

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-J-22-UR
Application Filed: 2/28/2022
Applicant: KEVIN LAW

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast corner of the intersection of Hardin Valley Road and Gliding Hawk Lane
Other Parcel Info.:
Tax ID Number: 103 11509 **Jurisdiction:** County
Size of Tract: 1.5 acres
Accessibility: Access will be off of Gliding Hawk Lane, a local road with a 25-ft pavement width inside a 57-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Dental office as Phase I of a mixed use development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD, NWCO-5 (Mixed Use Special District, Car
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Hardin Valley is a commercial corridor developed with a mix of commercial uses.

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

Street: 10850 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was rezoned from A (Agricultural) to PC (Planned Commercial) in 2013 (6-D-13-RZ).

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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve the request for a dentist office comprising approximately 6,500 sq ft in the PC (Planned Commercial) zone, subject to six conditions.

Staff Recomm. (Full):

- 1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all requirements and conditions of the TTCDA approval.
- 5) Obtaining TTCDA approval of the Phase 2 building at such time as the building is desired.
- 6) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the criteria for approval of a Use on Review.

Comments:

The applicant is requesting approval of a dentist office comprising approximately 6,500 sq ft in area as Phase 1 of this development. Phase 2 would consist of a retail business, and plans for the Phase 2 development would be submitted at a later date.

The 1.14-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay). Dentist offices are allowed by right in the PC zone, but site plans require approval by the Planning Commission, and this item is scheduled for the April 14th Planning Commission meeting (Case 4-J-22-UR).

The site is located at the southeast corner of Hardin Valley Road and Gliding Hawk Lane. This is the last parcel to be developed on this block. There is a curb cut located mid-block on Hardin Valley Road that provides access to the three properties on the west side of this block. This development would add another access point off of Gliding Hawk Lane to the east. The two adjacent developments contain drive aisles that align with each other at the front of the sites to provide inter-development connectivity. The proposed site plan proposes to allow access to those sites off of Gliding Hawk Lane by aligning the front drive aisle of this facility with the drive aisles of the adjacent developments. The TTCDA approved a waiver from the front parking lot setback to facilitate this access and connectivity.

The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines.

The TTCDA approved a waiver from the TTCDA parking requirements to allow the applicant to comply with the parking requirements of the Knox County Zoning Ordinance, which requires a minimum of 43 spaces (for Phases 1 and 2). The applicant proposes 52 parking spaces.

Parking is proposed throughout the site – in front of the dentist office, behind the dentist office, and around the Phase 2 building site. The site plan proposes to include the parking and drive aisles for both phases to facilitate access for neighboring properties.

The landscaping plan and lighting plan are in compliance with the TTCDA Design Guidelines, as is the building design.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES,

INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated MU-SD, NWCO-5 (Mixed Use-Special District, Carmichael Road/Hardin Valley) on the Northwest County Sector Plan. The MU-SD, NWCO-5 land use recommends a variety of uses on Hardin Valley Road west of Valley Vista Road: Technology Park (TP), Office (O), Medium Density Residential/Office (MDR/O), and Mixed Use Neighborhood Center (MU-NC). The MU-NC land use allows the Neighborhood Commercial zone, and the TP land use allows the Planned Commercial zone, both of which allow dentist offices.

B. For this Use on Review application to be approved in the MU-SD, NWCO-5 land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.

C. The proposed dentist office use is consistent with both nonresidential land use classifications recommended by the broader, MU-SD, NWCO-5 land use classification; therefore, it is consistent with the sector plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The Knox County Zoning Ordinance describes the PC (Planned Commercial) zone as, "intended to provide for a unified grouping of commercial buildings which do not require or desire a central business district location...It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers."

B. Since the dentist office is a commercial business and on office, it is compatible with the above description of the PC zone.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed dentist office is compatible with the surrounding area. Hardin Valley Road is lined with various retail, commercial, and service-related businesses.

B. The building will be a one story structure of a similar size and aesthetic as other buildings on Hardin Valley Road.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed dentist office is not expected to significantly injure the value of adjacent property. Surrounding properties consist of a variety of commercial uses.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Hardin Valley Road is a minor arterial that connects directly to Pellissippi Parkway. No traffic through residential subdivisions or side streets is required to access this property.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed development.

Action: Approved with Conditions **Meeting Date:** 4/14/2022

Details of Action:

Summary of Action: Approve the request for a dentist office comprising approximately 6,500 sq ft in the PC (Planned Commercial) zone, subject to six conditions.

Date of Approval: 4/14/2022 **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:**