

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 11-C-20-SU                      **Related File Number:**  
**Application Filed:** 9/25/2020              **Date of Revision:**  
**Applicant:** TAYLOR D. FORRESTER

## PROPERTY INFORMATION

**General Location:** North side of Middlebrook Pk, west side of Woodview Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 J D 03206                      **Jurisdiction:** City  
**Size of Tract:** 1.35 acres  
**Accessibility:** Access is via Middlebrook Pike, a major arterial street with 4 lanes and a center median within 110' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Medical clinic                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** NC (Neighborhood Commercial)  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** This area on the north side of Middlebrook Pike is developed with small businesses under the C-N zoning. To the south, on the opposite side of Middlebrook Pike, is Shannondale Retirement Community, zoned RN-6.

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

**Street:** 7403 Middlebrook Pk.  
**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:** 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 request for a medical clinic that is approximately 3,700 square foot, subject to 4 conditions.

Staff Recomm. (Full):                      1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the sign regulations in Article 13 (Signs) and lighting standards in Article 10.2 (Exterior Lighting).  
2. Installation of landscaping as shown on the development plan, or as otherwise required by the City of Knoxville Urban Forrester, within 6 months of the issuance of an occupancy permit for this project, or posting a bond with the City of Knoxville Dept. of Engineering to guarantee its installation.  
3. Constructing the structure with a design that is in-keeping as presented in this development plan.  
4. Meeting all applicable requirements of the City of Knoxville Dept. of Engineering.

With conditions noted above, this request meets the requirements for a medical clinic in the C-N zone and the other criteria for approval of a special use.

Comments:                                      This proposal is to construct a medical clinic along Middlebrook Pike using a shared access with the recently constructed Dollar General store. There is additional C-N zoned land to the rear of this property that is anticipated to use the driveway of the medical clinic and the existing shared access point, for access to the lot.

The applicable C-N design standards (Article 5.4) are listed below with comments from staff following:

Façade Design

- 1) All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located. (A sidewalk is provided from Middlebrook Pike to the primary entrance which has been designed to be visually distinctive from the rest of the façade.)
- 2) Building materials and visual elements used on the primary building frontage must continue on all building façades that are visible from a public right-of-way. (The brick veneer is being used on all elevations of the building. The glass storefront system and metal canopies are carried around to the front portion of the side elevations. The brick pilasters provided on the front elevation are also evenly distributed along the side elevations.)

Fenestration Design

- 1) The ground floor of the front façade must maintain a minimum transparency of 30%, measured between two and ten feet in height. (The proposed fenestration is approximately 50%.)

Commercial Site Design

- 1) Sites must be designed to ensure safe pedestrian access from the public right-of-way, and safe pedestrian circulation within the development. (A sidewalk is provided from the public sidewalk along the Middlebrook Pike frontage to the main entrance, as well as sidewalks along the front and left (west) sides of the building to provide access from the parking areas to the main entrance.

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

- 1. A medical clinic at this location should have minimal impact on the property, surrounding properties, or community as a whole.
- 2. This property is located on a Knoxville Area Transit (KAT) bus route along Middlebrook Pike.
- 3. This development will share the access to Middlebrook Pike with the adjacent Dollar General store property.

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

1. The proposed medical clinic meets the standards for development within the C-N (Neighborhood Commercial) Zone and all other requirements of the Zoning Ordinance.
2. With the recommended conditions, the proposed medical clinic is consistent with the general standards for special use approval: 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 Northwest County Sector Plan and the One Year Plan identifies this property for neighborhood commercial (NC) uses. The proposed development is consistent with these plans.
2. The site is located within the City limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 11/12/2020

**Details of Action:**

**Summary of Action:** APPROVE the request for a medical clinic that is approximately 3,700 square foot, subject to 4 conditions.

**Date of Approval:** 11/12/2020 **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:**