

# 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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
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

**File Number:** 6-H-15-UR                      **Related File Number:**  
**Application Filed:** 4/27/2015              **Date of Revision:**  
**Applicant:** LAND DEVELOPMENT SOLUTIONS

## PROPERTY INFORMATION

**General Location:** North side of Laurel Ave., east of Twentieth St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 N N 01701                      **Jurisdiction:** City  
**Size of Tract:** 2.31 acres  
**Accessibility:** Access is via Twentieth St., a local street with a pavement width of 30' within a 50' wide right-of- way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Emergency power facility for hospital                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** O (Office)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site has recently been incorporated into the Fort Sanders Regional Hospital campus. The surrounding uses are the hospital and support facilities for the hospital. Other uses in the area include parking, professional offices and mixed residential uses. The current zoning in the immediate vicinity is O-1 Office and R-2 residential.

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

**Street:** 1904 Highland Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (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:

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 the relocation of the emergency power facility as shown on the site plan subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance or obtaining anyl required variances.  
2. Meeting all applicable requirements of the Knoxville Engineering Dept.

With the condition noted, this plan meets the requirements for approval in the O-1 zoning district and the other criteria for approval of a use on review.

Comments: Fort Sanders Regional Hospital recently incorporated this site into their campus. Hospitals and the associated support facilities are a use on review in the O-1 (Office, Medical and Related Services) zoning district. This request will allow the hospital to relocate their emergency power generator to this location. The site adjoins other hospital facilities and three site. Immediately to the west of this site is a parking lot. The use of this site for the proposed emergency power supply will not have a negative impact on the surrounding area.

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

- 1. The emergency power facility will have no impact on local services since all utilities are in place to serve this site.
- 2. Granting this request should have little impact on adjoining property

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1.The proposed emergency power facility is consistent with standards for development within the O-1 (Office, Medical and Related Services) zoning district and all other requirements of the Zoning Ordinance.
- 2. The request 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 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 additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Central City Sector Plan designates this property for office uses.
- 2. The site is located inside the city within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 6/11/2015

Details of Action:

Summary of Action: APPROVE the request for the relocation of the emergency power facility as shown on the site plan subject to 2 conditions.

Date of Approval: 6/11/2015 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:**