

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-G-02-UR **Related File Number:**
Application Filed: 5/13/2002 **Date of Revision:**
Applicant: KNOXVILLE EYE SURGERY CENTER
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Capital Dr., south of Kingston Pike and east of Fox Rd.
Other Parcel Info.:
Tax ID Number: 131 L B 005 & 006 **Jurisdiction:** City
Size of Tract: 3.98 acres
Accessibility: Access is via Capital Dr., a local street with a 32' pavement width within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Medical office building
Surrounding Land Use:
Proposed Use: Parking lot addition for a medical office **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Capital Court has been developed with commercial and office uses under PC and PC-1 zoning.

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

Street: 140 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: Use-on-Review (9-I-98-UR) for medical office building approved by Planning Commission on June 11, 1998.

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a parking lot addition subject to 6 conditions.

Staff Recomm. (Full): 1. Planting a "Type A" landscape screen along the eastern property line in the area of the parking lot addition. The evergreen screen shall be planted as close as possible to the top of the finished slope to maximize screening for adjacent residences. 2. Installation of landscaping as shown on the revised development plan, reflecting condition 1 above, within six months of the parking lot expansion being opened for use. 3. The additional lighting for the parking lot shall be "down directed" so as to eliminate any spillover onto the residential lots. 4. Meeting all applicable requirements of the Knoxville City Arborist. 5. Meeting all applicable requirements of the Knoxville Department of Engineering. 6. Meeting all requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments: The applicant is proposing a 46 space parking lot addition for the existing medical office building that was approved in June, 1998. The original approval identified the future parking area but the future phases were not a part of that approval. The addition is proposed at the rear of the building and will utilize the existing access drives. The additional parking is needed to meet the demand on the three days of the week that the Knoxville Eye Surgery Center conducts laser surgery. A "Type A" evergreen landscape screen will be provided along the residential properties to the east. Soil removed from the proposed parking area will be place on the lot to the west that is also owned by the applicant. The "Future" development area identified to the east of the existing building is not a part of this application.

MPC Action: Approved MPC Meeting Date: 6/13/2002

Details of MPC action: 1. Planting a "Type A" landscape screen along the eastern property line in the area of the parking lot addition. The evergreen screen shall be planted as close as possible to the top of the finished slope to maximize screening for adjacent residences. 2. Installation of landscaping as shown on the revised development plan, reflecting condition 1 above, within six months of the parking lot expansion being opened for use. 3. The additional lighting for the parking lot shall be "down directed" so as to eliminate any spillover onto the residential lots. 4. Meeting all applicable requirements of the Knoxville City Arborist. 5. Meeting all applicable requirements of the Knoxville Department of Engineering. 6. Meeting all requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for a parking lot addition subject to 6 conditions.

Date of MPC Approval: 6/13/2002 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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: