

▶ **FILE #:** 12-B-11-UR

**AGENDA ITEM #:** 38

**AGENDA DATE:** 12/8/2011

▶ **APPLICANT:** JOHNSON ARCHITECTURE, INC.

OWNER(S): Radio Systems Corp.

TAX ID NUMBER: 131 07312 131BA00201

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest terminus of Pet Safe Wy., southwest side of Cogdill Rd.

▶ **APPX. SIZE OF TRACT:** 8.89 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Petsafe Wy., 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:** Pet products business

▶ **PROPOSED USE:** Business and parking expansion

HISTORY OF ZONING: Use on review approvals have been granted for this business in 2002, 2007 and 2008

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

South: Office / warehouse / 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 5 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. Providing an informal pedestrian connection between the new building on Cogdill Rd. back to the main campus on Petsafe Wy.
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

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 that adjoins this site by adding another building and additional parking. This applicant has received two previous approvals to expand the business. The current plan proposes to expand the parking area off of Petsafe Way. This parking expansion will eliminate a portion of the existing dog park/exercise area. Additionally, the applicant will be locating a portion of the business in an existing building that fronts on Cogdill Rd. More parking will be provided at that location to serve the needs of the business.

**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 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,
2. The development plan meets all other requirements of the Zoning Ordinance.

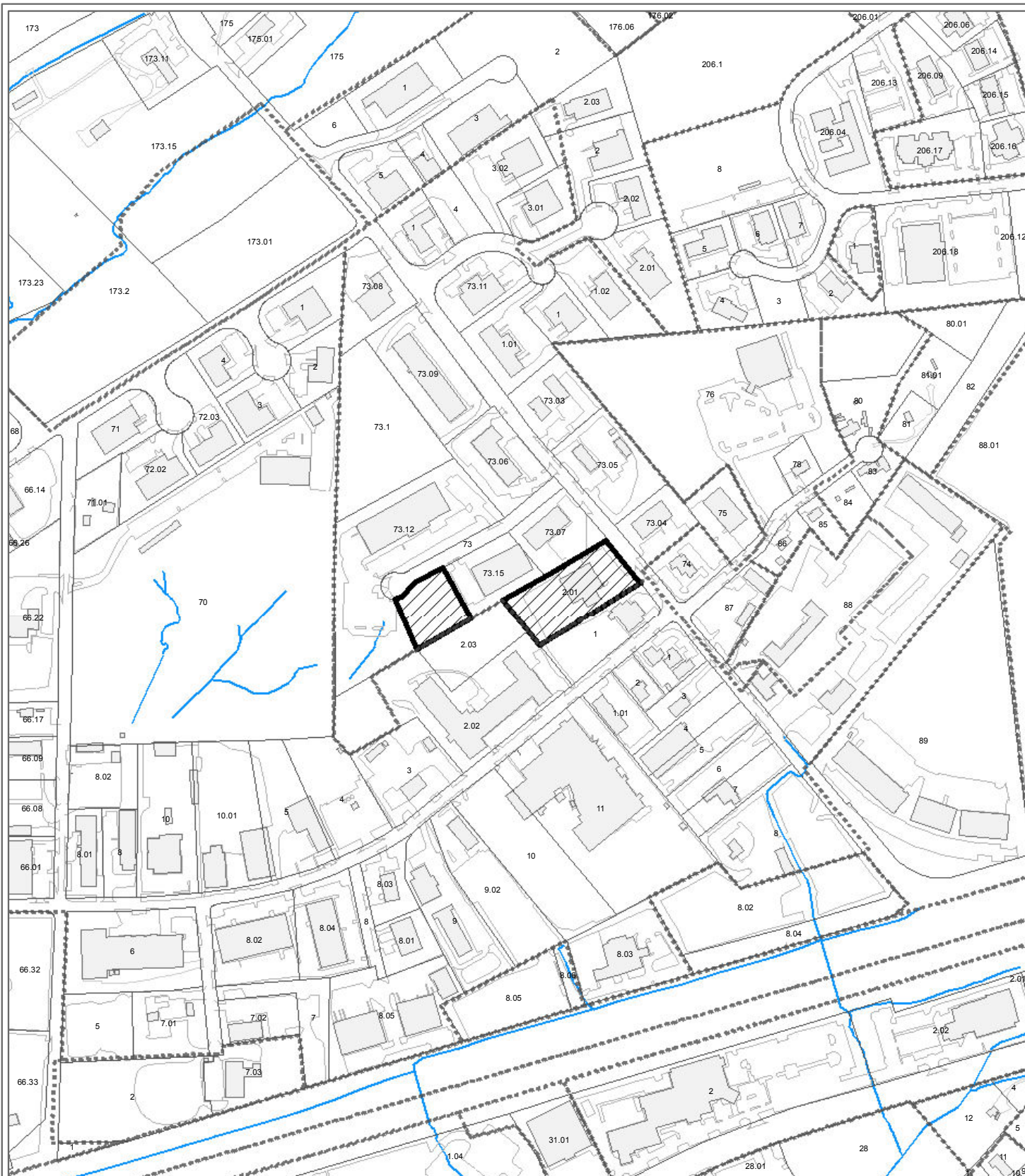
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

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.

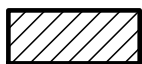
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the 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.



**12-B-11-UR  
USE ON REVIEW**



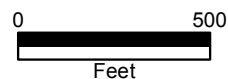
Business and parking expansion in PC (Planned Commercial) / TO (Technology Overlay)

Original Print Date: 12/1/2011  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Johnson Architecture, Inc.

Map No: 131  
Jurisdiction: County





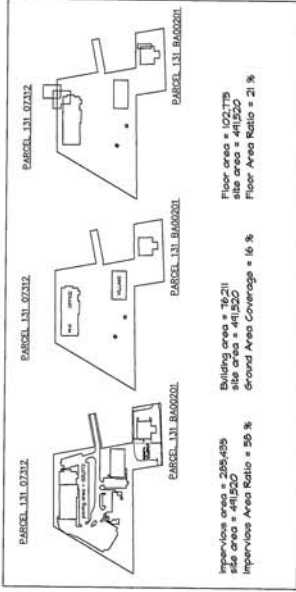
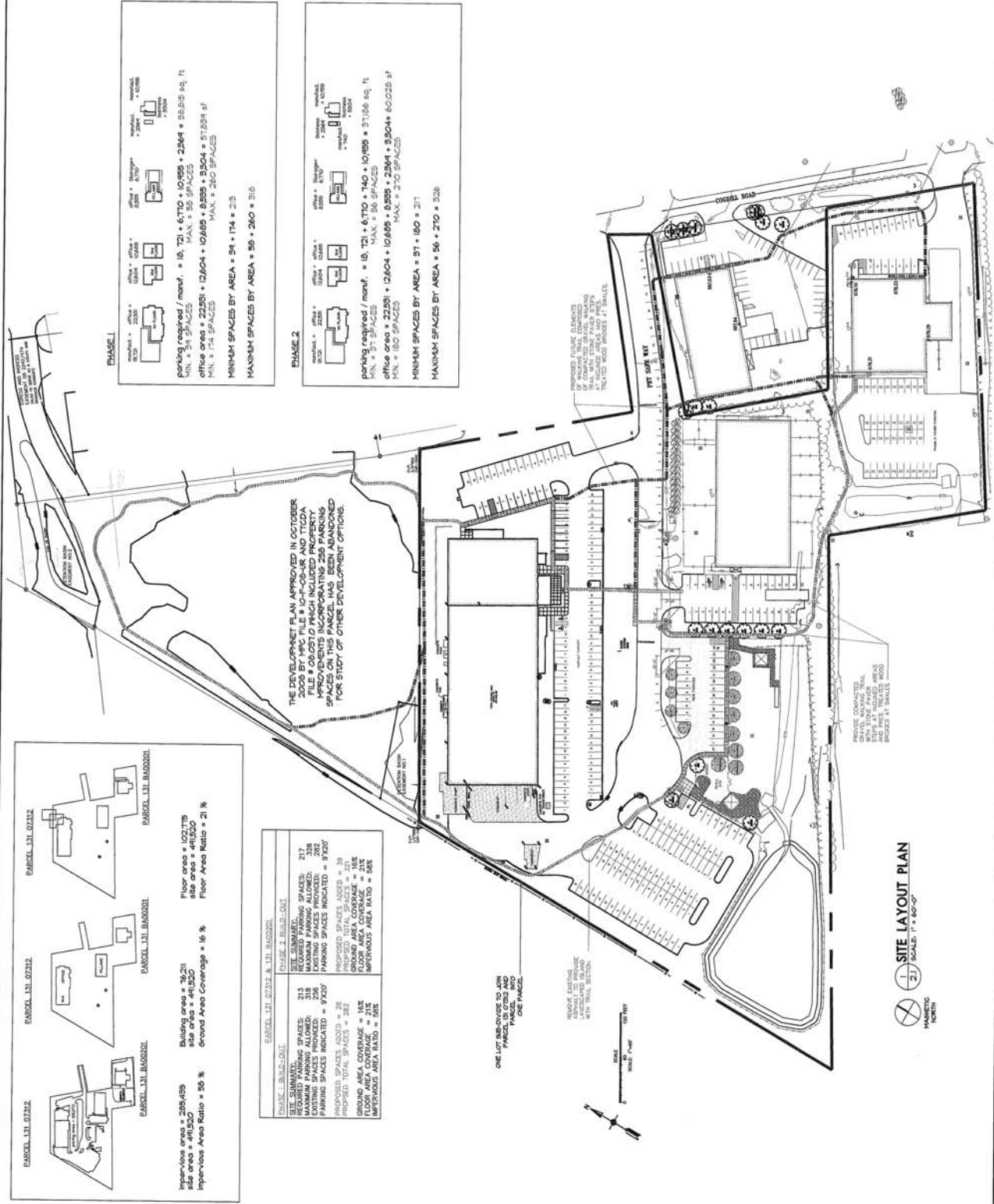
SITE PLAN

REVISIONS:  
 NOVEMBER 22, 2011

DATE: October 24, 2011  
 FILE NAME: PSDPP-SP-0  
 PROJECT NO.: 100358A

**SP-0**

12-B-11-00Q  
**REVISED**  
 11-23-11



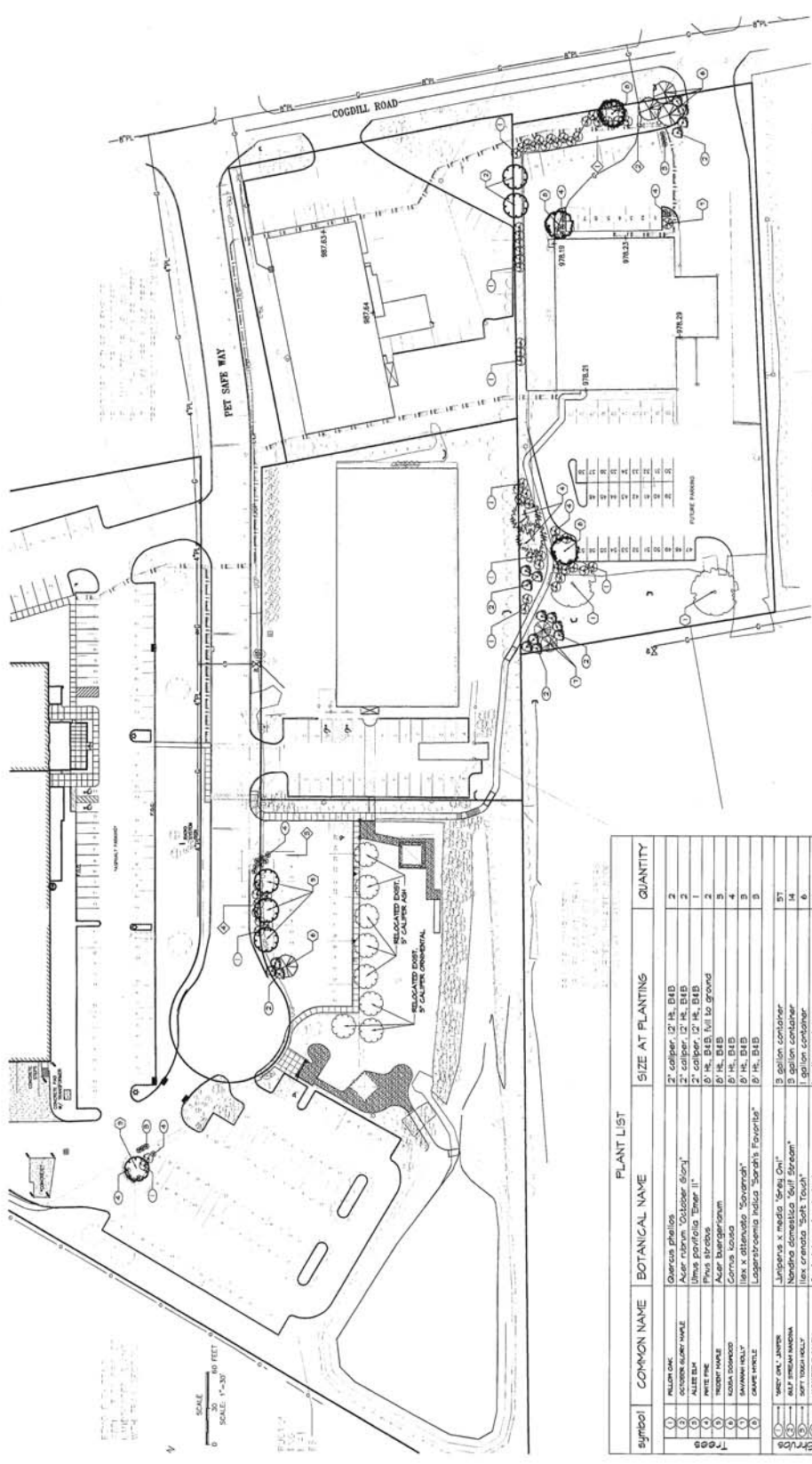
PHASE 1 BUILD-OUT		PHASE 2 BUILD-OUT	
SITE SUMMARY	313	SITE SUMMARY	313
EXISTING SPACES	313	EXISTING SPACES	313
MAXIMUM PARKING ALLOWED	326	MAXIMUM PARKING ALLOWED	326
PARKING SPACES PROVIDED	296	PARKING SPACES PROVIDED	296
PARKING SPACES INDICATED	174	PARKING SPACES INDICATED	174
PROPOSED TOTAL SPACES	218	PROPOSED TOTAL SPACES	217
GROUND AREA COVERAGE	16%	GROUND AREA COVERAGE	16%
FLOOR AREA COVERAGE	21%	FLOOR AREA COVERAGE	21%
IMPERVIOUS AREA RATIO	50%	IMPERVIOUS AREA RATIO	50%

**SITE LAYOUT PLAN**  
 SCALE: 1" = 60'-0"  
 NORTH



1.2 - 8.11 - LDK  
**REVISED**  
 11-23-11

**LS-1**



**LANDSCAPE NOTES:**

1. EXAMINE SITE WITH HIGH WORK IS TO BE REMOVED. PROVIDE REGULATION TESTS IN TESTS PROVIDED FOR THE PLANTS. IF REGULATION TESTS OR SOILS CONDITION REVEALS REDUCTION OF NUTRIENT WATER, REPLY TO ANALYST ADVISORY CONDITIONS BEFORE BACK FILLING. DO NOT RE-USE EXISTING SOILS UNLESS THEY ARE PROVEN TO BE SUITABLE FOR THE PLANTING. PROVIDE A MINIMUM OF 2" OF PLANTING MIXTURE. UNLESS OTHERWISE SPECIFIED, ALL PLANTING MIXTURE SHALL BE ACCORDING TO SECTION 05.05.00.00.
2. UNDESIRABLE SOILS TO BE REMOVED AND REPLACED WITH PLANTING MIXTURE.
3. EXCAVATE SOIL TO DEPTH AND REMOVE ALL PLANT MATERIAL IN DESIGNATED PLANTING AREAS. ALL SOILS TO BE REPLACED WITH PLANTING MIXTURE.
4. ASSURE THAT ALL BEDS DRAIN AWAY FROM ALL STRUCTURES.
5. PROVIDE 2" OF PLANTING MIXTURE UNDER ALL PLANTING AREAS AND PASSES AND THAT CORRELATE WITH THE LATEST EDITION OF ILLUSTRATION AND 2001 AMERICAN STANDARD FOR CONSTRUCTION.
6. ALL PRE-EMERGENT HERBICIDES INDEPENDENTLY IN LANDSCAPE BEDS.
7. ALL PLANTING SHALL BE DONE THROUGH MULCH.
8. PLANTING SHALL BE DONE THROUGH MULCH.
9. REMOVE ALL WEEDS AND ALL PLANT MATERIAL.
10. PROVIDE 2" OF PLANTING MIXTURE UNDER ALL PLANTING AREAS AND PASSES AND THAT CORRELATE WITH THE LATEST EDITION OF ILLUSTRATION AND 2001 AMERICAN STANDARD FOR CONSTRUCTION.
11. DO NOT PERFORM TREE ROOTS DIALS WITH IMPROPER SPACING.
12. PROVIDE 2" OF PLANTING MIXTURE UNDER ALL PLANTING AREAS AND PASSES AND THAT CORRELATE WITH THE LATEST EDITION OF ILLUSTRATION AND 2001 AMERICAN STANDARD FOR CONSTRUCTION.

Symbol	COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING	QUANTITY
1	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	2
2	OCTOBER GLORY	<i>Ageratum</i>	2" caliper, 12" H, B/B	2
3	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
4	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
5	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
6	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
7	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
8	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
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10	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
11	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
12	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
13	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
14	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
15	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
16	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
17	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
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25	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
26	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
27	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
28	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
29	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
30	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
31	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
32	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
33	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
34	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
35	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
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42	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
43	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
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51	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
52	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
53	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
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55	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1
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100	PLUM OAK	<i>Quercus phellos</i>	2" caliper, 12" H, B/B	1

PLOT SCALE: 1"=10'