

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-I-19-UR **Related File Number:**
Application Filed: 6/24/2019 **Date of Revision:**
Applicant: STUART H ANDERSON, GEORGE ARMOUR EWART ARCHITECT

PROPERTY INFORMATION

General Location: West side of Capital Drive, east side of Fox Road, south of Kingston Pike.
Other Parcel Info.:
Tax ID Number: 131 L B 00203 **Jurisdiction:** County
Size of Tract: 1.38 acres
Accessibility: Access is via Capital Dr., a local street with a three lane 36' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Medical/Dental Office **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is located in an area of office and mixed commercial uses near the intersections of Kingston Pike, Fox Rd. and Capital Dr. that have developed under PC and PC-1 zoning.

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

Street: 0 Capital Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned to PC (Planned Commercial) in 1994.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for the medical/dental office with a total building area in two buildings of approximately 10,547 square feet, subject to 8 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Providing documentation to the Knoxville Department of Engineering prior to the issuance of a building permit for this development that the required sight distance easement across Tax Parcel 131LB00201 for the access driveway for this site has been obtained.
3. Installation of the sidewalk connections as identified on the development plan, subject to meeting the Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
4. Installation of an accessible ADA driveway apron at the entrance to the site subject to approval of the Knoxville Department of Engineering.
5. Installation of all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Proposed signage for the facility is subject to approval by Planning Commission Staff and Knox County Code Administration.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the PC zoning district, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing to develop this 1.38 acre site for two one-story medical office buildings with a total building area of approximately 10,547 square feet. The main building on the site will have approximately 6,547 square feet and will be used as a dental office. The second building with approximately 4,000 square feet will be for medical or general office use. The site is an existing lot within the Capital Court Subdivision and will have access out to Capital Drive. While the site is within Knox County, the access for the site is onto a City street and is subject to approval by the Knoxville Department of Engineering. The plans have been reviewed by both the City and County Engineering Departments.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. 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 KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use on review.
2. The proposed medical facility 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 substantial 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 Southwest County Sector Plan proposes general commercial uses for the site. The proposed medical facility conforms to the Sector Plan
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 8/8/2019

Details of Action:

Summary of Action: APPROVE the development plan for the medical/dental office with a total building area in two buildings of approximately 10,547 square feet, subject to 8 conditions.

Date of Approval: 8/8/2019 **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:**