CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 7-A-15-UR Related File Number:

Application Filed: 5/22/2015 Date of Revision:

Applicant: DAN BREWER



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

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., east of Cherahala Blvd.

Other Parcel Info.:

Tax ID Number: 104 00804 Jurisdiction: County

Size of Tract: 1.09 acres

Access ibility: Access is via an access drive from Hardin Valley Road, a four-lane, median divided, minor arterial

street at this location. An east bound left turn lane on Hardin Valley Road is provided at this

intersection.

GENERAL LAND USE INFORMATION

Existing Land Use: Dentist office

Surrounding Land Use:

Proposed Use: Dentist office expansion Density:

Sector Plan: Northwest County Sector Plan Designation: TP (Technology Park)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located in an area of mixed residential and business park development.

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

Street: 10509 Hardin Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

Comments:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for the dentist office expansion with a total building area of approximately 6214

square feet as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

1. Obtaining approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (7-A-15-TOB).

2. Meeting all applicable requirements of the Knox County Zoning Ordinance

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works

4. Obtaining approval from the pipe line company (identified as Duke Natural Gas Line Easement on recorded plat) for all development activity within the natural gas line easement that crosses the property.

5. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.

6. Installing all landscaping identified on the approved landscape plan prior to obtaining an occupancy permit for the dentist office expansion.

With the conditions noted above, this request meets the requirements for approval in the BP (Business and Technology) / TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

The existing dentist office on this 1.09 acre site was approved by the Planning Commission and the TTCDA Board in March, 2011 (3-E-11-UR and 3-A-11-TOB). While the original plans showed this proposed building expansion, it was not part of the original approval. The original office included approximately 2600 square feet. Variances had previously been approved to allow parking in the required front and side yards, to reduce the front yard landscaping setback, from 50 ft. to 5 ft. and the

side yard landscaping setback, from 40 ft. to 5 ft., and to reduce the rear building setback from 30 ft. to 15 ft. (Approved by BZA, 1/28/2011).

This is a request for approval of a building expansion that will bring the total office area to 6214 sq ft. The building addition will be located on the east side of the existing building. A driveway will be extended from the existing parking lot along the front of the building to a new parking lot located on the east side of the building addition. The proposed development plan includes a total of 27 parking spaces.

Since the approved landscape plan for the original development was not fully installed, Staff is recommending a condition that the landscaping be installed prior to an occupancy permit being issued for the building expansion.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on July 8, 2015 (7-A-15-TOB).

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

- 1. All utilities are available to serve this site.
- 2. There is adequate road capacity to handle the traffic 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

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ORDINANCE

- 1. With the recommended conditions and approved variances, the proposal meets all requirements of the BP zoning district as well as the general criteria for approval of a use on review.
- 2. The proposed dental office expansion 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 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. The Northwest County Sector Plan proposes technology park uses for the site. The proposed use is consistent with the BP (Business and Technology) zoning district and sector plan 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: 7/9/2015

Details of Action:

- 1. Obtaining approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (7-A-15-TOB).
- 2. Meeting all applicable requirements of the Knox County Zoning Ordinance
- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4. Obtaining approval from the pipe line company (identified as Duke Natural Gas Line Easement on recorded plat) for all development activity within the natural gas line easement that crosses the property.
- 5. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 6. Installing all landscaping identified on the approved landscape plan prior to obtaining an occupancy permit for the dentist office expansion.

With the conditions noted above, this request meets the requirements for approval in the BP (Business and Technology) / TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

Summary of Action:

APPROVE the request for the dentist office expansion with a total building area of approximately 6214 square feet as shown on the development plan subject to 6 conditions

Date of Approval: 7/9/2015 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Board of Zoning Appe	eals
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:

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