

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

- Staff Recomm. (Full):
1. Connecting to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permit for this project.
 4. Meeting all applicable requirements of the Knoxville City Arborist.
 5. Meeting all applicable requirements of Knoxville's Sign Inspector.
 6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 7. The proposed access drive to Dick Lonas Rd. shall be for site maintenance vehicles and shall be gated to prevent public access.
 8. Additional phases of the proposed medical facility are subject to a separate use on review approval.

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 had obtained a use on review approval to develop a 76,158 square foot medical facility on this site on March 10, 2011 (3-B-11-UR). The facility which is presently under construction, is back before the Planning Commission for approval of a revised site plan. While the building layout has not changed, several features of the site layout have been revised. The previously approved medical facility is the primary treatment building for the Proton Therapy Center which will eventually include several other buildings on this 15.73 acre site. The proposed changes to the approved site plan are being made to improve overall circulation and parking layout for the medical facility.

The primary changes to the site plan include a relocation of the northern driveway of off Dowell Springs approximately 100 feet to the north, a redesign of the parking lot layout for the approved building and a major change in the proposed stormwater plan. The original plan included a proposed detention pond for this facility to be located on a 0.907 acre lot (zoned A-1(General Agricultural)) that is 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 revised plan will provide the primary stormwater facilities within the 15.73 acre tract.

Access to the facility will be from Dowell Springs Blvd. A maintenance access drive is proposed to out to Dick Lonas Rd. and shall be gated to prevent public access at that location.

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, 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 **Meeting Date:** 3/8/2012

- Details of Action:**
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Summary of Action: APPROVE the revised development plan for a medical facility of approximately 76,200 square feet subject to 8 conditions

Date of Approval: 3/8/2012 **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:**