

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

▶ **FILE #:** 5-G-16-UR

**AGENDA ITEM #:** 45

**AGENDA DATE:** 5/12/2016

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): Break Associates

TAX ID NUMBER: 119 03403

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 8930 Cross Park Dr

▶ **LOCATION:** South side of Cross Park Dr., east of Cross Creek Rd.

▶ **APPX. SIZE OF TRACT:** 2.07 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Cross Park Dr., a major collector street with a 25' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Parking Lot Expansion

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Office / PC-1 (Retail and Office Park)

South: Mixed businesses / C-3 (General Commercial)

East: Therapy center / PC-1 (Retail and Office Park)

West: Office / PC-1 (Retail and Office Park)

NEIGHBORHOOD CONTEXT: This area of the business park has been developed with office and commercial uses under PC-1, C-3 and O-1 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a parking lot expansion for an existing office facility, subject to 5 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Recording any stormwater use and maintenance agreements that are needed for the shared use of the facilities.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the landscape plan within six months of completion of the parking lot.
5. Meeting all applicable requirements of the City of Knoxville Urban Forester.

With the conditions noted above, this request meets the requirements for approval in the PC-1 (Retail and Office Park) zoning district, as well as other criteria for approval of a use on review.

**COMMENTS:**

A use on review approval (8-O-03-UR) was granted on August 14,2003 for two 8,400 square foot office buildings on this 2.07 acre parcel. One of the two office buildings was constructed at that time with adequate parking for the facility. The second building was never built.

The undeveloped portion of the site is being purchased by Break Associates, the owner of the office facility located directly to the west, to be developed as a parking lot expansion for their facility. The proposed parking addition will add 71 new spaces for a total of 397 parking space for the Break Associates office facility. With a building area of approximately 86,120 square feet, the existing office facility is required to have 345 spaces. The applicant is requesting approval of the parking lot expansion but does not plan on installing the additional parking until it is needed.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed use is compatible and consistent with surrounding development and zoning in the business park.

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

1. The proposed parking lot meets the standards for development within the PC-1 (Retail and Office Park) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions
2. The parking spaces shown on the plan meet the parking requirements for office development.
3. The proposed development 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 since the site has direct access to a major collector street.

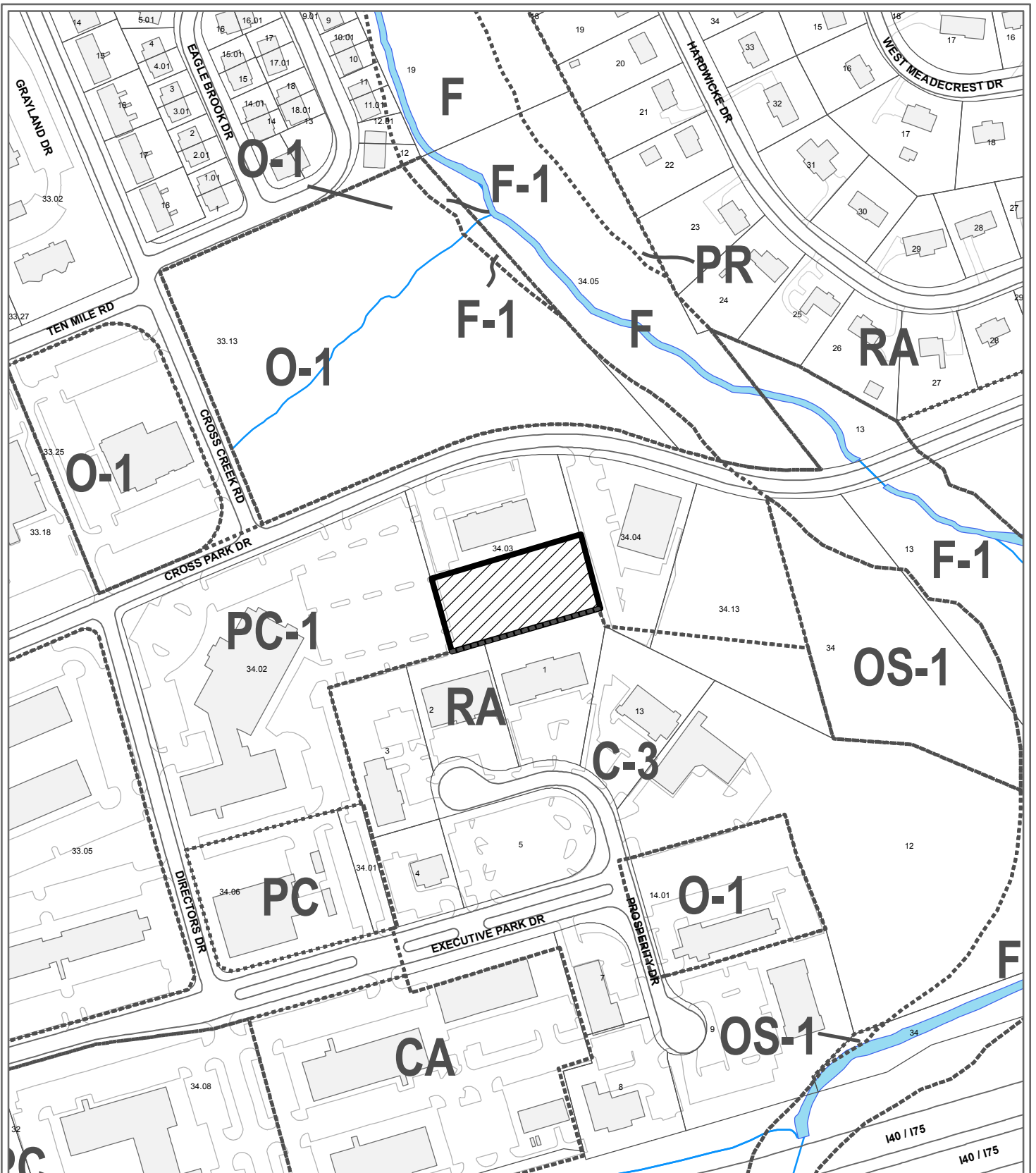
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan proposes office uses for this site. The Knoxville One Year Plan identifies the area for mixed uses allowing consideration of general commercial, office and medium density residential uses. The proposed parking lot is consistent with the Sector and One Year Plans.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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 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.



**5-G-16-UR  
USE ON REVIEW**



Parking Lot Expansion in PC-1 (Retail and Office Park)

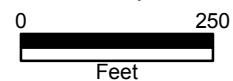
Original Print Date: 4/19/2016  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

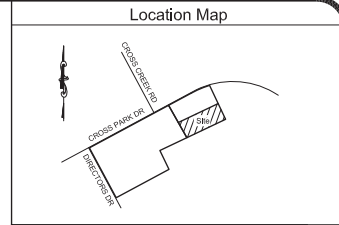
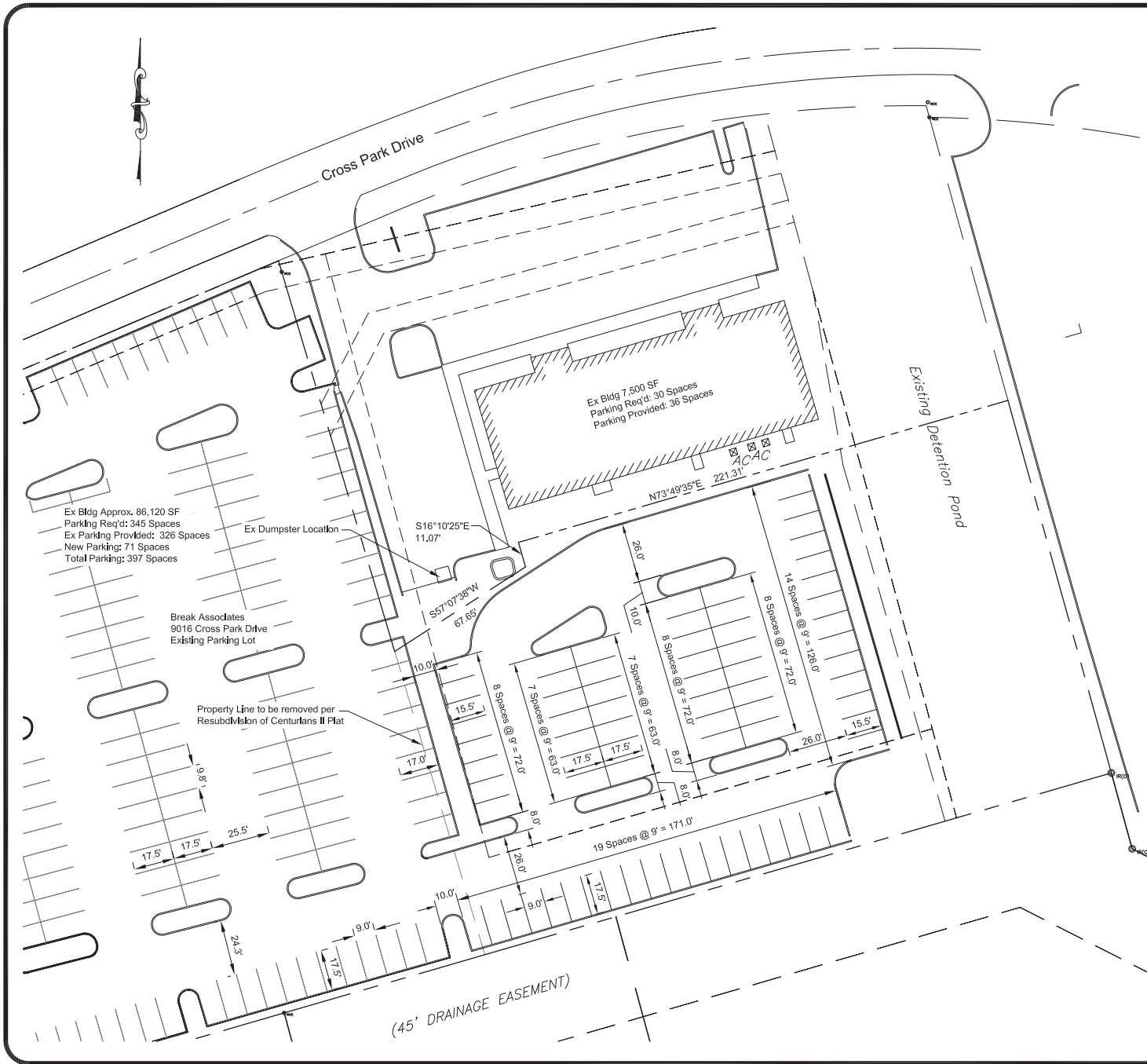
Petitioner: Land Development Solutions

Map No: 119

Jurisdiction: City

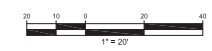


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- General Notes**
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
  - Property is located in Knoxville and is Zoned PC-1
  - Owner: Break Associates  
19311 Riva Park Drive  
Apartment 33448
  - Site Address: 8930 Cross Park Drive, Knoxville TN 37923
  - Setbacks: Front = 25', Side = 0', Rear = 0'
  - Lot Acreage = 2.07 acres

5-G-16-UR  
Revised: 4/27/2016



**Break Associates  
Parking Lot Addition**  
9016 Cross Park Drive  
Knoxville, Tennessee

**LAND DEVELOPMENT SOLUTIONS**



**Site Layout Plan**

Drawing Description:

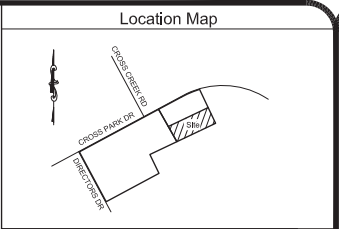
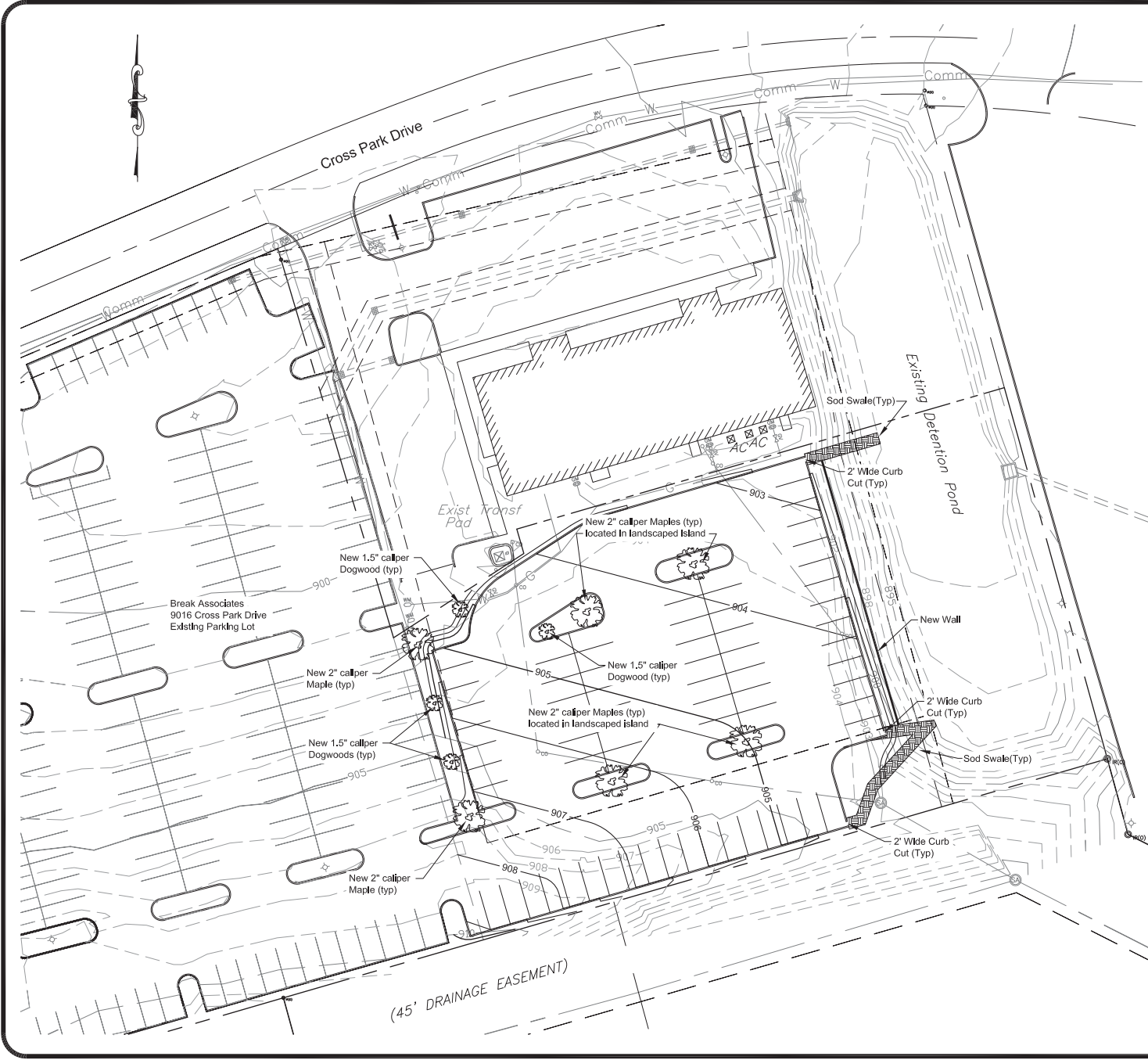
No.	Date	Revision	MPC and CDK Comments
1	4-25-16		

**Preliminary  
For Use on  
Review  
Approval**

Drawn By:	CDB
Checked:	EJB
Approved:	EJB
Job No.:	216033
1"=20'	4-25-16
Scale:	Date

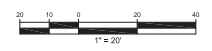
**C101**  
Sheet No.

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- General Notes**
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
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  - Owner: Break Associates  
19311 Riva Park Drive  
Apartment 33448
  - Site Address: 8930 Cross Park Drive, Knoxville TN 37923
  - Setbacks: Front = 25', Side = 0', Rear = 0'
  - Lot Acreage = 2.07 acres
  - 1 Tree 5,000 of yard open space; 20,000 sf of 4 Trees  
500 of Landscaping/1,000 of Parking; 27,125 sf of 1,000 of Landscaping  
1 Tree (60' Mature)/5,000 of Parking; 27,125 sf of 8 Trees
  - A Joint Maintenance Agreement for the detention basin between the two property owners will be executed.

5-G-16-UR  
Revised: 4/27/2016



**Break Associates**  
Parking Lot Addition  
9016 Cross Park Drive  
Knoxville, Tennessee

**LAND DEVELOPMENT SOLUTIONS**

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922  
PH. 865-671-2281

**Site Grading & Landscape Plan**

No.	Date	Revision	MPC and CDB Comments
1	4-25-16		

**Preliminary For Use on Review Approval**

Drawn By:	CDB
Checked:	EJB
Approved:	EJB
Job No.:	216033
1"=20'	4-25-16
Scale:	Date

**C201**  
Sheet No.