



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

▶ **FILE #:** 4-D-07-UR **AGENDA ITEM #:** 88
 POSTPONEMENT(S): 4/12/2007 **AGENDA DATE:** 5/10/2007

▶ **APPLICANT:** **MERIT CONSTRUCTION, INC.**
 OWNER(S): MERIT CONSTRUCTION, INC.

TAX ID NUMBER: 118 173.11
 JURISDICTION: City & County Commission District 6

▶ **LOCATION:** **South side of Murdock Dr., west side of Dutchtown Rd.**

▶ **APPX. SIZE OF TRACT:** **1.8 acres**

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Murdock Dr., a minor arterial street with a 36' three lane pavement section within a required 88' right-of-way.

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

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

▶ **EXISTING LAND USE:** **Construction company**

▶ **PROPOSED USE:** **Additional parking**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land and business park / BP (Business and Technology Park) / TO (Technology Overlay)
 South: Vacant land / BP (Business and Technology Park) / TO (Technology Overlay)
 East: Business and vacant land / BP (Business and Technology Park) / TO (Technology Overlay)
 West: Businesses / BP (Business and Technology Park) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located in an area developing with business park type uses.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for 10 additional parking stalls, subject to 4 conditions**

1. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development plan.
2. Obtaining variances from the Knox County Board of Zoning and Appeals for reduction of the parking stall size from 200 square feet to 153 square feet (stall size of 9' x 17') and for the parking lot extending into the required setback for the BP zone.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the PC zone, and the

general standards for approval of a Use-on-Review.

COMMENTS:

The applicant is proposing to add 10 parking stalls at this existing construction business located on Murdock Drive. The parking addition will be located west of the entrance to the site and within the required front yard setback for the BP zone. This location will require a variance from the Knox County Board of Zoning Appeals. A variance will also be required for a reduction in the required parking stall size from 200 square feet to 156 square feet (9' x 17' parking stall dimension). The applicant is requesting the variances in order to avoid impacting three large trees that are located between the existing driveway and the building.

Since the property is within the Technology Overlay, a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) must also be obtained. This request is scheduled to be heard at the May 7, 2007 TTCDA meeting. The applicant has submitted the development plan for approval by the TTCDA.

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

1. The proposed parking lot addition will have no impact on local services since all utilities are in place to serve this development.
2. The proposed parking lot addition will be screened from the street by the existing berm located along the street frontage.

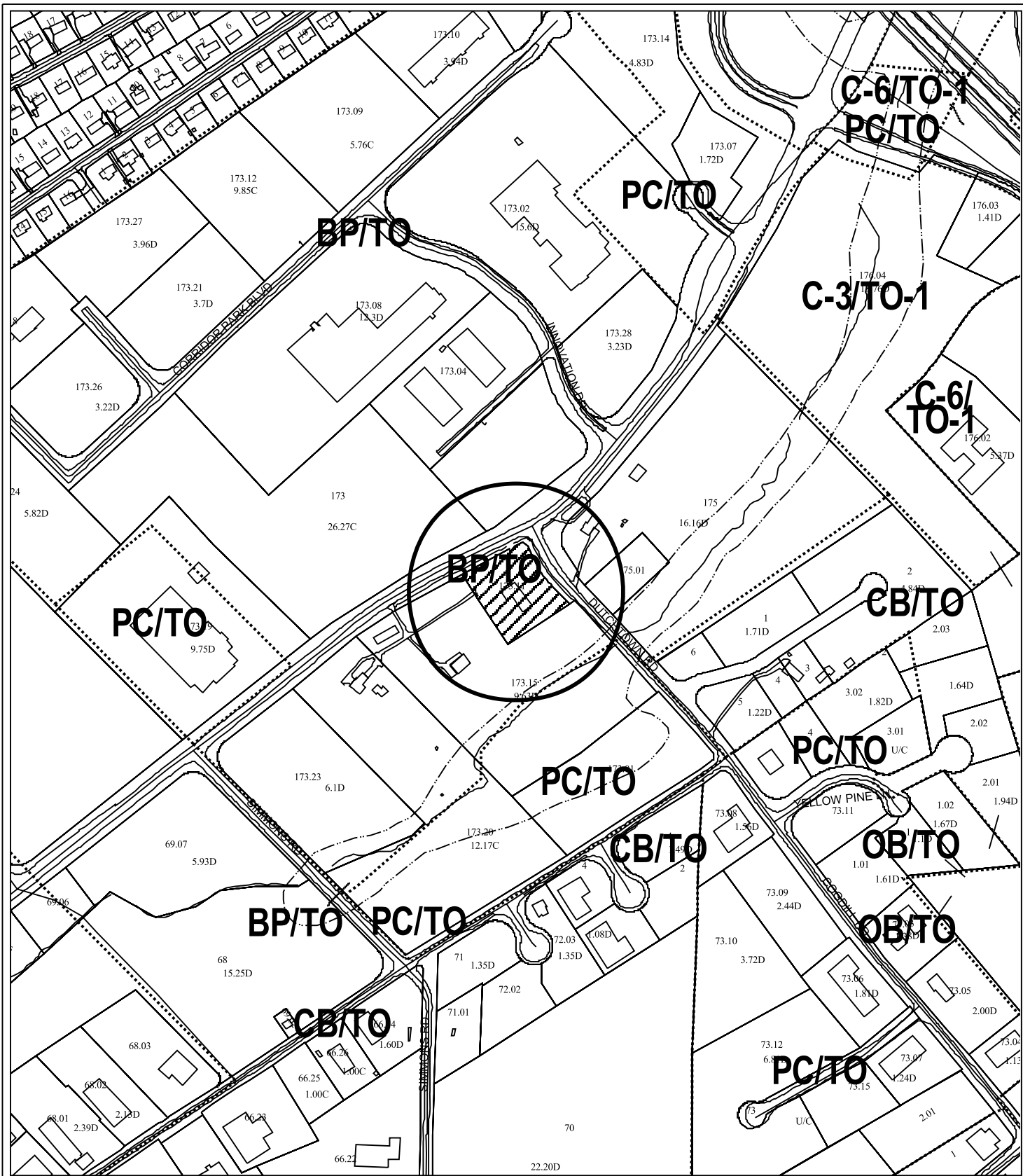
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed parking lot addition will meet the standards for development within BP (Business and Technology Park) / TO (Technology Overlay) Zones subject to approval of the two variances.
2. The parking lot 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 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for technology park development. The expansion of the parking lot for the existing development is consistent with the Sector Plan.

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 City & County.



4-D-07-UR
 USE ON REVIEW



Additional parking in BP (Business and Technology) / TO (Technology Overlay)

Original Print Date: 03/20/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Merit Construction, Inc.

Map No: 118

Jurisdiction: City & County



Agenda Item # 88

Michael Brady Inc.
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mbrady@bradyinc.com

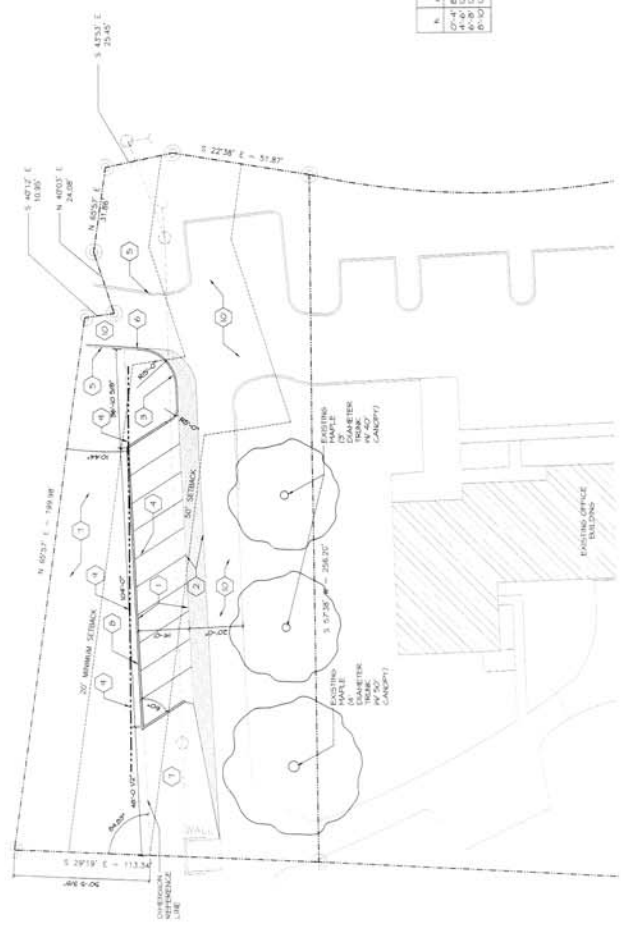
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MERIT CONSTRUCTION, INC.
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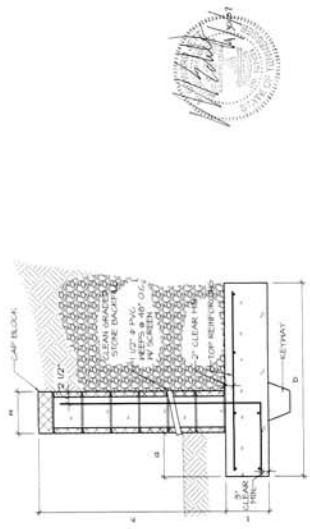
DATE: 04/27/07
DRAWN BY: MLL
CHECKED BY: BDP
SCALE: AS SHOWN

U.O.R.
DATE: 4-10-07-LK

REVISIONS
4-10-07
4-10-07



SITE PLAN
SCALE: 1" = 20' 0"



NO.	DESCRIPTION	REVISIONS
1	CONCRETE	NO. 4 BARS @ 8" O.C. (ALT. FACE)
2	CONCRETE	NO. 4 BARS @ 8" O.C. (ALT. FACE)
3	CONCRETE	NO. 4 BARS @ 8" O.C. (ALT. FACE)
4	CONCRETE	NO. 4 BARS @ 8" O.C. (ALT. FACE)
5	CONCRETE	NO. 4 BARS @ 8" O.C. (ALT. FACE)
6	CONCRETE	NO. 4 BARS @ 8" O.C. (ALT. FACE)

RETAINING WALL DETAIL
SCALE: N.T.S.

SITE NOTES

- ASPHALT PAVING
6" BASE COURSE
1" TOP COURSE
- HEAVY DUTY ASPHALT PAVING
6" BASE COURSE
1" TOP COURSE
- 4" CONCRETE CURB
- 4" PREP PAINT STRIPES WHITE
- EXISTING CONCRETE CURB TO RETAIN
- ALUM. MESH GARD IN EXISTING CURB
- 500 OR SEED, CONTRACTIONS OPTION
DISBURSED AREA AS REQUIRED
- RETAINING WALL AS REQUIRED SEE DETAIL 2011
CONTRACTORS OPTION
- APPROXIMATE TOP OF BENCH - SELECTION TO
BE MADE AT COMPLETION OF POOR.
- EXISTING ASPHALT DRIVEWAY

PROJECT INFORMATION

PROJECT CONTACT PERSON:
MICHAEL BRADY INC.
1279 N. 12TH ST.
FRANKLIN, TN 37067

PROJECT ADDRESS:
11111 DUTCHTOWN ROAD
KNOXVILLE, TN 37932

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