

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 8-E-14-UR

Related File Number:

Application Filed: 6/27/2014

Date of Revision:

Applicant: AMERICAN FAMILY CARE

PROPERTY INFORMATION

General Location: North side of Kingston Pike, west side of N. Cedar Bluff Rd.

Other Parcel Info.:

Tax ID Number: 132 02805

Jurisdiction: City

Size of Tract: 1.43 acres

Accessibility: Access to the site will be via the shopping center's internal street system that provides access to Kingston Pike and N. Cedar Bluff Road, both of which are 6 lane median divided arterial streets at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot

Surrounding Land Use:

Proposed Use: Health Care Facility & commercial lease space

Density:

Sector Plan: Southwest County **Sector Plan Designation:** Commercial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is located in an area that is dominated by shopping centers and general commercial uses. The zoning in the area is C-3, C-6, SC, SC-3, PC-1 and PC-2 commercial zones.

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

Street: 0 Kingston Pike

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: PC-1 zoning was approved for this site on 6/29/2010.

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 a commercial building containing up to 8,253 sq., ft. as shown on the site plan subject to 6 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Meeting all applicable requirements of the Knoxville Engineering Dept.
6. Provide as the free standing sign on the site a monument type sign with the overall height not to exceed 12'

With the conditions noted, this plan meets the requirements for approval in the PC-1 district and the other criteria for approval of a use on review

Comments:

The applicant is proposing to develop a 8,253 square foot medical clinic and speculative commercial space on a 1.43 acre out-parcel at the Kroger's shopping center located in the northwest quadrant of the intersection of N. Cedar Bluff Rd. and Kingston Pike. While the lot has frontage along Kingston Pike and Cedar Bluff Rd., there will be no direct access from the site onto either street. Access to the site will be through the driveway network for the shopping center which provides access to Kingston Pike, North Cedar Bluff Rd., and Market Place Blvd. The traffic impact study submitted for the shopping center anticipated the traffic impact of the development of this lot. All required road improvements as shown on the development plan for the Kroger's Shopping Center (2-D-11-UR) have been installed.

The staff has expressed concerns to the applicant's representative regarding their proposed free standing sign. Their proposal is for a 22' tall pole sign. Recent efforts in the community with regard to signage have impacted the development of the other out parcels in this development as well as the numerous requests MPC has heard dealing with the development of the property on the east side of N. Cedar Bluff Rd. Recent approvals in this area have resulted in monument signs for each project that are 9' to 15' in height. Staff will recommend this applicant revise their site plan to show a monument sign not to exceed 12' in height.

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

1. Public water and sewer utilities are in place to serve this development.
2. With the construction of the road improvements required for the Kroger's Shopping Center approval, the traffic impact of this development will be minimized.
3. The proposed medical clinic/ commercial space is compatible with the scale and intensity with the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed development is consistent with all requirements of the PC-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan the North City Sector Plan propose commercial use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 8/14/2014

- Details of Action:**
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Summary of Action: APPROVE the request for a commercial building containing up to 8,253 sq., ft. as shown on the site plan subject to 6 conditions

Date of Approval: 8/14/2014 **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:**