



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

▶ **FILE #:** 6-E-15-UR

AGENDA ITEM #: 35

AGENDA DATE: 6/11/2015

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

OWNER(S): Flagship Group, Inc.

TAX ID NUMBER: 118 PART OF 173.14

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 870 Discovery Ln

▶ **LOCATION:** **North end of Discovery Ln., southwest side of Pellissippi Parkway.**

▶ **APPX. SIZE OF TRACT:** **2.5 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Discovery Ln., a local cul-de-sac street with a boulevard section within a 60' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** **PC (Planned Commercial) / TO (Technology Overlay)**

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

▶ **PROPOSED USE:** **Office and light manufacturing**

HISTORY OF ZONING: Property was rezoned to PC (Planned Commercial) / TO (Technology Overlay) in 1998.

SURROUNDING LAND USE AND ZONING: North: Vacant land / PC (Planned Commercial) / TO (Technology Overlay)

South: Vacant land / PC (Planned Commercial) / TO (Technology Overlay)

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

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

NEIGHBORHOOD CONTEXT: The site is located in an area of mixed commercial and light industrial uses. Development in this area has occurred in the BP, PC and CB zones. This site and much of the surrounding area is subject to the development review authority of the Tennessee Technology Corridor Development Authority.

STAFF RECOMMENDATION:

▶ **APPROVE the request for an office and light manufacturing facility of approximately 22,000 square feet as shown on the development plan subject to 7 conditions.**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed facility
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health

Department.

3. Installing all landscaping as shown on the landscape plan within six months of issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. The final design of the fire truck access lane along the southern side of the proposed office building is subject to approval by the Knox County Fire Marshal's Office.
6. Obtaining approval of, and recording a final plat for the proposed subdivision of the existing lot. The final plat shall address any cross access easements that are needed to allow for the driveway connection between Discovery Ln. and Corridor Park Blvd.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) / TO (Technology Overlay) districts and the criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to construct a 22,000 square foot office and light manufacturing facility on this 2.54 acre parcel located on the north end of Discovery Ln. and the southwest side of the Pellissippi Parkway access ramps for Dutchtown Rd.. The proposed development site is a portion of an existing 4.83 acre lot that has access to both Discovery Ln. and Corridor Park Blvd.. The proposed lot will have direct access to Discovery Ln. A driveway connection will be provided over to Corridor Park Blvd.

The proposed facility includes a 12,000 square foot office building that is connected to a 10,000 square foot building that will be used for light assembly and warehouse space. The site will include 55 parking spaces which meet the minimum requirements of the Knox County Zoning Ordinance and is within the minimum and maximum limits of the TTCDA Design Guidelines. The parking lot design complies with the TTCDA Design Guidelines and meets the proposed amendments to the Knox County Zoning Ordinance that have had a first reading by the Knox County Commission. If the amendments are not approved or they are modified, variances may be required from the Knox County Board of Zoning Appeals for the proposed parking lot.

The proposed development is scheduled for review by the Tennessee Technology Corridor Development Authority on June 8, 2015.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposed business will have a minimal impact on the existing street system.
3. The proposed business is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposed business meets all requirements of the PC (Planned Commercial) / TO (Technology Overlay) zoning districts with the noted conditions.
2. The proposed business is consistent with the 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

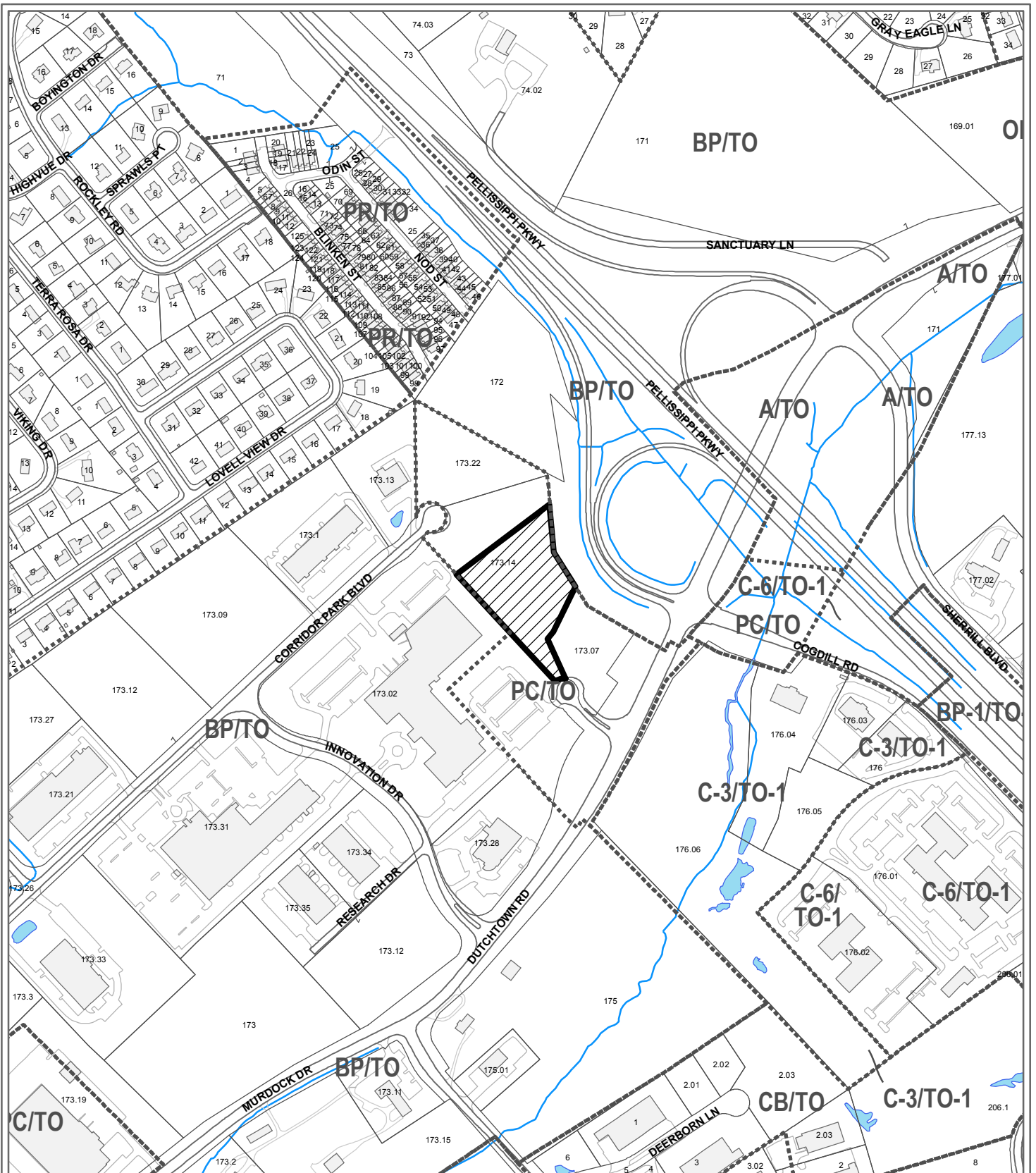
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes technology park uses for this property. The proposed facility is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

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-E-15-UR
USE ON REVIEW**



Office and light manufacturing in PC (Planned Commercial) / TO (Technology Overlay)

Original Print Date: 5/21/2015

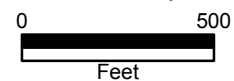
Revised:

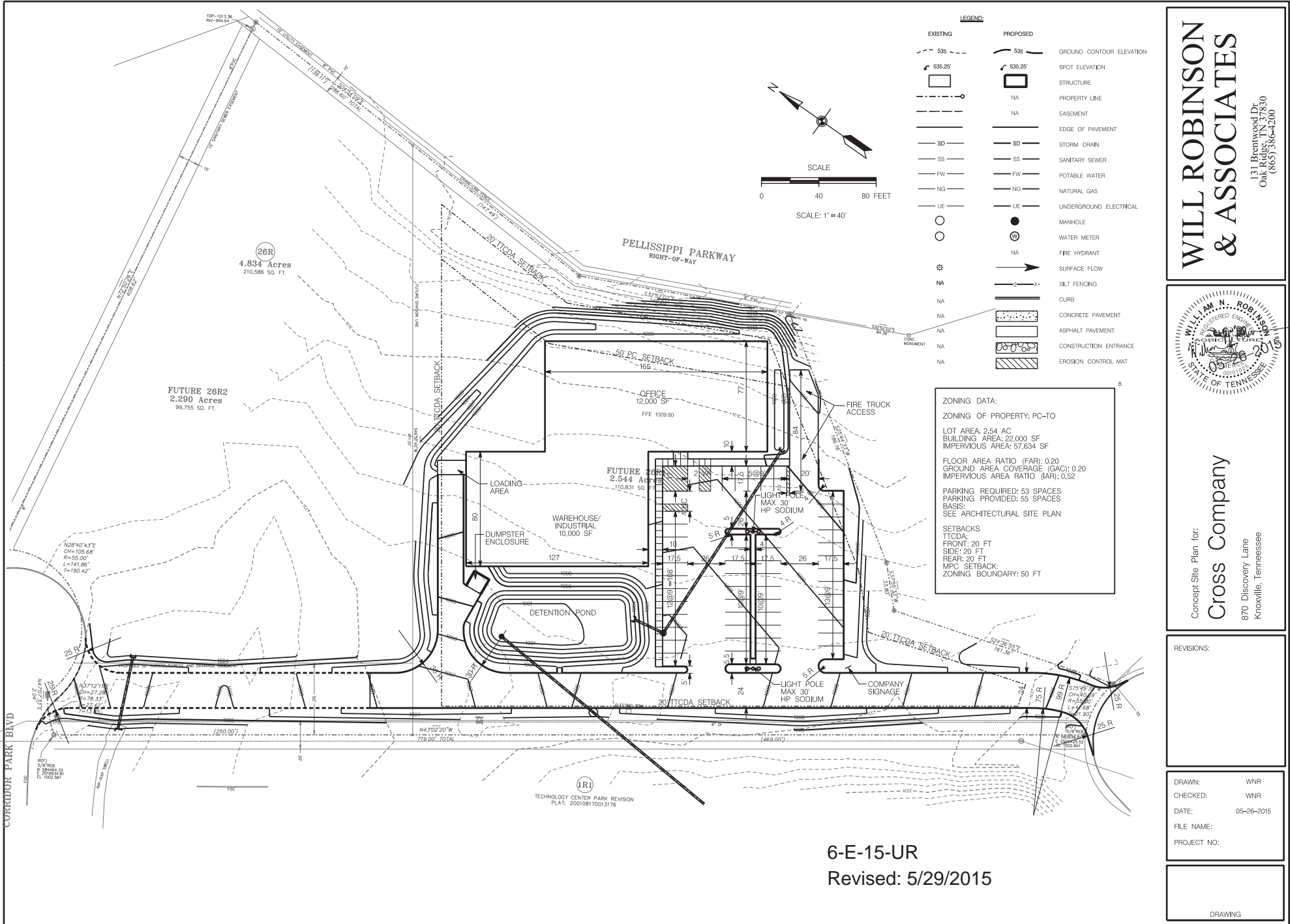
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Flagship Group, Inc.

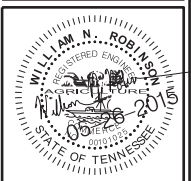
Map No: 118

Jurisdiction: County





WILL ROBINSON & ASSOCIATES
 131 Brenwood Dr
 Oak Ridge, TN 37830
 (865) 386-4200



Concept Site Plan for:
Cross Company
 870 Discovery Lane
 Knoxville, Tennessee

REVISIONS:

DRAWN: WNR
 CHECKED: WNR
 DATE: 05-26-2015
 FILE NAME:
 PROJECT NO:

DRAWING

6-E-15-UR
 Revised: 5/29/2015



6-E-15-UR
Revised: 6/1/2015

