

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: 2-J-03-UR **Related File Number:**
Application Filed: 1/13/2003 **Date of Revision:**
Applicant: DONOVAN STEWART
Owner:

PROPERTY INFORMATION

General Location: Southwest side Whittle Springs Rd., southeast side Fairmont Blvd.
Other Parcel Info.:
Tax ID Number: 701B6 **Jurisdiction:** City
Size of Tract: 0.4 acre
Accessibility: Proposed access is via Fairmont Blvd., a major collector street with 65' of right of way and 28' of pavement width. The property also fronts on Whittle Springs Rd., a minor arterial street with 60' of right of way and 23' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant office building
Surrounding Land Use:
Proposed Use: Chiropractic office **Density:**
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with residential uses under R-1 and RP-1 zoning.

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

Street: 3371 Whittle Springs Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) - pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: MPC approved a rezoning to R-1A for this property on January 9, 2003. (1-H-03-RZ)

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE a chiropractic office in the R-1A zoning district, subject to 6 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. Installing all landscaping, as shown on the development plan, within six months of the time the business occupies the building.
4. Meeting all applicable requirements of the City of Knoxville Arborist.
5. Adherence to all stipulations noted in the attached materials submitted by the applicant.
6. The existing pole sign on the site must be removed. Site will be limited to one monument sign that is a maximum of 36 square feet per sign face. The sign structure may not exceed six feet in height and must be setback at least 12.5 feet from the front property lines and out of the line of the sight triangle of the street intersection.

With the above conditions, this request meets all conditions of the R-1A zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing an addition to the existing building on the site and reusing it for a chiropractic office. The R-1A zone permits consideration of a medical facility as a use on review.

The applicant is proposing to use an existing 10-foot high sign pole on the site for the business sign. Each sign face would be 24 square feet in area. The zoning ordinance does not allow such a sign in the R-1A zoning district. Staff feels that the permitted monument sign would be more compatible with the surrounding land uses and zoning pattern. A condition has been included to remove the existing pole sign. If the applicant desires an alternate sign, the maximum size and height have been included in the condition. If the Planning Commission decides to approve the sign as proposed, staff recommends that the sign be only indirectly illuminated to be less intrusive on surrounding properties. The zoning ordinance specifically prohibits direct sign illumination in residential districts.

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

1. The proposed use will not place additional demand on schools.
2. The impact to the streets will be minimal. The site is located at the intersection of a collector and an arterial street.
3. Public water and sewer utilities are available to serve the site.
4. The site is already developed with a commercial/office type building. Reuse of the site for the proposed use and improvement of the site will improve the aesthetic appeal of the site, which has been vacant for some time.
5. The impact on adjacent properties will be minimal. The plans show landscaping on all sides of the building and parking area to screen adjacent uses and add to the aesthetic appeal of the site.

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

1. The use is compatible with the character of the surrounding residential uses and the church across Fairmont Blvd. to the north.
2. The use will not significantly injure the value of adjacent property.
3. No additional traffic will be drawn through residential streets.
4. The proposal meets all developmental standards of the zoning ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the Knoxville One Year Plan and the East City Sector Plan designate this site for low density residential use. The R-1A zoning of the site is consistent with the designations. The R-1A zone allows consideration of a medical facility as a use on review.

MPC Action: Approved

MPC Meeting Date: 2/13/2003

- Details of MPC action:**
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Summary of MPC action: APPROVE a chiropractic office in the R-1A zoning district, subject to 6 conditions:

Date of MPC Approval: 2/13/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: