



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

▶ **FILE #:** 6-D-11-UR

AGENDA ITEM # 30

AGENDA DATE: 6/9/2011

▶ **APPLICANT:** **ALSTOM OFFICE BUILDING**

OWNER(S): The Development Corporation of Knox County

TAX ID NUMBER: 118 01609

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Northwest side of Centerpoint Blvd., southwest side of Pellissippi Parkway.**

▶ **APPX. SIZE OF TRACT:** **8.36 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Centerpoint Blvd., a local street with a 32' pavement width within a 60' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver & Hickory Creek

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

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Office building**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / BP (Business and Technology) / TO (Technology Overlay)

South: Business park / BP (Business and Technology) / TO (Technology Overlay)

East: Pellissippi Parkway / BP (Business and Technology) / TO (Technology Overlay)

West: Offices / BP (Business and Technology) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The proposed development is located in the area of a developing business park near the interchange of Pellissippi Parkway and Lovell Rd.

STAFF RECOMMENDATION:

▶ **WITHDRAW as requested by the applicant.**

COMMENTS:

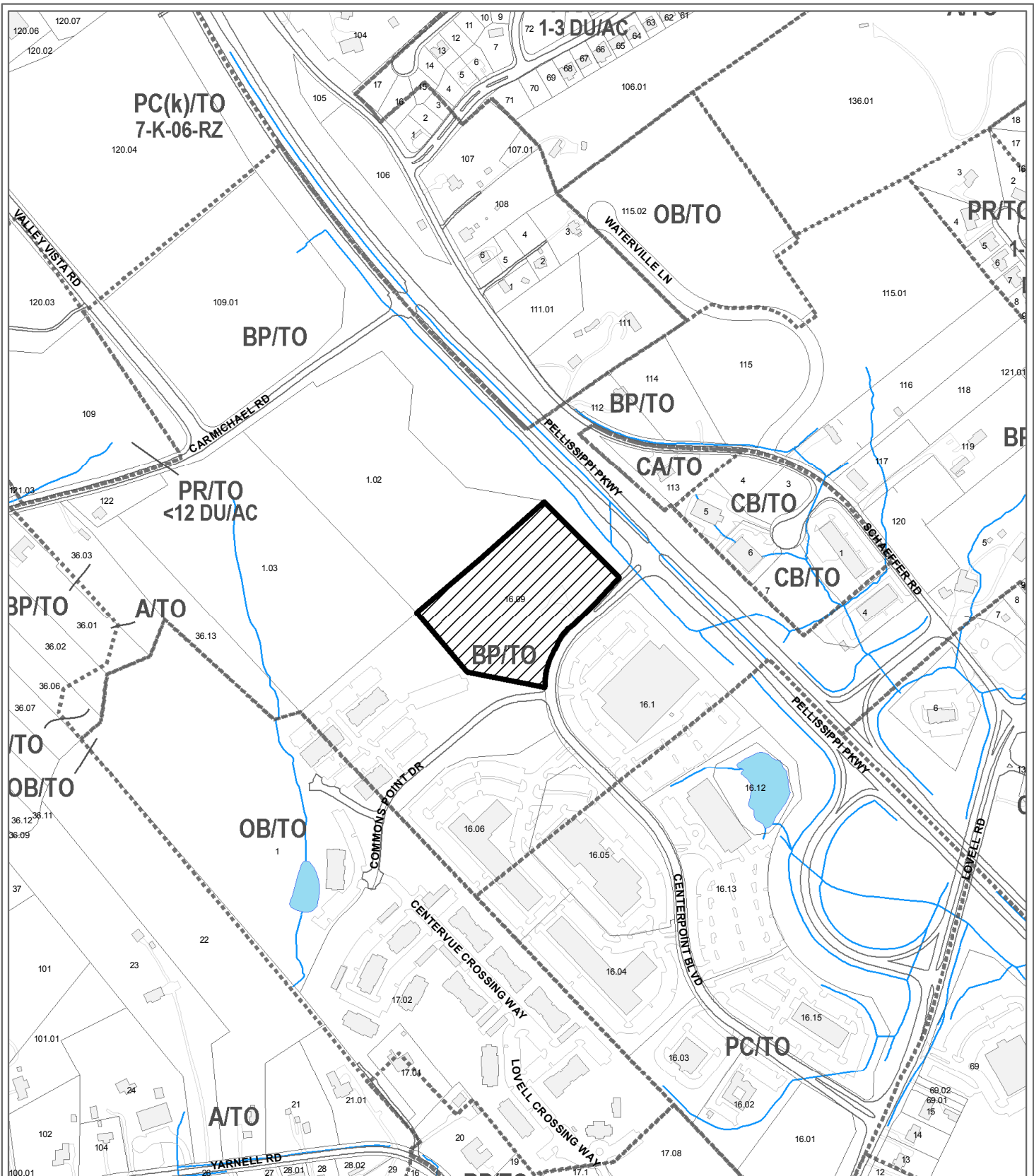
The applicant was proposing a 106,113 square foot three story office building on an 8.36 acre tract within the Centerpoint Park Subdivision.

ESTIMATED TRAFFIC IMPACT 1396 (average daily vehicle trips)

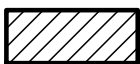
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 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-D-11-UR
USE ON REVIEW**



Office building in BP (Business and Technology) / TO (Technology Overlay)

Original Print Date: 5/19/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Alstom Office Building

Map No: 118
 Jurisdiction: County

