

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

▶ **FILE #:** 6-J-08-UR

AGENDA ITEM #: 64

AGENDA DATE: 6/12/2008

▶ **APPLICANT:** INLAND WESTERN KNOXVILLE CORRIDOR PARK, LLC.

OWNER(S): FLAGSHIP KNOXVILLE ASSOC., LLC.

TAX ID NUMBER: 118 173.30

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of Corridor Park Blvd., southwest of Data Ln.

▶ **APPX. SIZE OF TRACT:** 1.67 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Corridor Park Blvd., a local street, with a 26' pavement width within a 70' 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

▶ **PROPOSED USE:** Parking lot expansion

HISTORY OF ZONING: The Technology Overlay was placed on the subject property in 1983.

SURROUNDING LAND USE AND ZONING: North: Office building / BP/TO (Business & Technology Park/Technology Overlay)

South: Office warehouses & vacant / BP/TO (Business & Technology Park/Technology Overlay) & PC/TO (Planned Commercial/Technology Overlay).

East: Recently approved medical facility / BP/TO (Business & Technology Park/Technology Overlay)

West: Traveler's Building / BP/TO (Business & Technology Park/Technology Overlay)

NEIGHBORHOOD CONTEXT: The subject property is located in the Technology Center Park, an established office and technology park in the Technology Corridor that continues to develop under the BP and PC zones.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for a parking lot in the BP/TO zoning district, subject to the following 5 conditions:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Obtaining a variance from the Knox County Board of Zoning Appeals to reduce the minimum parking space size from 200 sq. ft. to 162 sq. ft.(18 ft. by 9 ft.)

4. Subject to the approval and meeting all relevant conditions of the requested TTCDA Certificate of Appropriateness, file #08.022.0.
5. Installing all landscaping within six months of the approval of a grading permit for this project, or posting a bond with Knox County Engineering and Public Works guaranteeing such installation.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the BP/TO zoning district.

COMMENTS:

The applicant is requesting approval of a parking lot expansion (100 spaces) to serve the Traveler's Indemnity Company building. The property is located in the Technology Center Park. The Tennessee Technology Corridor Development Authority will consider this request for the approval of a Certificate of Appropriateness at their June 9, 2008 meeting (file #08.022.0). The applicant will have to obtain a variance from the Knox County Board of Zoning Appeals to reduce the minimum area required for each parking space.

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

1. The proposed parking lot will have no impact on schools and minimal impact on street traffic.
2. The proposed parking lot will be consistent with the development that has occurred in this business park and will provide much needed additional parking for the Traveler's building.

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

1. With the approved parking space variance, 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: The proposal 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 business park 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.

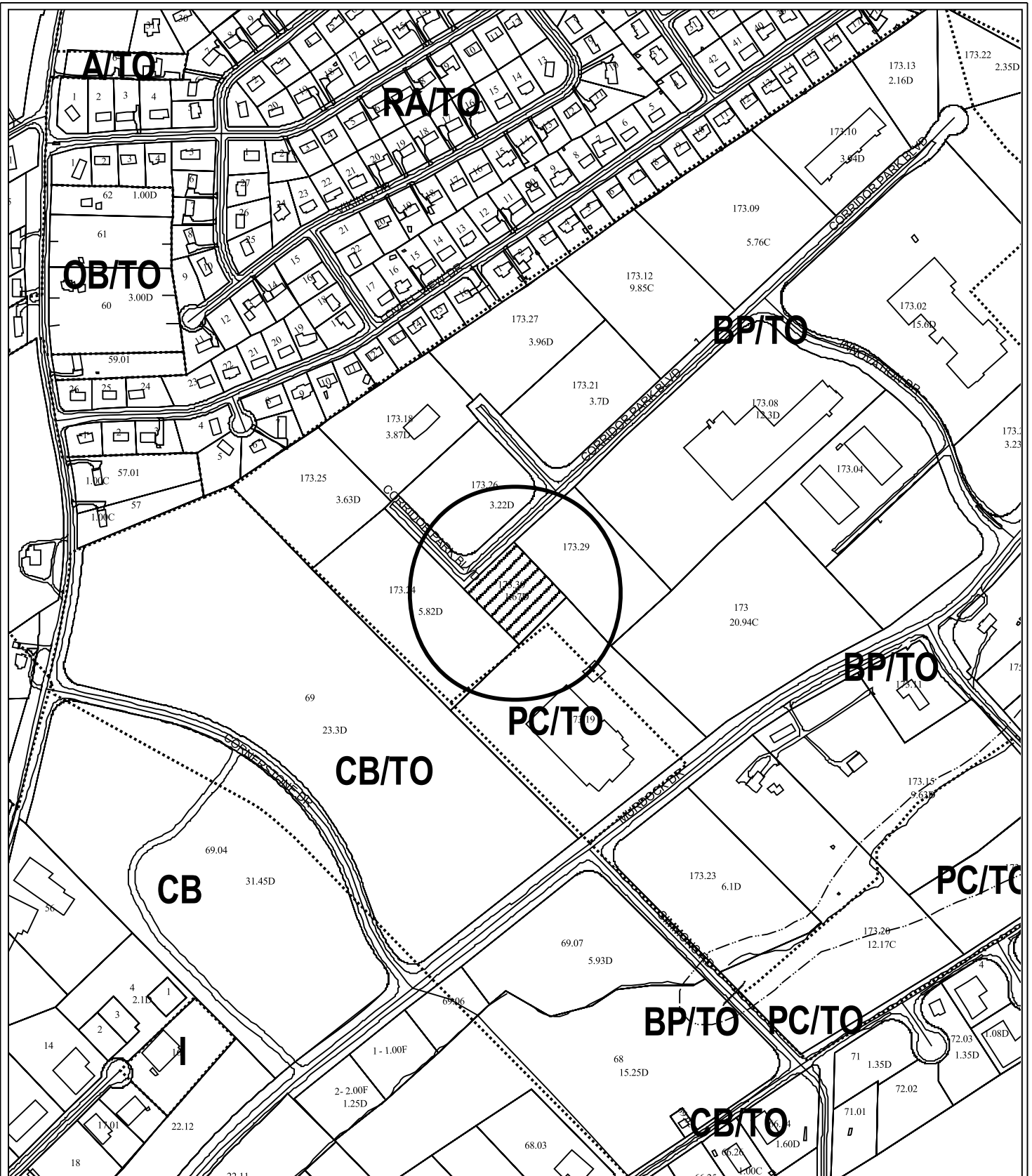
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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: 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.



6-J-08-UR
 USE ON REVIEW

 Parking lot expansion in BP (Business and Technology) / TO (Technology Overlay)

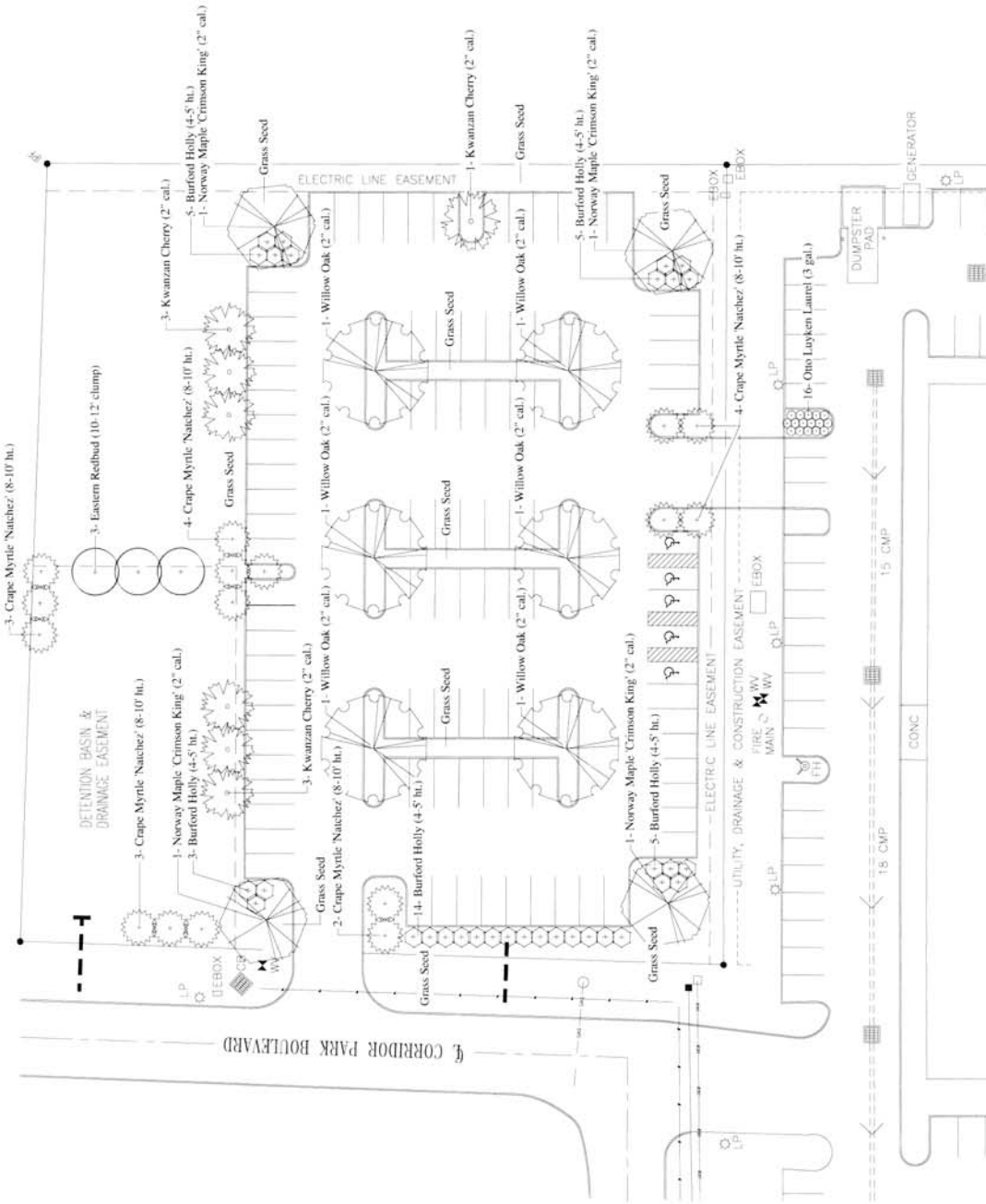
Original Print Date: 05/23/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Inland Western Knoxville
 Corridor Park, LLC.

Map No: 118

Jurisdiction: County





LANDSCAPE PLANTING & GRASS SEEDING NOTE:

1. TO DETERMINE THE PLANTING WORK, UNDERGROUND UTILITIES, VERTICAL CURVATURE AND EROSION CONTROL, SEE THE PLANNING AND ENGINEERING NOTES AND THE SITE PLAN.
2. EXAMPLES: SEE UPON WHICH WORK IS TO BE PERFORMED, PROVIDE PLANTING AND FINISHES AND THE PLANTING AND FINISHES TO BE USED. PROVIDE PLANTING AND FINISHES TO BE USED. PROVIDE PLANTING AND FINISHES TO BE USED. PROVIDE PLANTING AND FINISHES TO BE USED.
3. EXCAVATE EXISTING SOIL 4" DEPTH AND REMOVE ANY PLANT MATERIAL. RECONSTRUCT PLANTING AREAS WITH 4" DEPTH STERILE TOPSOIL AND MIX WITH EXISTING PLANTING AREAS.
4. ASSURE THAT ALL PLANTING AREAS DRAIN AWAY FROM STRUCTURES.
5. PROVIDE AND INSTALL PLANTING AREAS WITH WELL DRAINAGE AND PROTECT PLANTING AREAS FROM THE AMERICAN ASSOCIATION OF "BARBERMEN".
6. ADD PERMEABLE HERBICIDE UNDERNEATH MULCH IN LANDSCAPE PLANTING BEDS AND FITS.
7. TOP SOILS SHALL BE 3" INCHES DEEP LAYER OF AMENDED MULCH.
8. PLANTING AREAS SHALL BE PROTECTED FROM PLANT MATERIAL.
9. REMOVE ALL STINGS AND OTHER TIES FROM PLANT MATERIAL.
10. REMOVE UPPER 1/2 OF BARK FROM ALL PLANT ROOT BALLS.
11. DO NOT PERFORM TREE ROOT BALLS WITH SUPPORT STAKES.
12. ADD FERTILIZER AND LIME AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE.
13. INSTALL ALL PLANTING AREAS TO BE REPLACED TO THE ORIGINAL CONDITION.
14. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SPECIES OR SPECIES WITH IT WRITTEN FROM SECTION OF THE LANDSCAPE ARCHITECT.
15. ALL PLANTING AREAS SHALL BE PROTECTED FROM THE PLANTING AREAS.
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6-5-08-UR

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 Planning & Landscape Architecture
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 PHONE: (303) 733-1111 FAX: (303) 733-1112

LANDSCAPE DESIGN PLAN
 LOT 17-R2, CORRIDOR PARK
 TRAVELERS PARKING LOT EXPANSION
 Q13 MAP 118, PARCEL 173.30
 DISTRICT-6, ANOKA COUNTY, MN.
 SCALE: 1"=20' DATE: 5/16/08

TCDA
 CERTIFICATE OF APPROPRIATENESS
 FOR LAND USE
 BY THE BOARD OF SUPERVISORS
 FOR ANOKA COUNTY
 ANOKA, MINNESOTA
 DATE: 5/16/08

Landscape Design Plan
 SCALE: 1" = 20' - 0"
 MAGNETIC NORTH

