

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 7-A-15-UR

Related File Number:

Application Filed: 5/22/2015

Date of Revision:

Applicant: DAN BREWER

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

Accessibility: 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:

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 an 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 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:**