

# 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:** 5-D-05-UR                      **Related File Number:**  
**Application Filed:** 4/11/2005              **Date of Revision:**  
**Applicant:** GREG SLACK FOR STUART ANDERSON  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side Capital Dr., southeast of Kingston Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 131 L B 004                      **Jurisdiction:** City  
**Size of Tract:** 1.14 acres  
**Accessibility:** Access is via Capital Dr., a local street with a pavement width of 32' within a 70' right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 9,154 sq. ft. office building                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of the Capital Court development. At present a bank business and medical offices have been constructed in this development. Franklin Hill, a residential subdivision, adjoins the site along the eastern boundary.

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

**Street:** 120 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:** Site zoned PC-1 at the time of annexation

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for an 9,154 sq. ft. office building at this location as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance  
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering  
3. Meeting all applicable requirements of the Knoxville City Arborist  
4. Meeting all applicable requirements of the Knox County Health Dept.  
5. Installing all landscaping, as shown on the plan, within six months of issuance of occupancy permits for the project.

With the conditions noted, this plan meets the requirements for approval in the PC-1 district and the other criteria for approval of a use on review

Comments: The site is a vacant lot between located between the offices of the AAA travel Agency and Knoxville Eye Surgery Center. The proposed development will consist of one building which will contain 9,154 square feet of office space. The development of this site for the proposed use is consistent with the other development that has occurred in the Capital Court commercial subdivision. The eastern boundary of the site adjoins a single family subdivision. Extensive landscaping is already in place to provide a buffer between the existing houses and the proposed office building. The landscape buffer is reflected on the plans for this project.

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

- 1. Public water and sewer utilities are in place to serve the site.
- 2. The proposal will have a minimal impact on the street and school systems.
- 3. The proposed office 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.
- 2. The proposed office building is consistent with the general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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. Both the City of Knoxville One Year Plan and the Southwest County Sector Plan propose office uses for the site.

MPC Action: Approved

MPC Meeting Date: 5/12/2005

**Details of MPC action:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Meeting all applicable requirements of the Knoxville City Arborist
4. Meeting all applicable requirements of the Knox County Health Dept.
5. Installing all landscaping, as shown on the plan, within six months of issuance of occupancy permits for the project.

With the conditions noted, this plan meets the requirements for approval in the PC-1 district and the other criteria for approval of a use on review

**Summary of MPC action:** APPROVE the request for an 9,154 sq. ft. office building at this location as shown on the development plan subject to 5 conditions

**Date of MPC Approval:** 5/12/2005                      **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:**