

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: 8-E-13-UR
Application Filed: 6/24/2013
Applicant: CARIS HEALTHCARE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Coward Mill Rd., northeast side of Pellissippi Parkway.
Other Parcel Info.:
Tax ID Number: 103 088 & 089 **Jurisdiction:** County
Size of Tract: 3.78 acres
Accessibility: Access is via Coward Mill Rd., a minor collector street with a 17' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Existing office facility and vacant land
Surrounding Land Use:
Proposed Use: Office development expansion **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area of the Tennessee Technology Corridor, just north of the Pellissippi Parkway / Hardin Valley Rd. interchange, that is undeveloped.

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

Street: 10651 Coward Mill 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:
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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for additional parking and the addition of approximately 13,000 square feet of office space subject to the following 7 conditions

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.
2. Submitting a landscape plan to the TTCDA for approval. Installing all landscaping, as shown on the approved landscape plan, within six months of completion of the parking lot improvements and/or the issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along Coward Mill Rd.
3. Obtaining approval from the Knox County Board of Zoning Appeals for the parking and setback variances.
4. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
5. Providing certification to the Knox County Department of Engineering and Public Works that a minimum of 300 feet of sight distance exists in both directions along Coward Mill Rd at "Drive A" as identified on the development plan prior to utilizing the new parking lot.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments:

The applicant is proposing to relocate their offices to this existing office building that is located on Coward Mill Rd., just east of the intersection with Pellissippi Parkway. The development plan includes a 5000 square foot building addition to the existing 18,900 square foot office building. A future two story office building with 8,000 square feet is also planned. The proposal also includes revisions to the existing parking lot and an addition of a new parking lot with 42 parking stalls. Variances are being requested from the Knox County Board of Zoning Appeals from the parking standards and a building setback from Pellissippi Parkway. The revised development plan includes changes to the access driveways for the existing office building that will improve the safety of the main driveway due to sight distance restrictions at that location.

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 August 5, 2013.

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

1. Public water and sewer utilities are available to serve the development.
2. The proposal will have minimal impact on the area since it is an expansion of an existing office facility with access to Pellissippi Parkway by a collector street.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed office facility expansion 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 since it is located on a collector street which has access out to Pellissippi Parkway.

2. With the recommended conditions, the proposed development meets the requirements for approval of an office facility in the BP (Business and Technology) / TO (Technology Overlay) zoning districts.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes technology park uses for this site which is in conformity with the proposed use.

2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 8/8/2013

Details of Action:

Summary of Action:

APPROVE the development plan for additional parking and the addition of approximately 13,000 square feet of office space subject to the following 7 conditions

Date of Approval: 8/8/2013

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:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: