

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: 12-G-06-UR **Related File Number:**
Application Filed: 11/6/2006 **Date of Revision:**
Applicant: STAR PROPERTIES MANAGEMENT, LLC

PROPERTY INFORMATION

General Location: Northwest side of Sevier Ave., southeast side of Council Place
Other Parcel Info.:
Tax ID Number: 95 P C 016, 017 & 018 **Jurisdiction:** City
Size of Tract: 3.59 acres
Accessibility: Access is via Sevier Ave., a minor arterial with a 70' right of way and a 35' pavement width, and Council Pl., a local street with a 32' right of way and a 25' pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant structure & parking
Surrounding Land Use:
Proposed Use: Medical Office Building **Density:**
Sector Plan: South City **Sector Plan Designation:** SWMUD
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area has developed with a mixture of office, medical and residential uses.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-3 (High Density Residential) & C-4 (Highway & Arterial Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: 12-A-05-PA - South Waterfront Mixed Use Land Designation

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 2-story medical office building, with a total building area of 40,000 square feet in the R-3 (High Density Residential) zoning district, subject to the following 9 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
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.
5. Obtaining variances from the Knoxville Board of Zoning Appeals to increase the maximum curb cut from 90' to 120' and to increase the maximum driveway width from 30' to 60' at the Council Pl. entrance.
6. Right-of-way call-out for Sevier Ave. and Council Pl. need to be identified on the site plan.
7. Entrance radii need to be identified on the site plan.
8. Certification on the final plat by the applicant's surveyor that there is the required site distance along Sevier Ave. and Council Pl. at the proposed entrances.
9. Submitting a revised development plan to MPC staff for review and approval, reflecting the conditions of approval of this plan prior to any grading permits for this site.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the R-3 zoning district.

Comments:

The applicant is proposing to develop this 3.59 acre site for a medical office building. The gross square footage of the proposed building is 40,000 sq. ft. There are 3 parcels included in this request. Since the building is proposed to be on one parcel and complies with the setback requirements of the R-3 zoning district, a one-lot subdivision will not be required. The proposed plan has provided sufficient parking for the medical office building.

This property is located in the South Waterfront Mixed Use Development. Since this request was submitted to MPC prior to the adoption of the South Waterfront Mixed Use Development Guidelines, the applicant will not be required to comply with those guidelines for this proposal. Under the existing zoning regulations, this proposal meets all applicable requirements.

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 and minimal impact on adjacent properties.
3. The proposed medical office building is compatible with other medical related facilities on adjacent properties to the west.
4. Sevier Ave., is a minor arterial and has sufficient capacity to handle the additional traffic which will be generated by this development.

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

1. The proposal meets all requirements of the R-3 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 South City One Year Plan proposes south waterfront mixed use development uses for this 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: 2/8/2007

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval: 2/8/2007

Date of Denial:

Postponements: 12/14/2006

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 2/23/2007

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/24/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied (Withdrawn)

Disposition of Case, Second Reading:

If "Other": Postponed 3/27/07, 4/10/07

If "Other":

Amendments:

Amendments:

Appeal withdrawn subject to Use on Review Kbeing withdrawn.

Date of Legislative Appeal:

Effective Date of Ordinance: