

# 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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**File Number:** 6-B-05-UR                      **Related File Number:**  
**Application Filed:** 5/3/2005              **Date of Revision:**  
**Applicant:** ST. MARY'S HEALTH SYSTEM  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North side of Dannaher Wy. North of E. Emory Rd.,  
**Other Parcel Info.:**  
**Tax ID Number:** 47 PT. 85                      **Jurisdiction:** County  
**Size of Tract:** 52.34 acres  
**Accessibility:** Access is via Dannaher Wy., a joint permanent easement with a pavement width of 26' within a 60' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Medical campus  
**Surrounding Land Use:**  
**Proposed Use:** Building with a height of 96'                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The site is located in the developing medical complex at the I-75 interchange with E. Emory Rd. Zoning in the area is CA, C-3 and C-6 commercial. The vacated Plastiline industrial facility is to the east of the site.

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

**Street:** 7565 Dannaher Way  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** OB (Office, Medical, and Related Services)  
**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:

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 an increase in building height to ninety-five feet and five inches and allow up to a six story building as requested subject to 1 condition

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: St. Mary's Health System is in the process of developing a hospital, associated professional office building and other health related facilities on this site. The Knox County Zoning Ordinance limits the height of buildings in the OB (Office, Medical and Related Services) zone to 45' in height and four stories. The plan calls for the patient tower to be six stories with a maximum height of approximately 96'. The Zoning Ordinance permits the MPC to consider increasing the permitted height through the use on review process. The site is located on the north side of E. Emory Road, east of the I-75. Increasing the building height will not have any direct impact on the area residential uses. The area has seen extensive commercial development recently.

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

- 1. Public water and sewer utilities are available to serve the site.
- 2. E. Emory Rd. has sufficient capacity to handle the additional traffic which will be generated by this development.
- 3. This request will have no impact on schools and minimal impact on adjacent properties.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

- 1. The request conforms with the requirements of the OB zone, as well as other criteria for approval of a use on review.
- 2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should 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 North County Sector Plan proposes commercial uses for this property, consistent with the proposal.
- 2. The site is located within both the Urban Growth Area and Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 6/9/2005

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Summary of MPC action: APPROVE an increase in building height to ninety-five feet and five inches and allow up to a six story building as requested subject to 1 condition

Date of MPC Approval: 6/9/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**