

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 10-E-20-UR                      **Related File Number:**  
**Application Filed:** 8/24/2020              **Date of Revision:**  
**Applicant:** LAND DEVELOPMENT SOLUTIONS

## PROPERTY INFORMATION

**General Location:** South end of Fort Sanders West Blvd., west side of I - 140  
**Other Parcel Info.:**  
**Tax ID Number:** 131 L A 00101                      **Jurisdiction:** County  
**Size of Tract:** 48 acres  
**Accessibility:** Access to the site is via Ft. Sanders West Blvd., a private drive leading from Kingston Pike with 26' of pavement.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office & Medical Services  
**Surrounding Land Use:**  
**Proposed Use:** Corporate offices                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** O ( Office)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The site is located on the south side of Kingston Pk., west of S. Pellissippi Parkway (I-140). It is part of the larger site that contains the Fort Sanders West professional offices and health club.

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

**Street:** 270 Fort Sanders West Blvd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for a 1-story corporate office building with approximately 14,650 square feet of floor area, subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Installation of landscaping as shown on the development plan within one year of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee its installation.
3. Installation of the sidewalks shown on the development plan and meeting the requirements of Knox County Engineering and Public Works.
4. The existing stands of trees on the west and south sides of the development are to be protected except for those identified on sheet C100 "to be removed". Other trees that can be removed as those that are dead or dying, an invasive species, or must be removed for safety reasons, such as it presents a falling hazard. Any other trees that need to be removed in these areas must be reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works staff.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

With conditions noted above, this request meets the requirements of the PC zone and the other criteria for approval of a use on review.

Comments:

This proposal is for a new, 1-story corporate office building that is approximately 14,650 square-foot. The tenant of the existing corporate office building near the entrance of the Fort Sanders West development will be relocating to this new building.

This site has previously been disturbed because it was used as a borrow pit for other projects in the area. There is hillside protection (HP) area on the south side of this site but it is not anticipated to be disturbed. Some trees on the west side of the building removed but there will be approximately 100 feet of undisturbed trees to buffer the medical office park to the adjacent residential uses to the west. A transportation impact letter (TIL) was submitted by the applicant to update the projected traffic counts in the most recent traffic impact study in the Fort Sanders West development in 2009 by Wilbur Smith Associates. The new office building is projected to generate 16 vehicle trips more per day than the existing corporate office building (116 trips per day total).

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

1. The proposed corporate office building will have little impact on traffic operations in the vicinity of this site.
2. The proposal will have minimal impact on local services since all utilities are in place to serve this development.
3. The proposed office building is consistent with other professional office development approved within the Fort Sanders West development.

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

1. The proposed corporate office meets the standards for development within a PC (Planned Commercial) Zone and all other requirements of the Zoning Ordinance.
2. The proposed corporate office 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for office use. The proposed development is consistent with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 10/8/2020

**Details of Action:**

**Summary of Action:** APPROVE the development plan for a 1-story corporate office building with approximately 14,650 square feet of floor area, subject to 5 conditions.

**Date of Approval:** 10/8/2020 **Date of Denial:** **Postponements:**

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**