# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 11-N-06-UR Related File Number:

**Application Filed:** 10/6/2006 **Date of Revision:** 

Applicant: KNOX COUNTY

Owner:



Suite 403 • City County Building 4 0 0 M ain Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

# PROPERTY INFORMATION

General Location: Northwest side of Martel Ln., southeast side of Maryville Pike

Other Parcel Info.:

Tax ID Number: 147 C D 009 Jurisdiction: County

Size of Tract: 2.77 acres

Access is via Martel Ln., a local street with a 30' pavement width and 70' right of way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

**Surrounding Land Use:** 

Proposed Use: Senior center Density:

Sector Plan: South County Sector Plan Designation: GC

Growth Policy Plan: Rural Area

Neighborhood Context: This undeveloped property, is located in an area that has a mix of residential and commercial uses

under A, RB, and PC zoning.

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

Street: 6729 Martel Ln

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

History of Zoning: Zoning to PC occurred in 1995 and concept plan approval occurred on 9/13/01 (9-SA-01-C)

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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

APPROVE the development plan for the proposed senior center, with a total building area of 5,810 Staff Recomm. (Abbr.):

square feet in the PC (Planned Commercial) zoning district, subject to the following conditions:

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

4. 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.

5. Adhering to the previously recorded 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

zoning district

Knox County Public Building Authority is requesting approval to construct a senior center on a 2.77 acre site located within the Southwood Commercial Park. The property has access to Martel Ln, which is located near the corner of W. Gov. John Sevier Hwy., and Maryville Pike. Since the property is located in planned commercial development, the applicant was required to submit protective covenants for this development Those covenants were approved on 11/10/2005 (11-O-05-UR).

The proposed 5,810 square foot facility will have a pool, a large meeting room, and a number of classrooms. According to the Knox County Zoning Ordinance, regarding parking regulations, a senior center facility is not identified as a specific use. It is in staff's opinion that the development plan provides a sufficient amount of parking in order to accommodate the use.

#### 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. Martel Ln., was designed as a commercial access street and has sufficient capacity to handle the traffic which will be generated by this development.
- 3. The proposal will have no impact on schools and minimal impact on adjacent properties. .

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

- 1. The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use-on-review.
- 2. The proposed senior center 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 South County Sector Plan proposes commercial uses for this site. PC (Planned Commercial) is listed as a permitted zone under the commercial designation.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan

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Comments:

map.

MPC Action: Approved MPC Meeting Date: 11/9/2006

**Details of MPC action:**1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Norks.

3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

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zoning district

**Summary of MPC action:** APPROVE the development plan for the proposed senior center, with a total building area of 5,810

square feet in the PC (Planned Commercial) zoning district, subject to the following 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: Knox County Board of Zoning Appeals

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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