

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: 12-G-17-UR **Related File Number:**
Application Filed: 10/30/2017 **Date of Revision:**
Applicant: KNOXVILLE ORTHOPEDIC SURGERY CENTER

PROPERTY INFORMATION

General Location: North side Fort Sanders West Blvd, south of Kingston Pike
Other Parcel Info.:
Tax ID Number: 131 L A 001.01 **Jurisdiction:** County
Size of Tract: 47.97 acres
Accessibility: Access to the site is via Ft. Sanders West Blvd., a private drive leading from Kingston Pike with 26' of pavement.

GENERAL LAND USE INFORMATION

Existing Land Use: Medical office
Surrounding Land Use:
Proposed Use: Expansion of existing medical office **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** O (Office)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The site is located on the south side of Kingston Pk., west of S. Pellissippi Parkway (I-140). It is part of the larger site that contains the Fort Sanders West professional offices and health club.

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

Street: 256 Fort Sanders West 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: None noted.

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for expansion of the Knoxville Orthopedic Surgery Center as shown on the development plan, subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
3. Meeting all applicable requirements of the Tennessee Scenic Highway Act.
4. Installation of landscaping as shown on the development plan within one year of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee its installation.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

With conditions noted above, this request meets the requirements of the PC zone and the other criteria for approval of a use on review.

Comments:

This proposal is for a 6,250 square-foot expansion to the existing Knoxville Orthopedic Surgery Center, which was constructed in 2009. The addition will include two new operating rooms for longer time length surgeries, as well as associated pre/post operating rooms and other necessary support facilities. The addition is located on the west side of the building and will result in a net loss of 28 parking spaces. However, the medical office will still have over the minimum number of parking spaces required by the zoning ordinance. The design of the addition will be similar the existing building and use the same or complimentary exterior materials. A traffic impact study (TIS) is not required as part of this request but further expansion of the facility may require (TIS).

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed expansion of this medical facility will have little impact on traffic operations in the vicinity of this site since the two new operating rooms are for longer time length surgeries that will not allow for many additional patients to be seen in one day.
2. The proposed expansion will have minimal impact on local services since all utilities are in place to serve this development.
3. The proposed expansion is consistent with other professional office development approved at this location.

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

1. The proposed expansion of the medical facility meets the standards for development within a PC (Planned Commercial) Zone and all other requirements of the Zoning Ordinance.
2. The proposed expansion 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for office use. The proposed development is consistent with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 12/14/2017

Details of Action:

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Summary of Action:

APPROVE the request for expansion of the Knoxville Orthopedic Surgery Center as shown on the development plan, subject to 5 conditions.

Date of Approval:

12/14/2017

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: