CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number:11-F-03-URRelated File Number:Application Filed:10/13/2003Date of Revision:Applicant:RICKY AND LISA BYRD FOR CAD PROPERTIESOwner:State of Revision:

KNOXVILLE•KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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PROPERTY INFORMATION

General Location:	Northwest side Tazewell Pike, southwest of Fowler Ln.		
Other Parcel Info.:			
Tax ID Number:	58 L D 039	Jurisdiction:	City
Size of Tract:	2.2 acres		
Accessibility:	Access is via Tazewell Pike, a minor arterial street with 40' of right of way and 23' of pavement width.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Single family dwelling		
Surrounding Land Use:			
Proposed Use:	Medical facility and single family dwelling		Density:
Sector Plan:	North City	Sector Plan Designation: MDR	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This area has been developed with low to medium density residential uses under R-1 and R-2 zoning. There is an office use to the northeast, zoned O-1.		

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

Street:

3401 Tazewell Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

 Current Zoning:
 R-2 (General Residential)

 Former Zoning:
 Requested Zoning:

 Previous Requests:
 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:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITION	
Planner In Charge:	Michael Brusseau	
Staff Recomm. (Abbr.):	APPROVE the medical facility in the R-2 zoning district, subject to 6 conditions:	
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knoxville Zoning Ordinance. Meeting all applicable requirements of the Knoxville Department of Engineering. Connecting the development to sanitary sewer, and meeting all other applicable requirements of the Knox County Health Department. Meeting all applicable requirements of the City of Knoxville Arborist. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits for the project. Submitting a plat to MPC for administrative review and certification, and recording the plat. The plat must show the subdivision of parcel 39 into two lots of record, one for the house, and one for the medical offices. 	
	With the conditions noted above this request meets all requirements of the R-2 zoning district, as well as other criteria for approval of a use on review.	
Comments:	The applicants are proposing to construct a total of 7,730 square feet of medical office space with associated parking on the front portion of this 2.2 acre parcel. Two buildings are proposed, one 5,100 square feet, to be constructed first, and one future 2,630 square feet building to its rear. The existing house at the rear of the parcel will remain and the parcel will be subdivided into two lots, one for the offices and one for the dwelling. The R-2 zoning district permits medical facilities to be considered as a use on review.	
	 EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE 1. The proposal will not place any additional demands on schools. 2. The street is adequate to handle the additional traffic and public water and sewer utilities are available to serve the development. 3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern. 4. The landscaping plan shows a row of screening plants along the northeast property line to screen the building from the adjacent single family residential uses. The plans also show an adequate amount of landscaping throughout the areas of new development. 	
	 CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE The proposed development 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. The proposed development meets the standards for development within the R-2 (General Residential) District and all other requirements of the Knoxville Zoning Ordinance. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS The North City Sector Plan proposes medium density residential uses for this site. Office uses, as proposed, are generally considered similar in impact to medium density residential uses for this site. 	

MPC Action:	Approved		MPC Meeting Date: 11/13/2003	
Details of MPC action:	 Meeting all applicable requirements of the Knoxville Zoning Ordinance. Meeting all applicable requirements of the Knoxville Department of Engineering. Connecting the development to sanitary sewer, and meeting all other applicable requirements of the Knox County Health Department. Meeting all applicable requirements of the City of Knoxville Arborist. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits for the project. Submitting a plat to MPC for administrative review and certification, and recording the plat. The plat must show the subdivision of parcel 39 into two lots of record, one for the house, and one for the medical offices. 			
Summary of MPC action:	APPROVE the medical facility in the R-2 zoning district, subject to 6 conditions:			
Date of MPC Approval:	11/13/2003	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			
LEGISLATIVE ACTION AND DISPOSITION				
Legislative Body:				

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: