

# 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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Knoxville, Tennessee 37902  
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**File Number:** 3-E-11-UR  
**Application Filed:** 1/31/2011  
**Applicant:** STUART ANDERSON

**Related File Number:**  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** Northwest side of Hardin Valley Rd., west of Thompson Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 008.04 **Jurisdiction:** County  
**Size of Tract:** 1.09 acres  
**Accessibility:** Access is via Hardin Valley Rd., a minor arterial street with a four lane with center median section within an average right-of-way width of approximately 200'.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Dental Office **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** Technology Park  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located in an area of mixed residential and business park development.

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

**Street:** 10509 Hardin Valley Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology) / TO (Technology Overlay)  
**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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a professional office with approximately 2700 square feet as shown on the site plan subject to 7 conditions

- Staff Recomm. (Full):
1. Obtaining approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development
  2. Meeting all applicable requirements of the Knox County Zoning Ordinance
  3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  4. Obtaining approval from the pipe line company (identified as Duke Natural Gas Line Easement on recorded plat) for all development activity within the natural gas line easement that crosses the property.
  5. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
  6. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along public streets.
  7. Removing any landscaping from the median in the main access driveway off of Hardin Valley Rd. that may interfere with sight distance from the access driveway for the proposed dental office.

With the conditions noted above, this request meets the requirements for approval in the BP (Business and Technology) / TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to develop this 1.09 acre site with a dental office/clinic. The facility will have a building area of approximately 2700 square feet. The proposed office will have one access drive from the existing driveway that serves the development located on the north side of this site. There will be no direct access from the site to Hardin Valley Rd. The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on March 7, 2011.

The site plan shows a future office expansion that is not part of this approval. There is an existing natural gas pipeline that crosses the eastern portion of the site. Staff has requested that the applicant provide proposed grading plans for the entire development to the pipeline company so that they can respond to the proposed development. Approval is required from the pipeline company for any development within the pipeline easement.

The Knox County Board of Zoning Appeals has approved variances for the rear setback, landscape requirements and parking dimensions and location.

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

1. All utilities are available to serve this 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 approved variances, the proposal meets all requirements of the BP zoning district as well as the general criteria for approval of a use on review.

2. The proposed dental office 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 additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes technology park uses for the site. The proposed use is consistent with the BP (Business and Technology) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 3/10/2011

**Details of Action:**

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**Summary of Action:** APPROVE the request for a professional office with approximately 2700 square feet as shown on the site plan subject to 7 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:** 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:**