

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-B-11-UR
Application Filed: 1/21/2011
Applicant: KRIS MEYER

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Dowell Springs Blvd., north of Middlebrook Pike.
Other Parcel Info.:
Tax ID Number: 106 D A 009.07 & 008.09 **Jurisdiction:** City
Size of Tract: 15.73 acres
Accessibility: Access is via Dowell Springs Blvd, a local street with a 26' pavement width within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Medical Facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in an office park development, west of the Middlebrook Pike industrial corridor and east of residential and office development.

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

Street: 1445 Dowell Springs Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park), O-3 (Office Park) & A-1 (General Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned to PC-1 (Retail and Office Park) by City Council on September 5, 2000.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for a medical facility of approximately 76,200 square feet subject to 8 conditions

Staff Recomm. (Full):

1. Subject to obtaining a variance from the Knoxville Board of Zoning Appeals for the proposed building encroachment into the 50 peripheral setback along the northern property line.
2. Connecting to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permit for this project.
5. Meeting all applicable requirements of the Knoxville City Arborist.
6. Meeting all applicable requirements of Knoxville's Sign Inspector.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
8. There shall be no direct access to Dick Lonas Rd. from this site.

With the conditions noted above, the development plan meets all requirements for the approval of a use on review in the PC-1 Zoning District..

Comments:

The applicant is proposing to develop a 76,158 square foot medical facility in the PC-1 (Retail and Office Park) portion of the Dowell Springs development located on the north side of Middlebrook Pike. While this property borders Dick Lonas Rd., access to the site is from Dowell Springs Blvd. an internal street for the development.

The proposed medical facility is located on the northern third of the 15.73 acre lot that is zoned PC-1. Since the PC-1 zoning does not cover the entire Dowell Springs development, the 50 foot peripheral setback requirement applies to the lot boundary. As designed, the proposed medical building encroaches into the peripheral setback along the northern property line. A setback variance is needed to allow the proposed layout. At this time there is no proposal to subdivide the property to create a separate lot for this facility.

The proposed detention pond for this facility is located on a 0.907 acre lot (zoned A-1(General Agricultural)) located on the west side of Dick Lonas Rd. This lot was created when Dick Lonas Rd. was relocated in conjunction with the Dowell Springs development.

The Traffic Impact Study for the Proton Therapy Center prepared in January, 2011 by Fulghum MacIndoe & Associates, Inc. evaluated the impact of the proposed medical facility and concluded that there is adequate road capacity to handle the traffic generated by this development.

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

1. All public utilities are in place to serve the site.
2. There is adequate road capacity to handle the traffic generated by this development.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions and approval of the variance, the proposal meets all requirements of the PC-1 zoning district, as well as all other criteria for approval of a use on review.
2. The proposed medical facility 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 Northwest County Sector Plan proposes office uses for the site, while the City of Knoxville One Year Plan proposes general commercial uses. The proposed facility is consistent with both plans.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved as Modified **Meeting Date:** 3/10/2011

- Details of Action:**
1. Subject to obtaining a variance from the Knoxville Board of Zoning Appeals for the proposed building encroachment into the 50 peripheral setback along the northern property line.
 2. Connecting to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 3. Meeting all applicable requirements of the Knoxville Department of Engineering.
 4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permit for this project.
 5. Meeting all applicable requirements of the Knoxville City Arborist.
 6. Meeting all applicable requirements of Knoxville's Sign Inspector.
 7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 8. There shall be no direct access to Dick Lonas Rd. from this site.
 9. Provide a photometric study for the site showing compliance with Knoxville Zoning Ordinance lighting requirements, subject to MPC staff approval. (Added by MPC 3-10-11)

With the conditions noted above, the development plan meets all requirements for the approval of a use on review in the PC-1 Zoning District..

Summary of Action: APPROVE the development plan for a medical facility of approximately 76,200 square feet subject to 9 conditions

Date of Approval: 3/10/2011 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:**