STUDENT YIELD:** 0 (public and private school children, ages 5-18 years)

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.



**7-L-07-UR  
USE ON REVIEW**



Office/Warehouse Building in BP  
(Business and Technology)/TO (Technology Overlay)

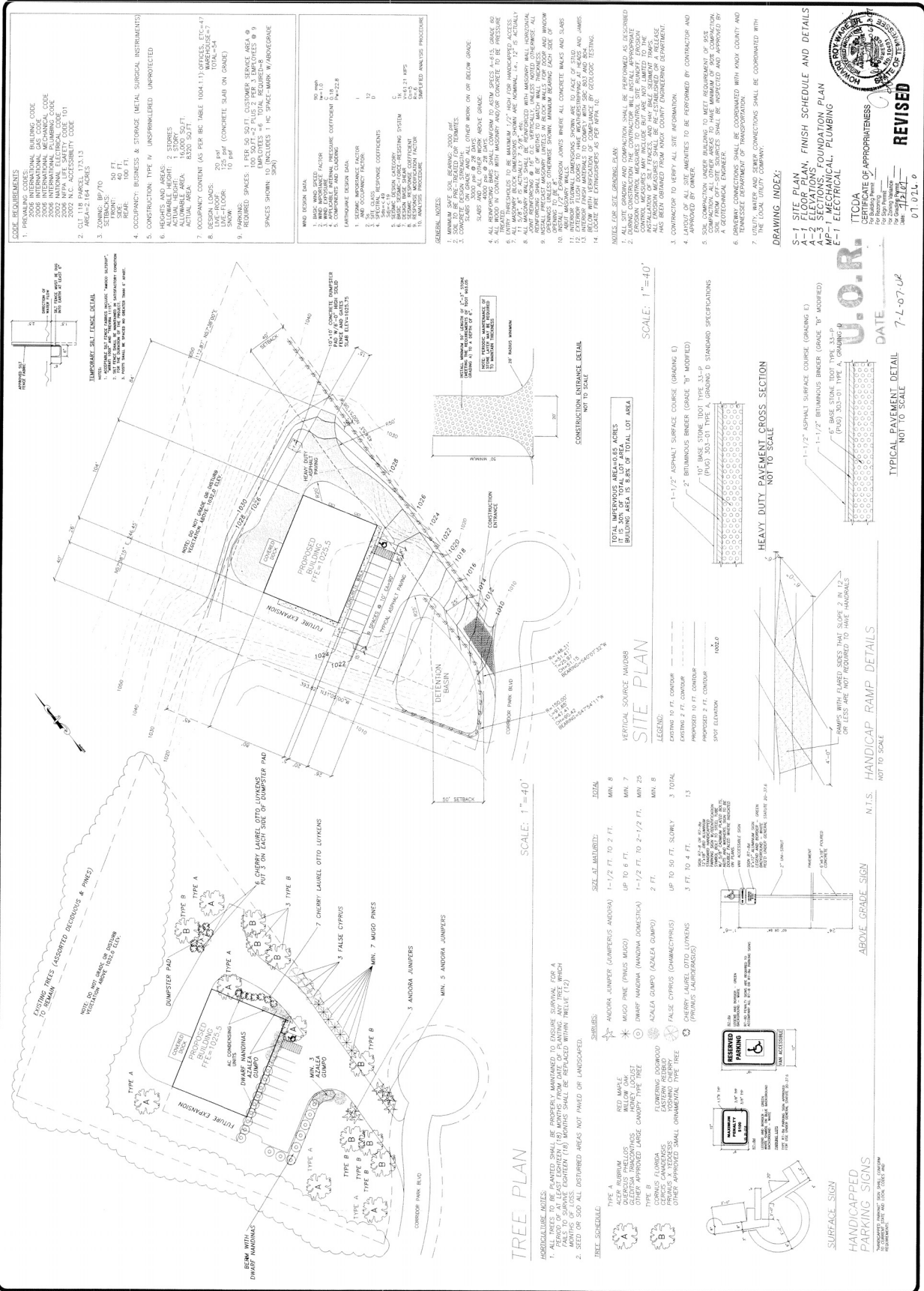
Original Print Date: 07/03/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: M. S. Chaudhary

Map No: 118

Jurisdiction: County





**CODE REQUIREMENTS**

1. PRELIMINARY: 2008 INTERNATIONAL BUILDING CODE, 2008 INTERNATIONAL GAS CODE, 2008 INTERNATIONAL PLUMBING CODE, 2008 N.F.P.A. LIFE SAFETY CODE, 2008 N.E.C. ELECTRICAL CODE, 2008 N.E. ACCESSIBILITY CODE
2. ZONING: BP/70
3. ZONING: 50 FT FRONT, 100 FT REAR, 100 FT SIDE
4. OCCUPANCY: BUSINESS & STORAGE (METAL SURGICAL INSTRUMENTS) UNPROTECTED
5. HEIGHTS AND AREAS: 2 STORES, ALLOWABLE HEIGHT: 16,000 SQ.FT., ALLOWABLE AREA: 16,000 SQ.FT.
6. OCCUPANCY: BUSINESS & STORAGE (METAL SURGICAL INSTRUMENTS) UNPROTECTED
7. DESIGN LOADS: 20 PSF (CONCRETE SLAB ON GROUND), 15 PSF (CONCRETE SLAB ON GRADE)
8. OCCUPANCY: BUSINESS & STORAGE (METAL SURGICAL INSTRUMENTS) UNPROTECTED
9. REQUIRED SPACES: 1 PER 50 SQ FT CUSTOMER SERVICE AREA @ 100 SQ FT + 2 PLUS 2 PER 3 EMPLOYEES @ 9
10. FINISHES: FINISHES SHALL BE COORDINATED WITH KNOX COUNTY AND TENNESSEE DEPARTMENT OF TRANSPORTATION

**WIND DESIGN DATA**

1. BASIC WIND SPEED: 90 MPH
2. EXPOSURE CATEGORY: B
3. WIND DIRECTIONAL PEAKING COEFFICIENT: 1.15
4. COMPONENTS AND CLADDING: I
5. RAINWATER PENETRATION: I
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**GENERAL NOTES**

1. MINIMUM SAFE SOIL BEARING: 2000 PSF
2. CONCRETE DESIGN STRENGTH: 4000 PSI
3. ALL OTHER WORK ON OR BELOW GRADE SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL UTILITY COMMISSION
4. ALL CONCRETE SHALL BE FINISHED WITH A FINISH AS SPECIFIED
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**MOBILE SITE GRADING PLAN**

1. ALL MOBILE SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL UTILITY COMMISSION
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**DRAWING INDEX:**

1. SITE PLAN
2. FLOOR PLAN
3. FOUNDATION PLAN
4. MECHANICAL
5. ELECTRICAL
6. PLUMBING
7. PAVING
8. SIGNAGE
9. CONSTRUCTION
10. DETAIL
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18. DETAIL
19. DETAIL
20. DETAIL

**REVISIONS**

NO.	DATE	DESCRIPTION
1	06-27-07	ISSUED FOR PERMITS
2	07-12-07	REVISED PER COMMENTS

**S-1**

**REVISIONS**

DATE: 7-12-07  
 DRAWN: [Name]  
 CHECKED: [Name]  
 PROJECT NUMBER: [Number]  
 SHEET NUMBER: [Number]

**DEMARCATION BARRIER DETAIL**

NOT TO SCALE

**CONSTRUCTION ENTRANCE DETAIL**

NOT TO SCALE

**HEAVY DUTY PAVEMENT CROSS SECTION**

NOT TO SCALE

**TYPICAL PAVEMENT DETAIL**

NOT TO SCALE

**HANDICAPPED PARKING SIGN**

NOT TO SCALE

**ABOVE GRADE SIGN**

NOT TO SCALE

**TREE PLAN**

SCALE: 1"=40'

**SITE PLAN**

SCALE: 1"=40'

**TREE SCHEDULE**

SYMBOL	SPECIES	SIZE AT MATURE	QUANTITY
A	ANDORA JUMPERS	1-1/2 FT. TO 2 FT.	MIN. 8
B	MICO PINE	UP TO 6 FT.	MIN. 7
C	CHERRY LABEL OTTO LUTKENS	1-1/2 FT. TO 2-1/2 FT.	MIN. 25
D	FALSE CYPRESS	2 FT.	MIN. 8

**LEGEND**

---	EXTENDING TO FT. CONTOUR
- - - -	PROPOSED 10 FT. CONTOUR
----	PROPOSED 2 FT. CONTOUR
.....	POPE ELEVATION

AGRICULTURE NOTES:

1. ALL TREES TO BE PLANTED SHALL BE PROPERLY MAINTAINED TO ENSURE SURVIVAL FOR A PERIOD OF 18 MONTHS. TREES THAT FAIL TO SURVIVE WITHIN 18 MONTHS SHALL BE REPLACED WITHIN 12 MONTHS.
2. SEED OR SOIL ALL DISTURBED AREAS NOT PLANTED OR LANDSCAPED.

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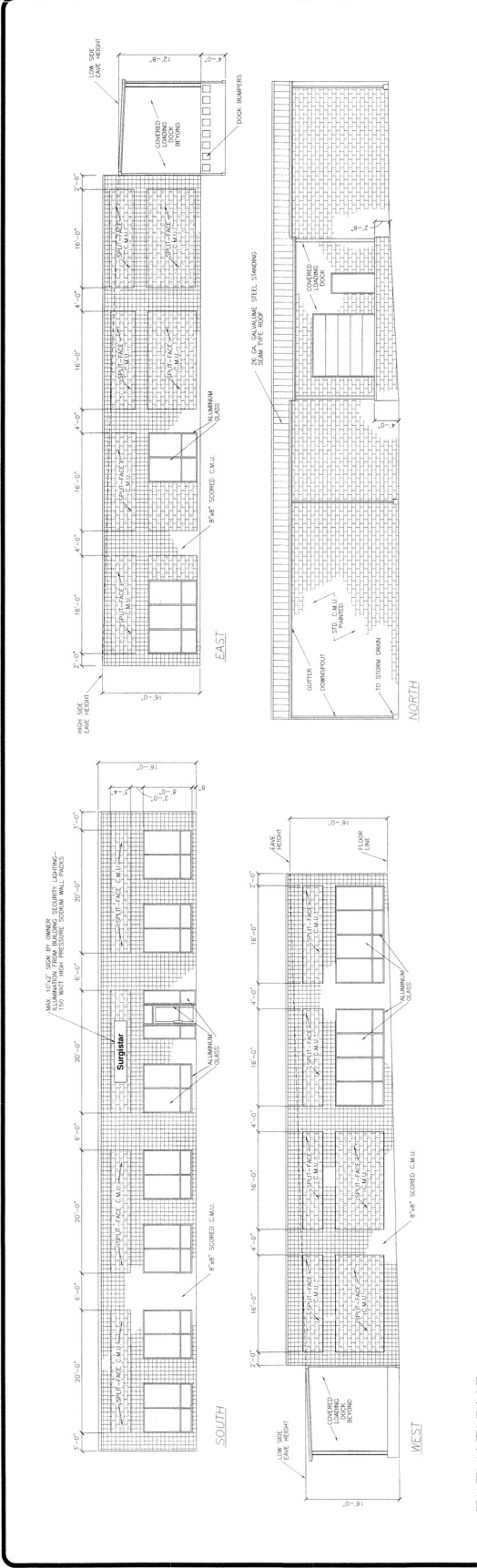
REV	DESCRIPTION

**Architect**  
**Howard R. Ware, Jr.**  
 3100 Custis Lane  
 Knoxville, Tennessee  
 (865) 573-5623  
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PHONE 523-1181  
 FAX 523-1184  
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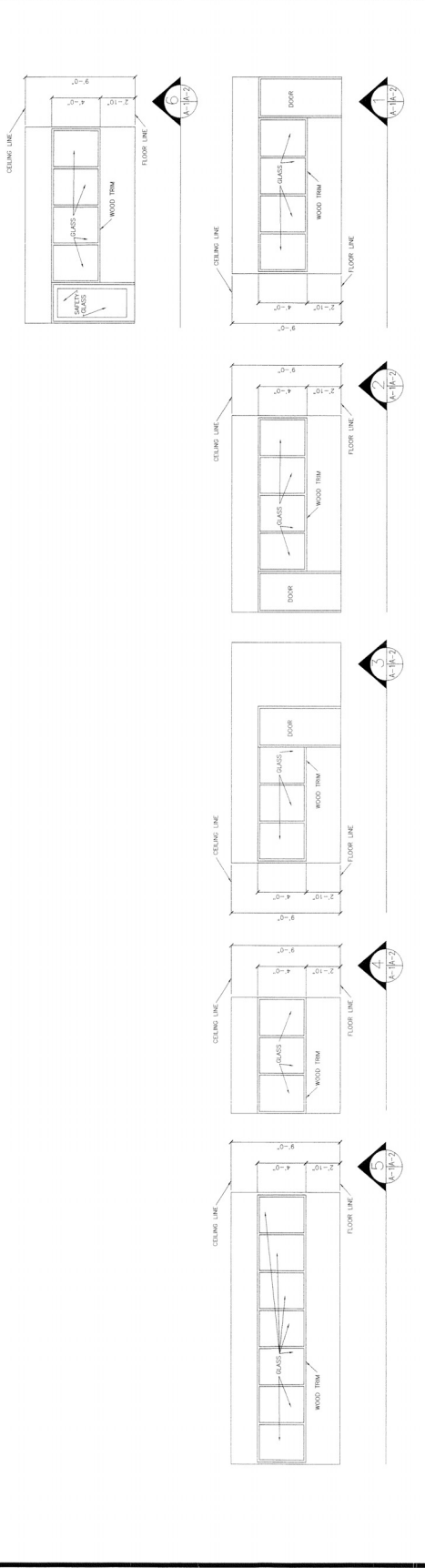
**BUILDING FOR:**  
**SURGSTAR**  
 DEARBORN LANE  
 KNOX COUNTY, TENNESSEE

**A-2**  
1/4" = 1'-0"



SCALE: 1/8" = 1'-0"

ELEVATIONS



INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



**U.O.R.**  
 DATE 7-1-07-JR