

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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www.knoxmpc.org

File Number: 10-H-16-UR Related File Number:
Application Filed: 8/29/2016 Date of Revision:
Applicant: CHRISTOPHER REILEY

PROPERTY INFORMATION

General Location: West side Wellington Dr., north of Cresthill Dr.
Other Parcel Info.:
Tax ID Number: 120 F B 011.01 Jurisdiction: City
Size of Tract: 0.4 acres
Accessibility: Access is via Wellington Dr., a local street with 30'-42' of pavement within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Outpatient medical office
Surrounding Land Use:
Proposed Use: Outpatient therapy with future use of residential for pregnant women & new mothers in recovery. Density:
Sector Plan: West City Sector Plan Designation: MDR/O (medium density residential/office)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is currently a medical clinic and is expanding its current use. The surrounded area includes by a mix of commercial, office, multi-family and single-family residential uses. Wellington Dr. serves an established residential subdivision located south of the medical clinic.

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

Street: 7220 Wellington Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan to allow 8 residential beds on the second floor of the existing medical clinic, subject to 4 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting any relevant requirement of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.

With the conditions noted, this request meets the requirements for approval of residential units in the O-1 district, and the other criteria for approval of a use on review.

Comments: The medical clinic is located on Wellington Dr., between Kingston Pike and Cresthill Dr., and is proposing to add the residential units for it patients in the second story of its existing facility. The second story will be renovated to accommodate 8 beds for patients of the clinic. See the attached description of services provided by the applicant for additional information.

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

1. The proposed residential expansion of the medical clinic will have minimal impact on local services and there will not be an impact on public schools.
2. The proposed residential component of the medical clinic will be on the second floor of the existing building and will have 8 beds.
3. The clinic currently 10-20 patients per month and only 8 of them will live on site. Residents will stay at the facility between 5 and 30 days. Staff will be onsite 24 hours a day to supervise the residents, along with a full time security detail.
4. The addition of the residential use to the existing medical clinic will add very little vehicular traffic because most of the patients do not have cars and take public transit.
5. The parking required for the medical clinic and proposed residential expansion, including anticipated additional staff, is 22 spaces. The facility currently has 27 spaces.

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

1. The O-1 district permits medical clinics by right and allows residential uses as a use permitted on review in accordance with the R-2 district. The medical clinic and proposed residential expansion meets the standards for development within a O-1 zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed medical clinic with residential units are consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted One Year 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 traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for medium density residential / office (MDR/O) uses. The proposed residential expansion is consistent with the adopted plans and zoning designation.
2. The site is located within the Urban Growth Boundary (Inside City) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 10/13/2016

Details of Action:

- 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 2. Meeting any relevant requirement of the Knox County Health Department.
- 3. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 4. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.

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Summary of Action:

APPROVE the development plan to allow 8 residential beds on the second floor of the existing medical clinic, subject to 4 conditions.

Date of Approval:

10/13/2016

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

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: