

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-C-18-UR **Related File Number:**
Application Filed: 4/27/2018 **Date of Revision:**
Applicant: PROFESSIONAL RESOURCE DEVELOPMENT, INC.

PROPERTY INFORMATION

General Location: North side of E. Emory Rd., east side of Norris Frwy.
Other Parcel Info.:
Tax ID Number: 38 083 **Jurisdiction:** County
Size of Tract: 1.44 acres
Accessibility: Access is via E. Emory Rd., a major arterial street with a three lane section at the access driveway, and Norris Freeway, a minor arterial street with a four lane section at the access driveway.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail and dental office **Density:**
Sector Plan: North County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located at the intersection of E. Emory Rd. and Norris Freeway in an area with a mix of retail commercial, office and residential development.

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

Street: 4103 E Emory Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC (Shopping Center)
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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for a dental office with approximately 4,280 square feet and a retail building with approximately 5,000 square feet within the SC zoning district, subject to 10 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. The Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., as revised on May 29, 2018, showed that a left turn lane is warranted with the current lane configuration at the intersection of Norris Frwy and the access road that serves this development. The Tennessee Department of Transportation (TDOT) believes the need for the left turn lane could be mitigated by other improvements. Therefore, TDOT will determine what the applicant will be required to do to make the traffic flow work at this intersection.
3. Shifting the retail building 5' closer to the dental office in order to improve visibility for the truck access to the rear side of the building.
4. Amending the access easement agreement, if needed, for the change in location of the access driveway between this site and the Aldi site.
5. Recording a shared parking agreement between the owners of Tax Parcels 038-083 and 038-085 for the relocation of 5 required parking spaces for the Aldi site to the development site currently under review. This parking space relocation was a result of the access connection between the two lots.
6. Installing all sidewalks as shown on the development plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and the Knox County Department of Engineering and Public Works.
7. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Proposed signage is subject to review and approval by Planning Commission staff and the Knox County Building Codes staff.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a use on review in the SC zoning district.

Comments:

The applicant is proposing to develop this 1.44 acre site with a dental office with approximately 4,280 square feet and a retail building with approximately 5,000 square feet. The site which is located at the northeast corner of the intersection of E. Emory Rd. and Norris Freeway has access out to both E. Emory Rd. and Norris Freeway through driveway connections that were established with the development of the Aldi site.

The proposed driveway connection to the Aldi site will impact 5 parking spaces. Those 5 spaces will be added to this site and a shared parking agreement will be established.

A Traffic Impact Study was prepared by Fulghum MacIndoe & Associates, Inc., for the proposed development. Recommended condition #2 identifies street improvements to Norris Freeway that would be required. A sidewalk extension along E. Emory Rd. with a connection to the interior sidewalks is also being provided.

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. With the proposed turn lane improvements identified in the traffic impact analysis there will be sufficient capacity on E. Emory Rd. and Norris Freeway to handle the additional traffic which will be

generated by this development.

3. 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 KNOX COUNTY ZONING ORDINANCE

- 1. The proposal meets all requirements of the SC zoning district as well as the general criteria for approval of a use on review.
- 2. The proposed development 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 traffic through residential areas since the site has access out to two arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The North County Sector Plan proposes commercial use for this site. SC (Shopping Center) is listed as a permitted zone under the commercial designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 6/14/2018

Details of Action:

Summary of Action: APPROVE the development plan for a dental office with approximately 4,280 square feet and a retail building with approximately 5,000 square feet within the SC zoning district, subject to 10 conditions.

Date of Approval: 6/14/2018 **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:**