



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

▶ **FILE #:** 9-A-14-UR

**AGENDA ITEM #:** 25

**AGENDA DATE:** 9/11/2014

▶ **APPLICANT:** GALBRAITH LABORATORIES

OWNER(S): Galbraith Laboratories

TAX ID NUMBER: 119 03318

JURISDICTION: City Council District 2

STREET ADDRESS: 9031 Cross Park Dr

▶ **LOCATION:** North side of Cross Park Dr., southwest of Cross Creek Rd.

▶ **APPX. SIZE OF TRACT:** 2.13 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access id via Cross Park Dr., a collector street with a pavement width of 26' within a 50' wide right-of-way. Secondary access is via Ten Mile Creek Rd., a local street with a pavement width of 26' within a 50' wide right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** PC-1 (Retail and Office Park)

▶ **EXISTING LAND USE:** Vacant commercial building (formerly VA medical center)

▶ **PROPOSED USE:** Addition to the existing structure for a microanalysis testing laboratory

HISTORY OF ZONING: The site was zoned PC-1 at the time it was annexed into the City of Knoxville in 1994

SURROUNDING LAND USE AND ZONING: North: Apartments / PR Residential

South: Office buildings / PC commercial

East: Office buildings / O-1 office

West: Office buildings / PC-1 commercial

NEIGHBORHOOD CONTEXT: The site is located in the area of the Executive Park commercial / office development. Zoning in the area is PR residential and a variety of both planned and standard commercial and office zoning classifications

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request to permit a 1,500 square foot expansion to the existing building and the proposed use as an analytical laboratory as shown on the site plan subject to 3 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Dept.

With the conditions noted this plan meets the requirements for approval in the PC-1 zone and the other criteria for approval of a use on review.

**COMMENTS:**

The applicant is requesting approval of a plan that will permit a 1,500 square foot expansion to an existing building that presently has approximately 22,000 square feet of floor space. The Veterans Administration medical clinic formerly occupied this building. Galbraith Laboratories is currently located in the Pleasant Ridge Industrial Park. Earlier this year, they obtained approval to expand at that location. However, site constraints were making the proposed expansion difficult. They are now proposing to occupy this existing building with the minor expansion. They have already submitted plans to the Knoxville Building Inspections Dept. for review, and with the approval of this use on review, they will be prepared to move forward with their relocation.

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

1. All public utilities are available to serve the site.
2. The proposed addition is compatible with the scale and intensity of the surrounding development and zoning pattern.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. With the recommended conditions, the proposal meets all relevant requirements of the PC-1 (Retail and Office Park) zoning as well as the general criteria for approval of a use on review.
2. The proposed development with the recommended conditions 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 additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

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

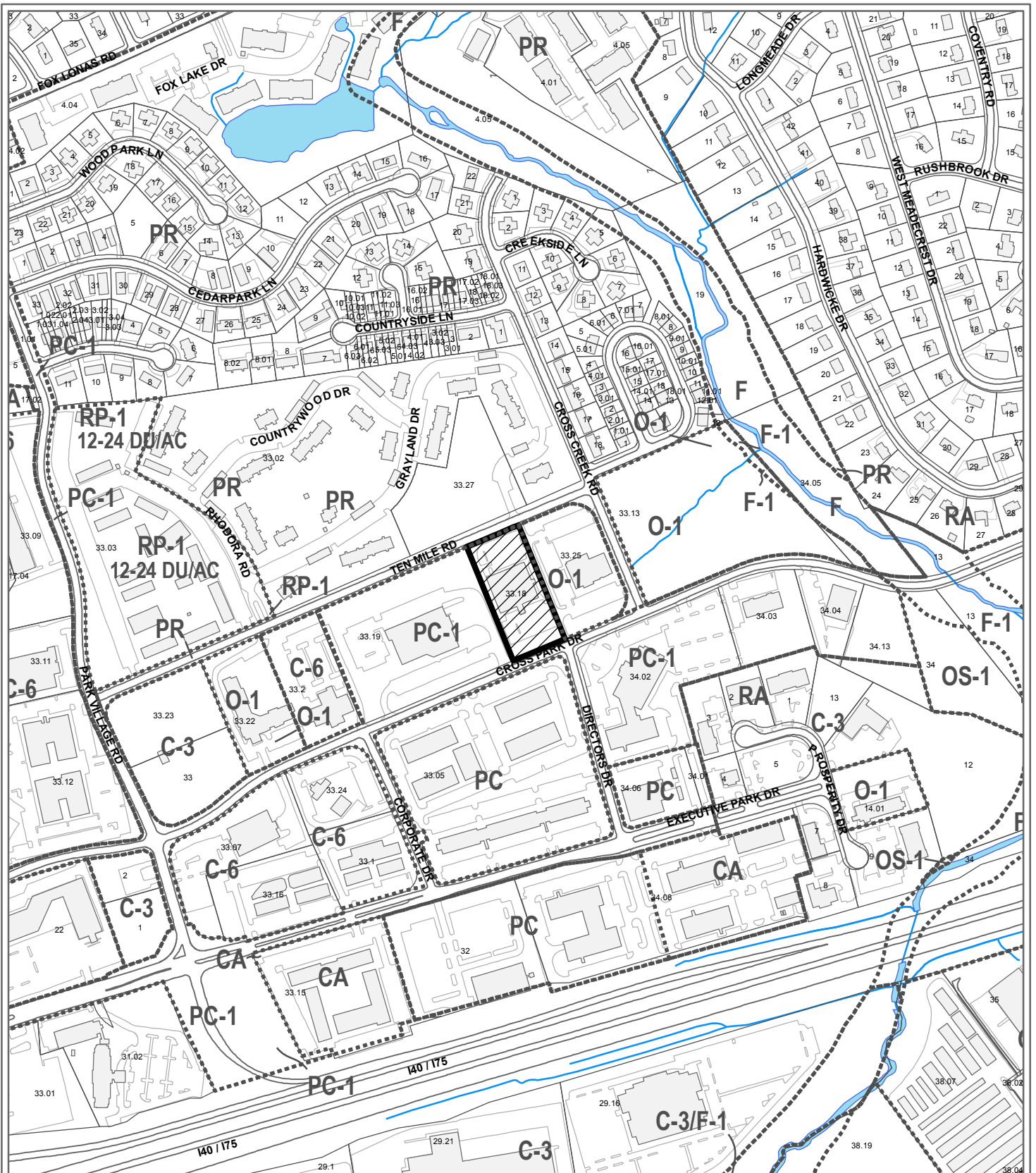
1. The Knoxville One Year Plan and the Northwest County Sector Plan propose mixed use (general commercial and office) for this site.

**ESTIMATED TRAFFIC IMPACT:** 430 (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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**9-A-14-UR  
USE ON REVIEW**



Microanalysis testing laboratory and addition to the existing structure in PC-1 (Retail and Office Park)

Original Print Date: 8/25/2014  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Galbraith Laboratories

Map No: 119

Jurisdiction: City

