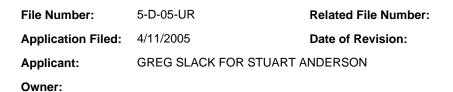
CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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 INFORMATIO	Ν

Existing Land Use:Vacant landSurrounding Land Use:9,154 sq. ft. office buildingDensity:Proposed Use:9,154 sq. ft. office buildingDensity:Sector Plan:Southwest CountySector Plan Designation:OfficeGrowth Policy Plan:Urban Growth Area (Inside City Limits)OfficeNeighborhood 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:

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Requested Zoning:

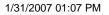
Previous Requests:

Extension of Zone:

History of Zoning: Site zoned PC-1 at the time of annexation

PLAN INFORMATION (where applicable)

Current Plan Category:





8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

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):	 Meeting all applicable requirements of the Knoxville Zoning Ordinance Meeting all applicable requirements of the Knoxville Dept. of Engineering Meeting all applicable requirements of the Knoxville City Arborist Meeting all applicable requirements of the Knox County Health Dept. 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		
	 Public water and sewer utilities are in place to serve the site. The proposal will have a minimal impact on the street and school systems. 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		
	 The proposal meets all requirements of the PC-1 zoning district. 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 and 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:	 Meeting all applicable requirements of the Knoxville Zoning Ordinance Meeting all applicable requirements of the Knoxville Dept. of Engineering Meeting all applicable requirements of the Knoxville City Arborist Meeting all applicable requirements of the Knox County Health Dept. 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:				

If "Other":

Amendments:

Disposition of Case, Second Reading:

Effective Date of Ordinance:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal: