

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

File Number: 2-N-03-UR **Related File Number:**
Application Filed: 1/13/2003 **Date of Revision:**
Applicant: FORTRESS CORPORATION
Owner:

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side of Kingston Pk., west side of Pellissippi Pkwy. (I-140)
Other Parcel Info.:
Tax ID Number: 131 L A 001.01 **Jurisdiction:** County
Size of Tract: 51.2 acres
Accessibility: Access is via Kingston Pk., a five lane arterial street

GENERAL LAND USE INFORMATION

Existing Land Use: Professional offices
Surrounding Land Use:
Proposed Use: Expansion of professional offices **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
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. Access to the site is via Ft. Sanders West Blvd., a private drive leading from Kingston Pike. Property to the south and west is zoned A (Agricultural) and PR (Planned Residential).

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

Street:
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: Original development plan approved in the early 1990's, expansion plan approved in 1999

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for the request for the expanded medical facility as shown on the development plan subject to 3 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. Meeting all applicable requirements of the Tennessee Scenic Highway System Act.

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

Comments: The applicant is proposing an expansion to the Knoxville Orthopedic Clinic located at Fort Sanders West. The expansion will consist of additional treatment rooms (1926 sq. ft.), a physical therapy wing (7270 sq. ft.) and additional parking (43 spaces). Since Pellissippi Parkway is designated as Scenic Highway by the State of Tennessee, the expansion will have to meet the standards associated with the Scenic Highway Act.

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 minimal impact on local services since all utilities are in place to serve this development.
2. The proposed expansion is consistent with other professional office development approved at this location.
3. The plan as proposed meets the requirements of the Tennessee Scenic Highways Act.

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

1. The proposed expansion of the professional offices meets the standards for development within a PC (Planned Commercial) Zone and all other requirements of the Zoning Ordinance.
2. The proposed office 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. MPC has approved numerous development plans for projects located on the fort Sanders West Campus.

MPC Action: Approved

MPC Meeting Date: 2/13/2003

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 Works.

3. Meeting all applicable requirements of the Tennessee Scenic Highway System Act.

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

Summary of MPC action: APPROVE the request for the request for the expanded medical facility as shown on the development plan subject to 3 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: