

# 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-P-07-UR

Related File Number:

Application Filed: 10/9/2007

Date of Revision:

Applicant: MBI

## PROPERTY INFORMATION

General Location: Northwest corner of Park West Blvd., and Park 40 North Blvd.

Other Parcel Info.:

Tax ID Number: 119 18.02 & 18.58

Jurisdiction: County

Size of Tract: 0.76 acres

Accessibility: Access is via Park West Blvd, a minor collector street with four lanes and a center median within a 70' right-of-way, and Park 40 North Blvd, a local street with four lanes and a center median within a 55' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Medical office facility

Density:

Sector Plan: Northwest County Sector Plan Designation: O

Growth Policy Plan: Urban Growth Area

Neighborhood Context: Property in the area is zoned PC and PC-1 (Planned Commercial) and developed with professional office buildings and retail commercial uses.

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

Street: 9239 Parkwest Blvd

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: The property was zoned PC in 1973 and a use on review was approved for the site in 1982 and in May of 2007 for a one-story office/medical facility.

## 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.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Kelley Schlitz

**Staff Recomm. (Abbr.):** APPROVE the development plan for the proposed 14,947 square foot medical office building in the PC (Planned Commercial) zoning district, subject to the following 7 conditions:

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the Knox County Zoning Ordinances.
  2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
  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. Obtaining variances from the Knox County Board of Zoning Appeals to reduce the required 50' peripheral boundary along Park 40 North Blvd. and reduce the required parking stall square footage
  7. Adhering to all requirements outlined in the previously recorded protective covenants for this Planned Commercial development.

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

**Comments:** The applicant is proposing to construct a two-story 14,947 square foot medical office building at the corner of Park West Blvd. and Park 40 North Blvd. In May of 2007 (5-A-07-UR) MPC approved a one-story 6,821 square foot medical office building for this site. The footprint proposed on the previous plan is the same as the footprint proposed on the current plan. Access to the site will be provided from both Park West Blvd. and Park 40 North Blvd. The applicant anticipates that the medical facility will employ up to 5 doctors and 12 employees. The development plan provides 52 parking spaces, 2 of which have been designated as handicapped. The plan provides a sufficient amount a parking, since only 28 spaces are required by the Knox County Zoning Ordinance.

Since the proposed two-story medical facility is located within a planned commercial development, the applicant will be required to adhere to the previously recorded protective covenants that were recorded for this property in 1972. The applicant was required to obtain two variances from the Knox County Board of Zoning Appeals (BZA) to reduce the required 50' peripheral boundary to 43.3' along Park 40 North Blvd. and to reduce the required parking stall square footage from 200 square feet to 162 square feet. BZA approved both of those variances on May 23, 2007.

**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. The traffic impact of the proposed development on adjacent properties will be minimal because the property has access to Park West Blvd., a minor collector street, 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 which has been established as an office and medical corridor.

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

1. With the approved variances, 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 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 area 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 Northwest County Sector Plan proposes office uses for this site.
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:** 11/8/2007

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinances.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
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.
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7. Adhering to all requirements outlined in the previously recorded protective covenants for this Planned Commercial development.

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

**Summary of MPC action:**

APPROVE the development plan for the proposed 14,947 square foot medical office building in the PC (Planned Commercial) zoning district, subject to the following 7 conditions:

**Date of MPC Approval:**

11/8/2007

**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":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**