

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

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

File Number: 3-K-17-UR
Application Filed: 1/27/2017
Applicant: RICHARD NORRIS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of Capital Dr., east of Fox Rd.
Other Parcel Info.:
Tax ID Number: 131 L B 005 AND 006 Jurisdiction: City
Size of Tract: 6.55 acres
Accessibility: Access is via Capital Dr., a local street with a 36' pavement width within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Medical facility and vacant land
Surrounding Land Use:
Proposed Use: Eye surgery center Density:
Sector Plan: Southwest County Sector Plan Designation: Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in an area of office and mixed commercial uses near the intersections of Kingston Pike, Fox Rd. and Capital Dr. that have developed under PC and PC-1 zoning.

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

Street: 160 Capital Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park)
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 development plan for the eye surgery center expansion with a total building area of approximately 22,772 square feet, subject to 8 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Installation of the sidewalk connections as identified on the development plan, subject to meeting the Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
 3. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along the public street.
 4. Meeting all applicable requirements of the Knoxville Urban Forester.
 5. Meeting all applicable requirements of the Knoxville Department of Engineering.
 6. Any lighting for the new parking lot on the east side of the existing building shall be full cut-off fixtures so as to eliminate any spillover onto the residential lots to the east.
 7. Proposed signage for the facility is subject to approval by Planning Commission Staff and the Knoxville Plans Review & Inspections Division. The proposed monument sign identified on the landscape plan needs to be relocated to an area that complies with the setback requirements.
 8. Meeting all applicable requirements of the Knoxville Zoning Ordinances.

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

Comments: The applicant is proposing an expansion to the Knoxville Eye Surgery Center that is located on the southeast side of Capital Dr., and south of Kingston Pike. Access to the site includes one additional driveway connection to Capital Dr.

The existing 26,000 square foot two building will include two one story additions with a total area of 4,700 square feet. A new parking lot will be added on the east side of the existing building adding 33 spaces to the site. The vacant lot (2.57 acres) located on the west side of the existing facility will be developed with a new one story 18,072 square foot building. This building will become the new eye surgery center with the existing building being used for medical offices.

A traffic impact study was required for this development. The study concluded that the traffic generated from the proposed development will not have a significant impact on the existing road network.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. 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 KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the PC-1 zoning district as well as the general criteria for approval of a use on review.
2. The proposed medical facility 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes office uses for the site. The Knoxville One Year Plan proposes general commercial uses for the site. The proposed medical facility conforms to the adopted 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: 3/9/2017

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of the sidewalk connections as identified on the development plan, subject to meeting the Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
3. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along the public street.
4. Meeting all applicable requirements of the Knoxville Urban Forester.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Any lighting for the new parking lot on the east side of the existing building shall be full cut-off fixtures so as to eliminate any spillover onto the residential lots to the east.
7. Proposed signage for the facility is subject to approval by Planning Commission Staff and the Knoxville Plans Review & Inspections Division. The proposed monument sign identified on the landscape plan needs to be relocated to an area that complies with the setback requirements.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinances.

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

Summary of Action:

APPROVE the development plan for the eye surgery center expansion with a total building area of approximately 22,772 square feet, subject to 8 conditions.

Date of Approval: 3/9/2017

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: