



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

▶ **FILE #:** 10-F-08-UR

AGENDA ITEM #: 67

AGENDA DATE: 10/9/2008

▶ **APPLICANT:** JOHNSON ARCHITECTURE, INC.
OWNER(S): RANDY BOYD RADIO SYSTEMS CORP.

TAX ID NUMBER: 131 073.10 & 073.12

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest terminus of Electric Ave., southwest of Cogdill Rd.

▶ **APPX. SIZE OF TRACT:** 3.72 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. Additional access will be provided via a driveway to Cogdill Rd.

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:** Vacant land

▶ **PROPOSED USE:** Parking lot expansion for existing commercial business

HISTORY OF ZONING: Last expansion approved by MPC in August, 2007 (8-F-07-UR)

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

South: Office/ manufacturing / PC/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 parking expansion as shown on the development plan subject to 6 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Submitting a revised landscaping plan to incorporate plantings as required by the PC Zone and the general standards of the Knox County Zoning Ordinance regarding parking lots. Installing all landscaping within six months of the paving of this parking lot, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
4. Provision of required number of parking spaces per the standards of the Knox County Zoning Ordinance

for the proposed development.

5. Approval of a Certificate of Appropriateness for building permit by the Tenn. Technology Corridor Development Authority.

6. Combining all parcels owned by the applicant's client into one parcel through the resubdivision process.

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:

Previously, the applicant is proposing to expand the ongoing business that adjoins this site by adding a second floor to an existing building. In order to be able to provide the required parking to accommodate the expansion a parking garage was proposed at that time. The applicant is now proposing to construct a surface parking lot, on an adjoining piece of property, in lieu of building the parking garage. If the applicant's client is purchasing the property where the new parking lot is going to be constructed, this land should be combined with their other holdings via the subdivision process.

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

1. The proposed 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 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 development plan meets all other requirements of the Zoning Ordinance.

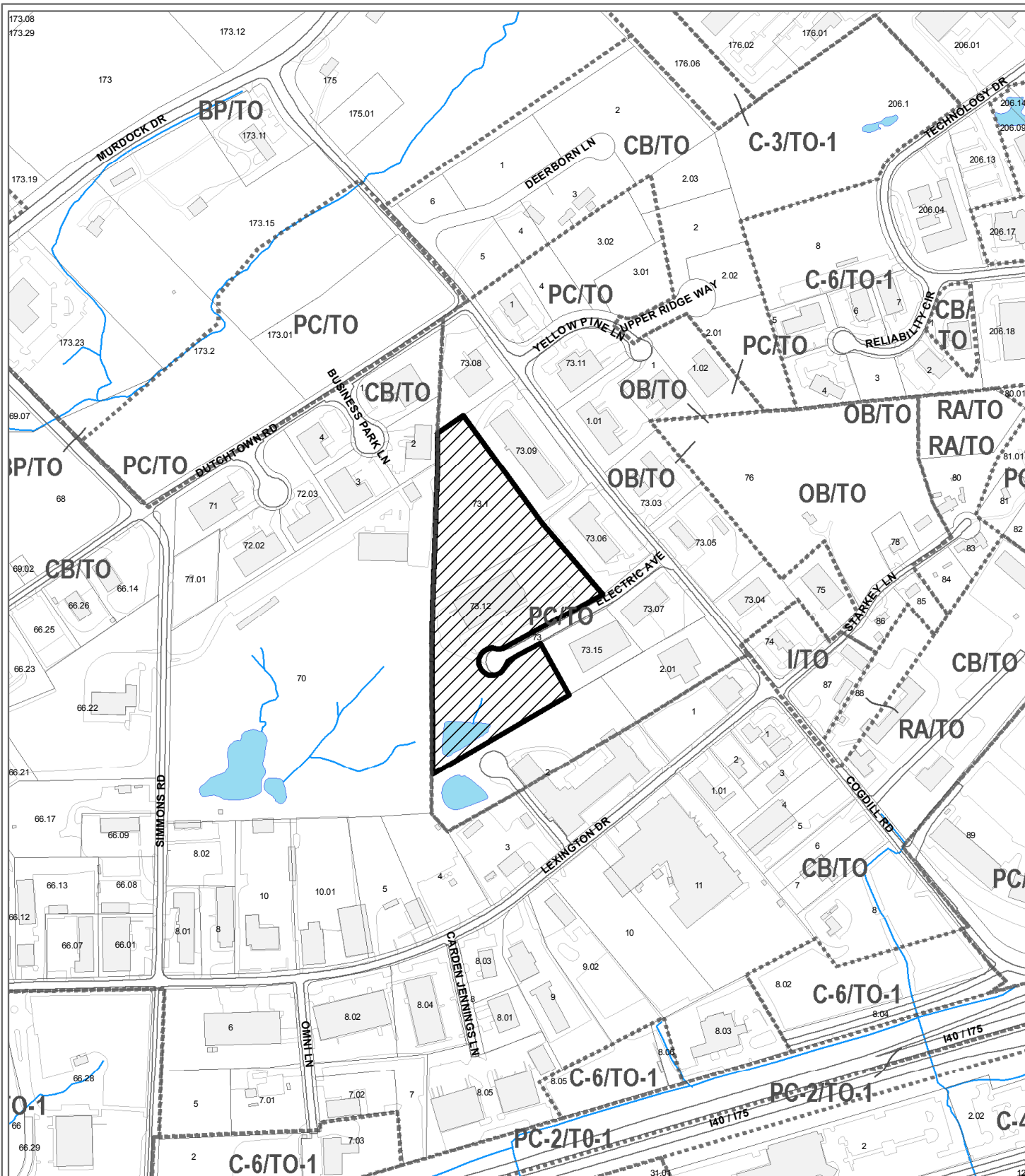
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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.

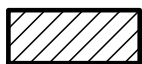
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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



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USE ON REVIEW**



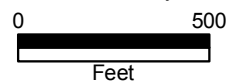
Parking lot expansion for existing commercial business in PC (Planned Commercial) / TO (Technology Overlay)

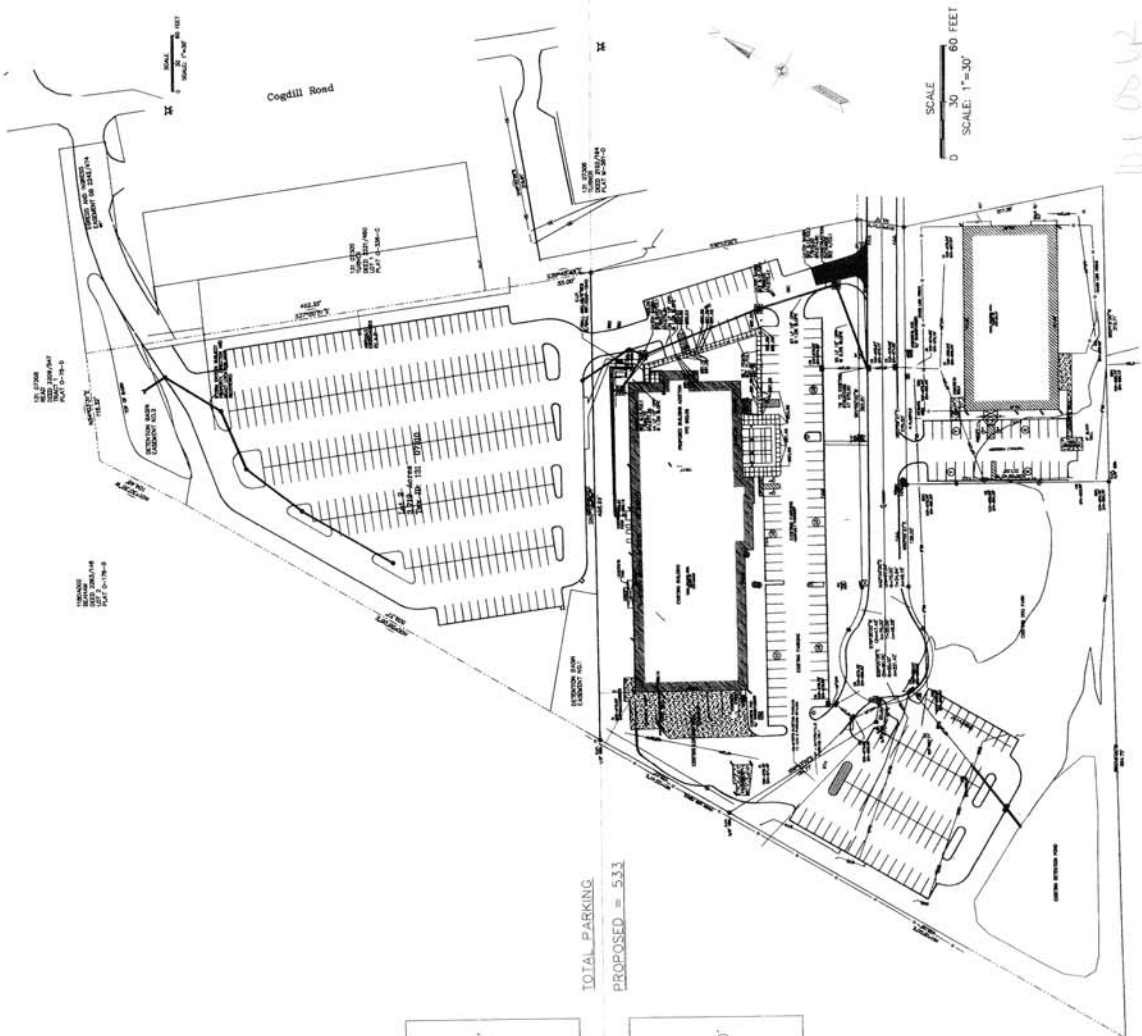
Original Print Date: 9/18/2008
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

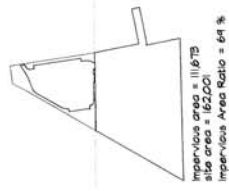
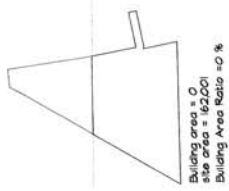
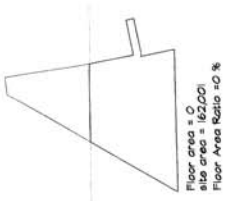
Petitioner: Johnson Architecture, Inc.

Map No: 131
Jurisdiction: County



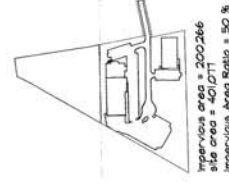
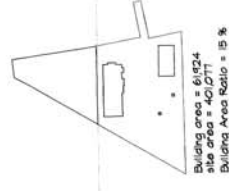
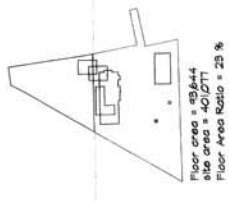


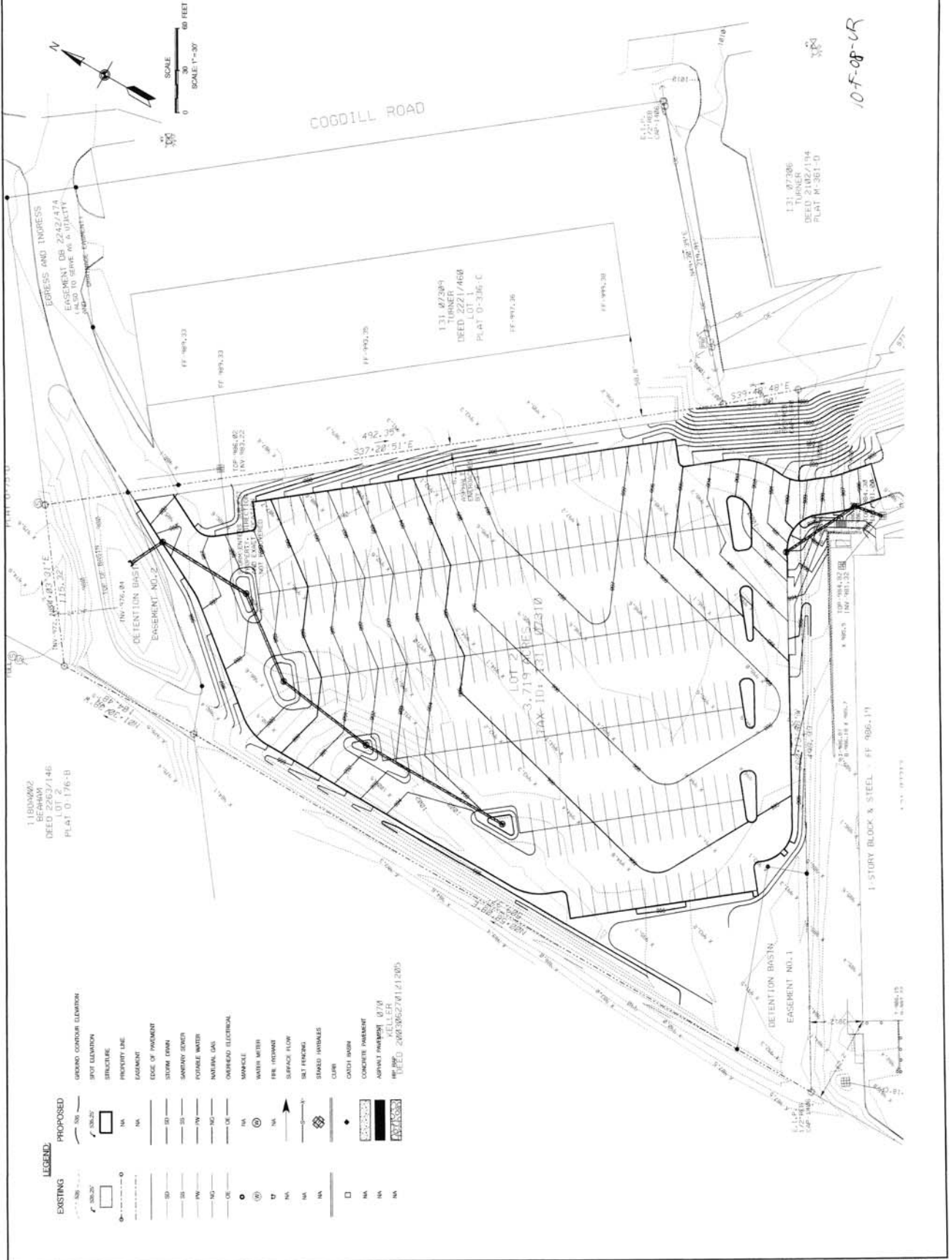
TOTAL PARKING
 PROPOSED = 533



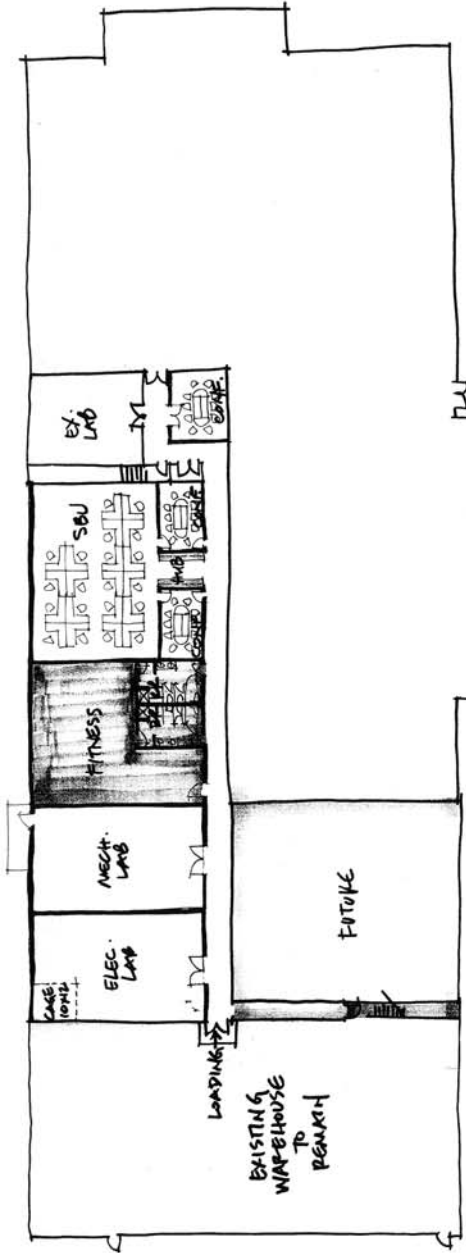
NEW SITE SUMMARY:
 REQUIRED PARKING SPACES: 320
 NEW SPACES PROVIDED: 320
 PARKING SPACES INDICATED = 10'X20'
 GROUND AREA COVERAGE = 0%
 FLOOR AREA COVERAGE = 0%
 IMPERVIOUS AREA RATIO = 69%

EXISTING FACILITIES SITE SUMMARY:
 REQUIRED PARKING SPACES: 359
 EXISTING SPACES PROVIDED: 213
 PARKING SPACES INDICATED = 10'X20'
 GROUND AREA COVERAGE = 15.3%
 FLOOR AREA COVERAGE = 20.8%
 IMPERVIOUS AREA RATIO = 31.9%

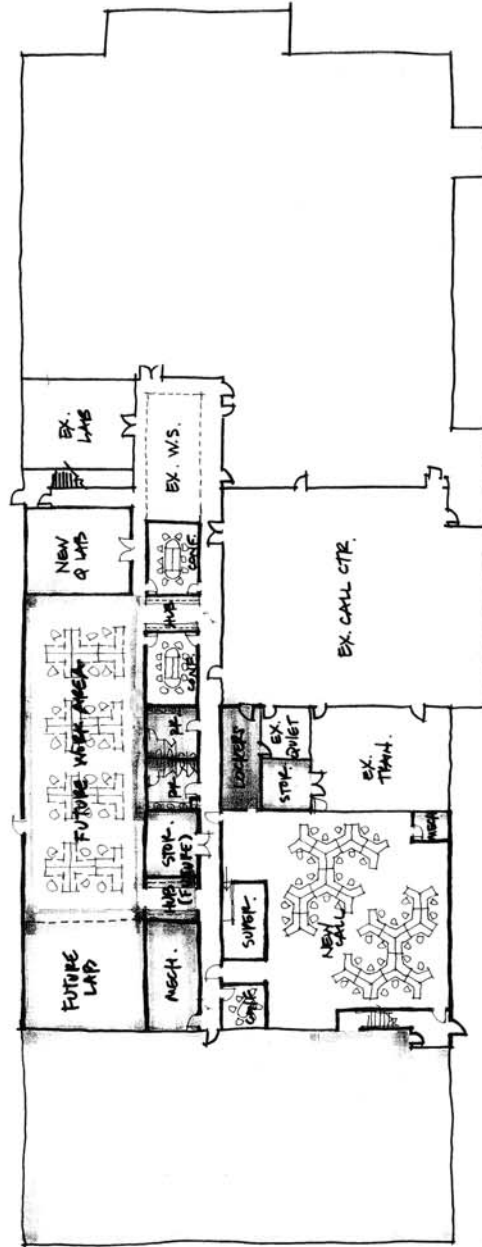




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SECOND FLOOR - OPTION 2
 1/16" = 1'
 NUMBER OF PROPOSED STATIONS: 20



FIRST FLOOR - 1/16" = 1'
 NUMBER OF PROPOSED STATIONS: 40
 NUMBER OF FUTURE STATIONS: 24 (SHOWN IN GREY)