

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: 11-E-06-UR **Related File Number:**
Application Filed: 9/29/2006 **Date of Revision:**
Applicant: RUSTY BAKSA
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Pipkin Ln., southeast of Kingston Pike
Other Parcel Info.:
Tax ID Number: 131 147.04 OTHER: PART OF 131LA001.07 & 131LA001 **Jurisdiction:** City & County
Size of Tract: 3.19 acres
Accessibility: Access is via a private drive through the Ft. Sanders West campus. The private drive is currently unnamed and has a 25' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Medical office building in the PC & PC-1 zoning districts. **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** O & GC
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The Ft. Sanders West campus, accessed from Kingston Pike, is located to the north of the site and developed under PC zoning. Low density residential development is located to the south and west, under A and A-1 zoning. The right of way of I-140 is located to the east.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park) & PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned from A-1 to PC-1 on 10/14/2004

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for the proposed medical office building in the PC-1 & PC (Planned Commercial) zoning districts, subject to the following 8 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County and Knoxville Zoning Ordinances.
2. Meeting all applicable requirements of the Knox County and Knoxville Departments of Engineering.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.
6. Submitting a shared access driveway agreement prior to issuance of building permits.
7. Submitting a road profile for the proposed extension, as per requirements of the Knox County Department of Engineering, prior to the issuance of building permits.
8. Recording the approved protective covenants for this Planned Commercial development prior to issuance of any grading permits.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the PC-1 & PC zoning districts.

Comments: The applicant is proposing to construct a medical office building on this 3.19 acre site. The proposed footprint of the building is approximately 19,800 sq. ft. The proposed building and parking area is located in the City, however, the proposed access drive is located in the County.

The property has access to an unnamed right-of-way located off of Ft. Sanders West Blvd. The existing private drive currently dead-ends at Nanny's Day Care. The applicant is proposing to extend that driveway around the front of the day care facility and around back to the proposed site. The Knox County Department of Engineering has requested that the applicant submit a road profile for the proposed access drive to the site. Since the proposed road improvement will affect two separate properties, a written shared access driveway agreement will have to be submitted prior to issuance of building permits.

The applicant anticipates that the medical facility will employ up to 5 doctors and 55 employees. The development plans accommodate 181 parking spaces, 8 of which have been designated as handicapped. According to the Knoxville Zoning Ordinance, 57 parking spaces are required, 6 of which have to be designated as handicapped. The plans, therefore, provide a sufficient amount of parking.

Since the subject property is located within a planned commercial development, the applicant will be required to record the approved protective covenants for this development.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal will have no impact on schools.
3. With access only to Kingston Pike, additional traffic will be added to the red light at the entrance to Ft. Sanders West at Kingston Pike. The impact of the proposed development on adjacent properties will be minimal, because the property has access only to Kingston Pike, and does not face any

established residential uses.

4. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the PC-1 & PC zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed medical office facility is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes general commercial uses for this site. PC-1 (Planned Commercial) & PC (Planned Commercial) are listed as permitted zones under the commercial designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 11/9/2006

Details of MPC action:

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Summary of MPC action:

APPROVE the development plan for the proposed medical office building in the PC-1 & PC (Planned Commercial) zoning districts, subject to the following 8 conditions:

Date of MPC Approval:

11/9/2006

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: