

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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File Number: 11-L-05-UR **Related File Number:**
Application Filed: 10/10/2005 **Date of Revision:**
Applicant: DR. GARY WOODALL
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Capital Dr., east side of Fox Rd.
Other Parcel Info.:
Tax ID Number: 131 129.05 & 131LB00201 **Jurisdiction:** City & County
Size of Tract: 1.297 acres
Accessibility: Access is via Capital Dr., a local street with a 36' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office building **Density:** NA
Sector Plan: Southwest County **Sector Plan Designation:** GC & C
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is located in an area of office and mixed commercial uses near the intersections of Kingston Pike, Fox Rd. and Capital Dr.

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

Street: Capital Dr
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: None noted

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for the proposed medical clinic with a total building area of 14,432 square feet, subject to 8 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Meeting all applicable requirements of the Knoxville and Knox County Zoning Ordinances.
 3. Maintaining sight visibility triangles to guarantee sight distance from the entrance towards Fox Rd. for a distance of 300' and to the east for a distance of 200'. Landscaping in the visibility triangle shall not obstruct vision at elevations between two and one-half feet and ten feet above the crown of the adjacent roadway.
 4. The sight visibility triangles including the landscape restrictions shall be shown on a revised development plan that shall be submitted to MPC Staff for approval.
 5. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project.
 6. Meeting all applicable requirements of the Knoxville Engineering Division.
 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 8. Obtaining a plat approval for the resubdivision of the lots for tax parcels 131 12905 and 131LB00201 and recording the approved plat.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the PC-1 and PC districts.

Comments: The applicant is proposing to develop this 1.297 acre site for two medical clinics with a total building area of 14,432 square feet. The site is an existing lot within the Capital Court Subdivision. A small portion of the adjoining lot at the rear of the property is being added to the development site. The main portion of the site is within the City of Knoxville. The small addition to the site is within Knox County. The plans have been reviewed by both the City and County Engineering Departments. The applicant needs to submit a plat to the MPC for the resubdivision of the lots for tax parcels 131 12905 and 131LB00201 and record the approved plat.

While this is a level development site, the major problem for the site is obtaining adequate sight distance at the entrance due to the curvature of Capital Dr. Staff is recommending a condition that the developer maintain sight visibility triangles to guarantee sight distance from the entrance towards Fox Rd. for a distance of 300' and to the east for a distance of 200'. Landscaping in the visibility triangle shall not obstruct vision at elevations between two and one-half feet and ten feet above the crown of the adjacent roadway.

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. With the maintenance of the visibility triangles at the entrance to the development the traffic impact of this development on Capital Dr. will be reduced.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern. The proposal will have no impact on schools.

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

1. The proposal meets all requirements of the PC-1 and PC zoning districts as well as the general criteria for approval of a use on review.
2. The proposed commercial development 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes commercial uses for the site. The Knoxville One Year Plan proposes general commercial uses for the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved **MPC Meeting Date:** 11/10/2005

- Details of MPC action:**
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Summary of MPC action: APPROVE the development plan for the proposed medical clinic with a total building area of 14,432 square feet, subject to 8 conditions.

Date of MPC Approval: 11/10/2005 **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:**