

▶ **FILE #:** 7-B-12-UR

AGENDA ITEM #: 28

AGENDA DATE: 7/12/2012

▶ **APPLICANT:** **FLAGSHIP GROUP, INC.**

OWNER(S): Flagship Group, Inc.

TAX ID NUMBER: 118 173.29, 173.32 AND PART OF 173

JURISDICTION: County Commission District 6

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

▶ **APPX. SIZE OF TRACT:** **6.52 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:** **Medical facility**

▶ **PROPOSED USE:** **Medical facility expansion**

HISTORY OF ZONING: None noted

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

South: Vacant land / BP (Business and Technology) / TO (Technology Overlay)

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

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

NEIGHBORHOOD CONTEXT: The subject property is located in Corridor 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 an expansion of approximately 39,600 sq. ft. to the existing medical facility, in the BP/TO zone, subject to the following 7 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed development.
2. Obtaining approval from the Knox County Board of Zoning Appeals for the proposed parking lot variances.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Obtaining approval and recording a final plat for the combination of property for the proposed new lot for this development.
6. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along public streets.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

COMMENTS:

This is a request for a use-on-review approval for an expansion to the existing office building and laboratory fo CSL Plasma. The property is located in Corridor Park subdivision where similar businesses have developed over the years. The existing single-story building of 30,000 square feet will be expanded by approximately 39,600 square feet. The proposed building expansion includes a new layout for parking and the addition of a third access drive onto Corridor Park Blvd.

The applicant is requesting three variances from the Knox County Board of Zoning Appeals regarding the proposed parking lot for the facility. The variances include a reduction in the minimum area required for each parking space, a slight reduction in the minimum driveway width and allowing the parking areas to extend into the required side yard building setback areas.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCCA). The TTCCA will consider this request on July 9, 2012.

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

1. Public water and sewer facilities are in place to serve this proposed expansion.
2. The proposed office building and laboratory expansion will be consistent with the development that has occurred in this business park.

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

1. With the approved variances, the proposed development expansion is consistent with all requirements of the BP zoning district, as well as other criteria for approval of 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.

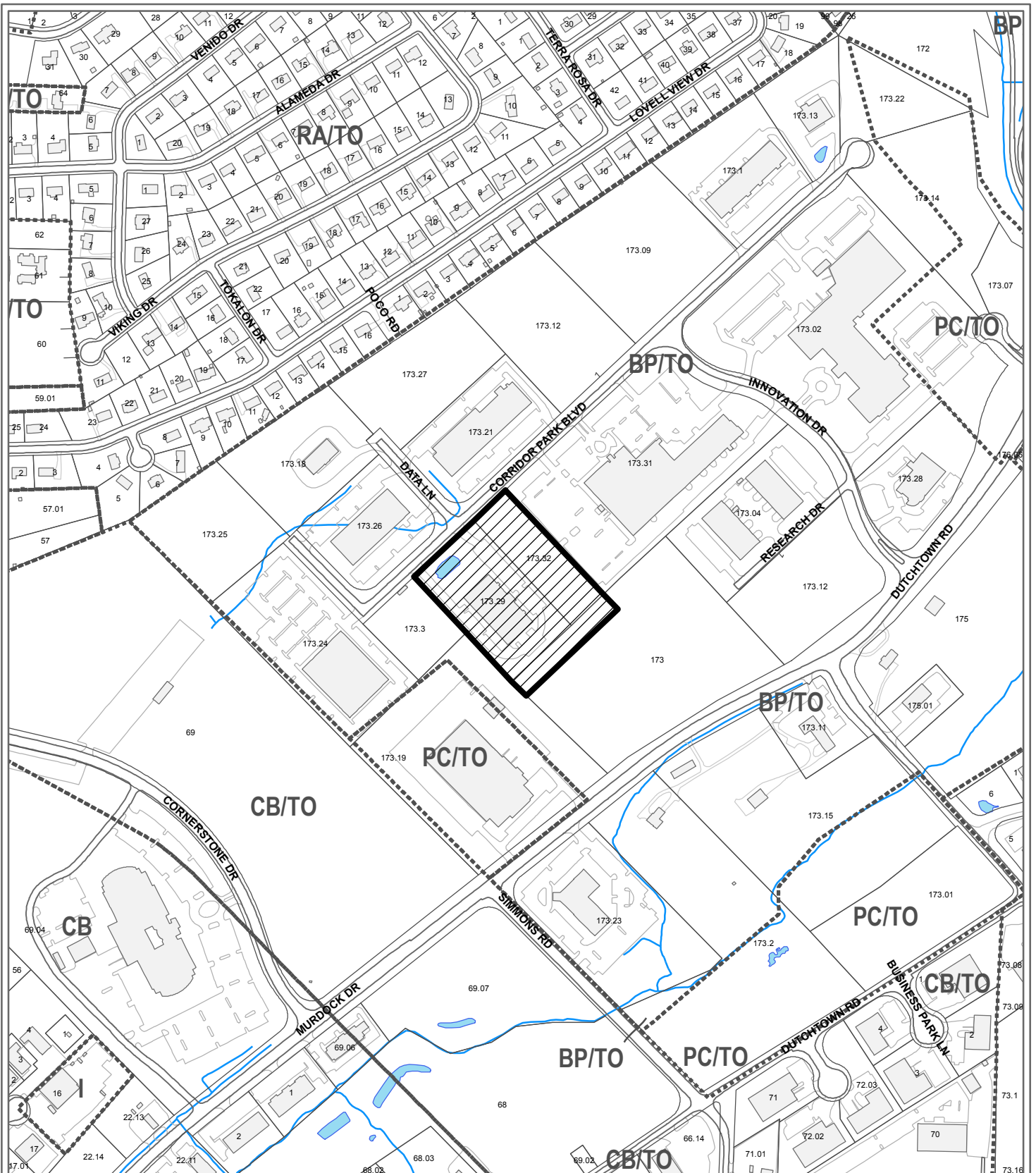
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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 TTCCA Design Guidelines.
3. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

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.



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



Medical facility expansion in BP (Business and Technology) / TO (Technology Overlay)

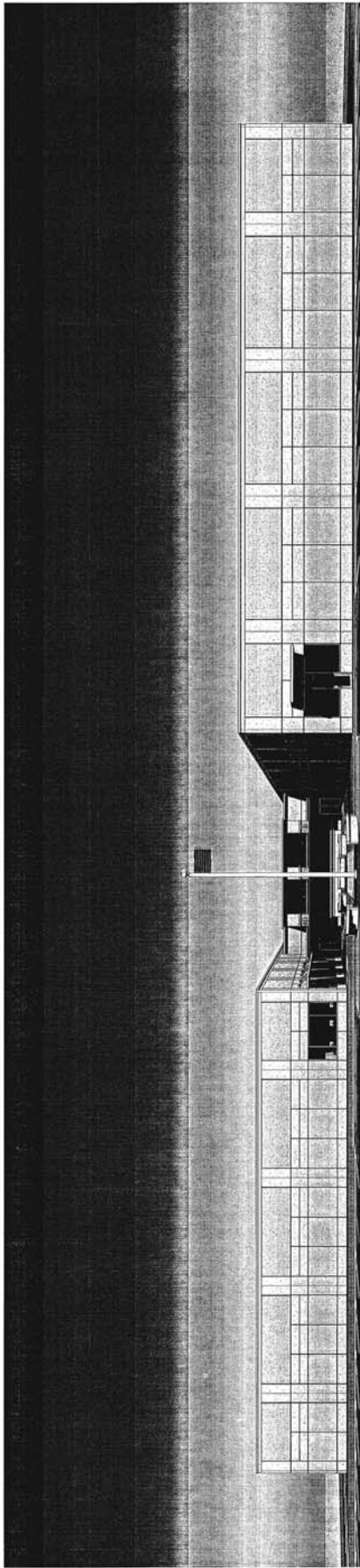
Original Print Date: 6/27/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Flagship Group, Inc.

Map No: 118
Jurisdiction: County



CSL PLASMA TESTING LAB EXPANSION KNOXVILLE, TENNESSEE



SITE



LOCATION MAP

PROJECT TEAM

TENANT
CSL PLASMA
1001 CORRIDOR PARK
KNOXVILLE, TN 37927

ARCHITECT
NOVUS ARCHITECTS, INC.
1400 W. PEARSON BLVD., SUITE 200
MT. PLEASANT, SC 29666
TEL: 843.662.7077
FAX: 843.662.7070
www.novusarch.com

MEP
REYNOLDS AND BOND
300 PULASKI CENTER AVE., NE
ATLANTA, GA 30327
404.254.4400
www.reynoldsandbond.com

INDEX OF DRAWINGS

- GENERAL**
G.001 TITLE SHEET
- ARCHITECTURAL**
SITE PLAN
A.001 FLOOR PLAN
A.002 EXTERIOR ELEVATIONS
A.003 PROSPECTIVE VIEW
A.004 EXTERIOR PHOTOS - SHEET ONLY INCLUDED IN COLOR SETS

TESTING LAB EXPANSION
1001 CORRIDOR PARK
KNOXVILLE, TN
TITLE SHEET

NO. 1	DESCRIPTION	DATE

DATE: 06/25/12
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: [blank]
PROJECT NO.: 2001.1111.76

SHEET NUMBER
G.001

7-B-12-11A

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CSL Plasma
Good for You. Better for Life.

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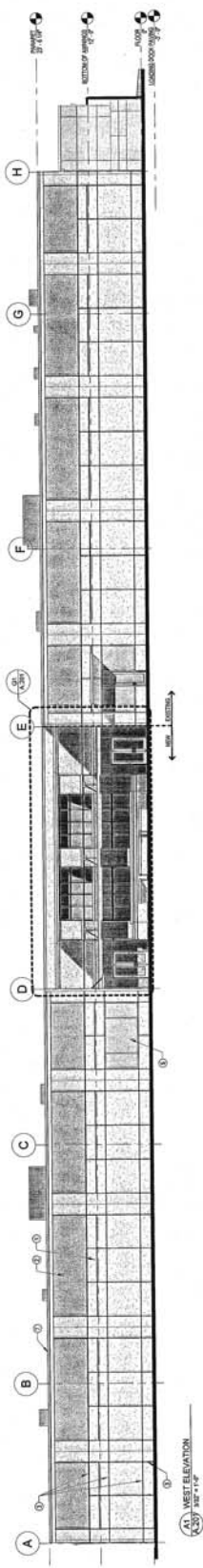
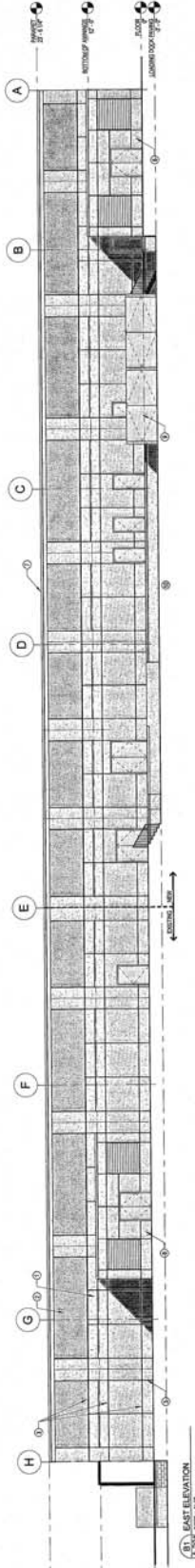
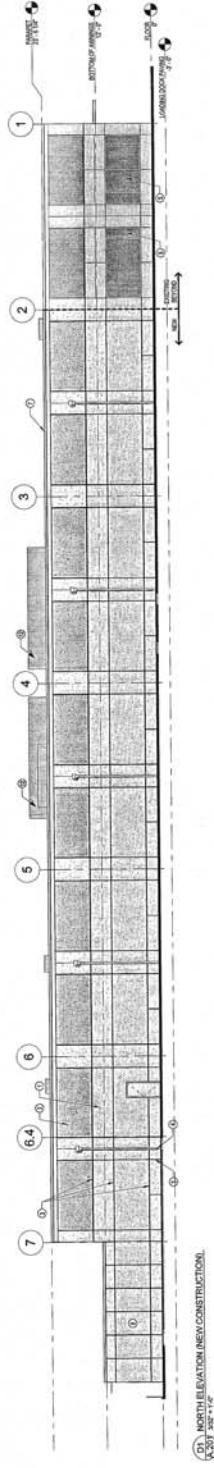
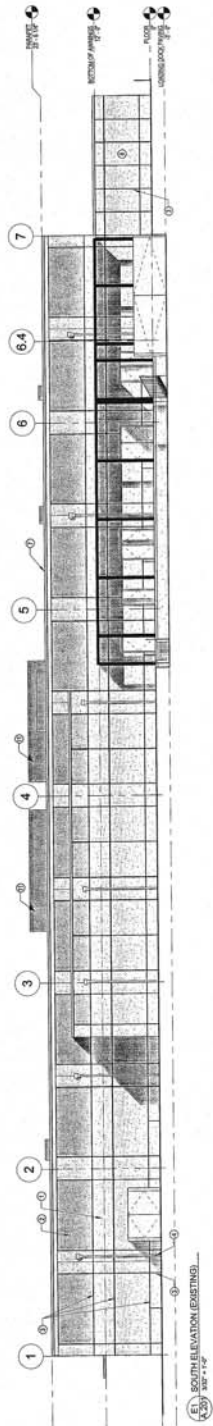
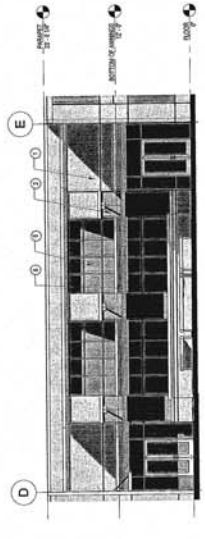
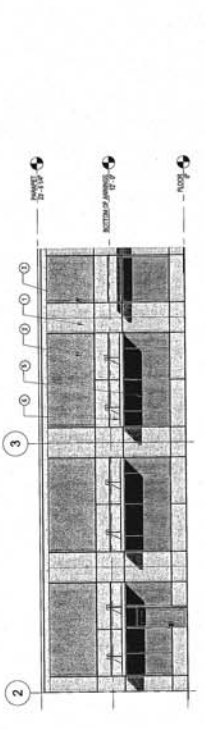
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GENERAL NOTES

1. ALL FINISHES TO MATCH EXISTING

KEY NOTES

- 1. WALL PANELS - COLOR 1
- 2. INTERIOR FINISHES TO MATCH EXISTING
- 3. INTERIOR FINISHES TO MATCH EXISTING
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TESTING LAB EXPANSION
 1001 CORRIDOR PARK BLVD.
 KNOXVILLE, TN 37932
 SITE PLAN

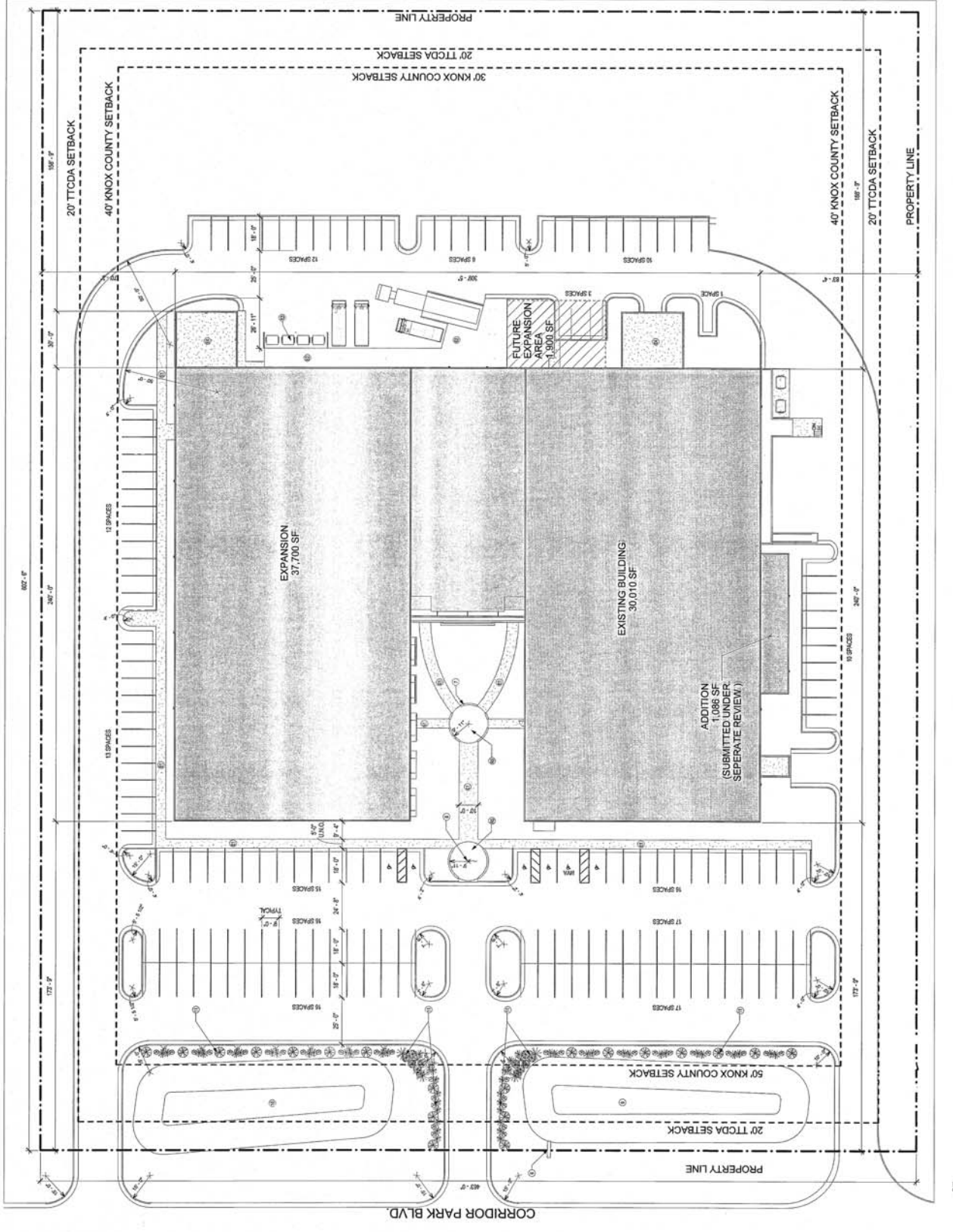


CSL Plasma
 Based in TN, Made in USA

- KEY NOTES**
- 1. CONCRETE RETAIN WALL
 - 2. NEW CONCRETE CURB AND GUTTER
 - 3. DAMPTED INCLUSIVE
 - 4. SLOPE FOR DRAINAGE
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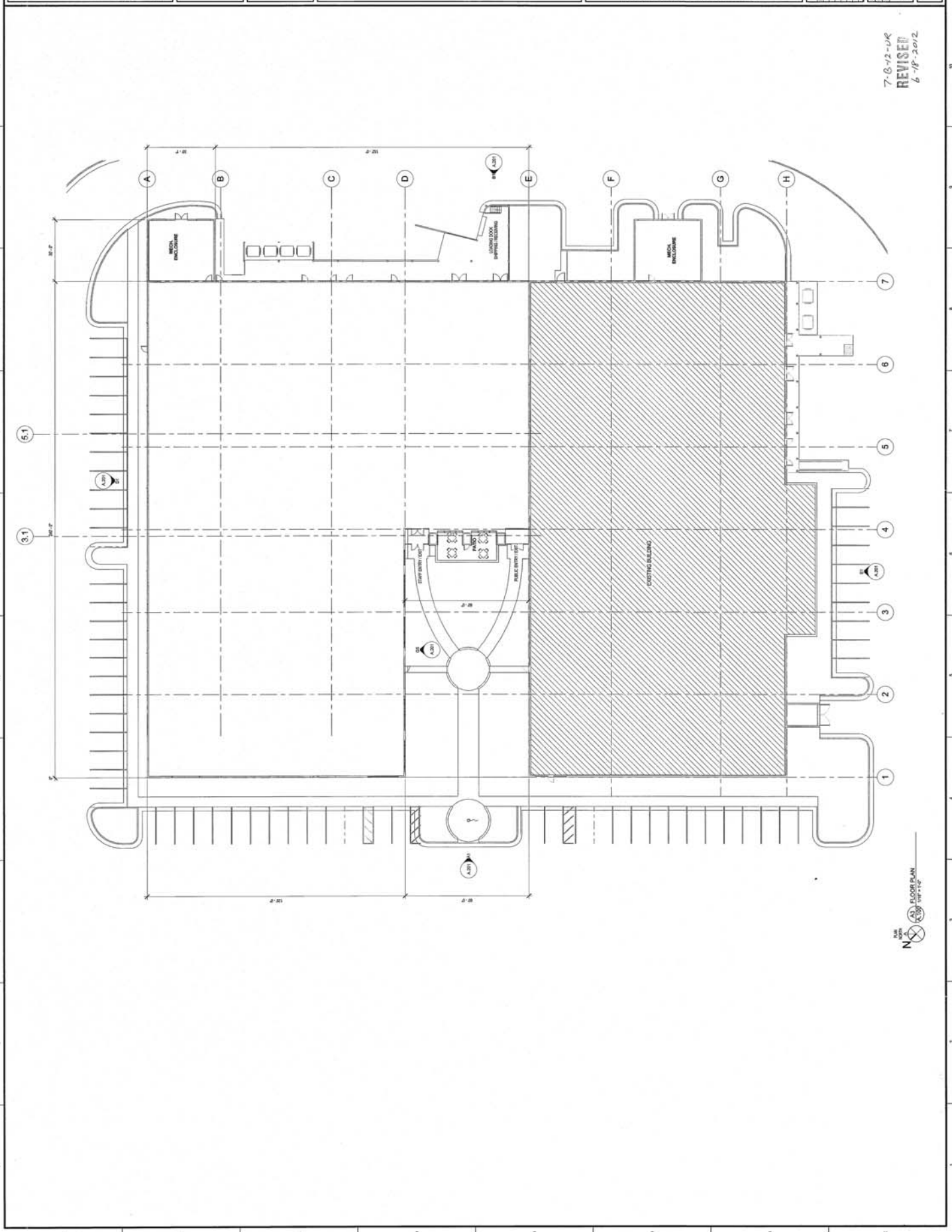
REVISIONS

NO.	DATE	DESCRIPTION
1	7-8-12	REVISED
2	7-8-12	REVISED



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7-8-12 -DK
REVISED
6-18-2012



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CSL Lab Knoxville
Knox County, Tennessee
Cortor Park

REVISIONS:
0106 UTILITY REVISION

DRAWN BY: WHR
CHECKED BY: WHR
DATE: 05-18-2009
FILE NAME:
PROJECT NO.:

C1.3
S.E. UTILITY PLAN
DRAWING

7-3-12-UR

