

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 1-B-24-SU **Related File Number:**
Application Filed: 11/13/2023 **Date of Revision:**
Applicant: CHARLES PILGRIM

PROPERTY INFORMATION

General Location: North side of Osprey Point Ln, southeast side of S Northshore Dr
Other Parcel Info.:
Tax ID Number: 154 L A 012 **Jurisdiction:** City
Size of Tract: 1.76 acres
Accessibility: Access is via Osprey Point Lane, a local street with a pavement width of 22 ft within 150-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office / commercial building
Surrounding Land Use:
Proposed Use: Medical office **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** NC (Neighborhood Commercial), LDR (Low Density)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This site is located on the southwest quadrant of the I-140 and S Northshore Drive intersection. The area is developed with a mix of residential, office, and commercial uses under various City and County zoning districts. The Northshore Town Center is located northwest of the property across S Northshore Drive.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 909 OSPREY POINT LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-N (Neighborhood Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned A-1 to O-1 in 2012 (7-J-12-RZ), O-1 to C-6 rezoning denied in 2017 (10-C-17-RZ), rezoned O-1 to C-1 in 2019 (7-M-19-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial), LDR (Low Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the request for a medical office in the C-N district, subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

Comments: This request is for a medical office use of approximately 1,940 sf within a recently constructed single-story commercial building of 9,247 sf. The proposed medical office will be located at the eastern portion of the building, which will likely accommodate several other nonresidential uses.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The proposed use is consistent with the General Plan's development policy 9.11 that encourages to establish community-serving commercial areas where they can be easily shared by several neighborhoods. The site is located at the intersection of an interstate and a major arterial street, and it has easy vehicular access for residential areas on both sides of the highway.

B. The proposed use also complies with the One Year Plan's location criteria, which recommends medical and dental facilities to be located at convenient locations for all Knoxville residents.

C. The proposed use is consistent with the Southwest County Sector Plan's NC (Neighborhood Commercial) land use classification.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The C-N district is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods. Medical facilities may be allowed by the special use approval.

B. Per Article 5.3.B, nonresidential use in the C-N district is limited to the maximum gross floor area of 5,000 sf unless it meets some additional requirements. The proposed use is approximately 1,940 sf. The site plan and elevations as provided conform to the dimensional standards (Article 5.3) and design standards (Article 5.4) of the C-N zoning district.

C. The property has an Alternative Landscape Design approved by the City of Knoxville Administrative Review Committee (included in the plan set).

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The property is located at the edge of an established commercial node and the proposed medical facility is compatible with the surrounding area characterized by a mix of residential, office, and commercial uses.

B. The one-story structure is compatible with other buildings in the vicinity. The elevation of the property and the location of the building makes the structure less visible from the adjacent streets.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The property is surrounded by wide right-of-way on all sides and the use is not anticipated to injure the value of any nearby properties.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The medical office would be an additional use in the existing commercial building and would not significantly impact traffic on surrounding streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

Action: Approved with Conditions **Meeting Date:** 1/11/2024

Details of Action:

Summary of Action: Approve the request for a medical office in the C-N district, subject to 2 conditions.

Date of Approval: 1/11/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**