

# CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 9-A-23-TOB                      Related File Number:  
Application Filed: 8/14/2023                      Date of Revision:  
Applicant: HARDIN VALLEY INTERNAL MEDICAL CLINIC

## PROPERTY INFORMATION

General Location: Northwest quadrant of the intersection of Charlevoix Rd and Hardin Valley Rd  
Other Parcel Info.:  
Tax ID Number: 103 E A 002                      Jurisdiction: County  
Size of Tract: 5.2 acres  
Accessibility: Access is via Hardin Valley Rd, a four lane, median-divided street within 200' of right of way; and via Charlevoix Rd., a local street with 36' of pavement width within 50' of right of way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Commercial  
Surrounding Land Use:  
Proposed Use: Expansion of existing building                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: GC (General Commercial)  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 10689 Hardin Valley Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / TO (Technology Overlay)  
Former Zoning:  
Requested Zoning: N/A  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

- Variances Requested:**
- 1) Reduce the front setback on Pellissippi Parkway from 60-ft to 44.66 ft.
  - 2) Increase the maximum IAR from the previously approved waiver of 74.7% to 76%.

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

**Planner In Charge:** Whitney Warner

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Staff recommends approval of the requested waivers to:

- 1) Reduce the front setback on Pellissippi Parkway from 60-ft to 44.66-ft because of the topography, existing parking, and building geometry.
- 2) Increase the maximum IAR from the previously approved waiver of 74.7% to 76% as a result of meeting the parking demand on site.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to three conditions:

- 1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.

**Comments:**

This is a request for a 642 sq ft expansion for the existing medical clinic previously approved by this board in 2017 (Case # 5-A-17-TOB). The current building is approximately 3,000 sq ft and is a stand-alone building in the parking lot of a retail strip center. The building is in the far southwest corner of the site with frontage on Hardin Valley Road and Pellissippi Parkway. Together with the parking for the facility, the site occupies 1 acre of the 5.2 acre parcel.

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR BUILDING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

1. The building setbacks adhere to either the CA zone or the TTCDA guidelines, whichever is more stringent. In this case, the building has frontage on Pellissippi Parkway and Hardin Valley Road along with parking along the frontage. TTCDA guidelines require a 60 ft front setback line when parking is between the building and the street. The site plans propose a front setback of 44.66 ft on the Pellissippi Parkway frontage, so the applicant has requested a waiver, citing topography, existing parking, and building geometry as the basis for the waiver request. The proposed plans are removing almost all parking on Pellissippi except for 2 spaces. Without those 2 remaining spaces, the minimum setback would be 20 ft. These two spaces are to the rear of the building and not directly between the building and the street. Additionally, the new landscaping, drive aisle, and sidewalk connections will enhance the circulation and aesthetic of the parking lot.
2. The site will include a new 2-way drive aisle for vehicular circulation and connectivity around the existing parking area and new sidewalk connections to maintain service from the parking areas to the building entrances. The TTCDA Guidelines would typically allow between 9 and 14 spaces for this facility. However, the applicant received a waiver to increase the parking to 39 spaces with their approval in 2017. The proposed plans reduce the parking for this facility from 39 spaces to 33 spaces, which is still within the waiver granted by the TTCDA. Therefore, a new waiver for the overage is not needed since the parking is not being increased further.
3. The original project also obtained a waiver to increase the Impervious Area Ratio (IAR) from 70% to 74.7%. This proposed new extension will increase the existing, previously approved IAR from 74.7% to 76.3%, an overall increase of 1.6%. The design team and client wish to pursue this waiver based on existing site constraints. Staff supports this minor increase in impervious coverage that is in part a result of meeting the parking demand on site.
4. The proposed landscape plan shows new plantings along the west side of the addition and adheres

to all landscape requirements of TTCDA.

5. The lighting plan will not change. The intention is to relocate the existing wall pack that will be affected by the addition as well as the addition of an exit discharge fixture at the new door.

**B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.**

1. This property is zoned CA (General Commercial) / TO (Technology Overlay). The CA zone is for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed. This proposal is consistent with the intent of the CA zone.
2. The applicant does not wish to replat the property, so the Subdivision Regulations are not applicable.

**C. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE.**

1. The use of the building remains the same, and the building expansion is minor. Planning does not anticipate any adverse impacts from this proposal.
2. As stated previously, staff has reviewed the landscaping plans and supports the landscaping plan as proposed because it meets the TTCDA standards.

**D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.**

1. Knox County Engineering and Public Works has reviewed the site plans but had no comments since access is not changing and the increase to the amount of impervious surface is minimal.

**Action:** Approved **Meeting Date:** 9/11/2023

**Details of Action:** Staff recommends approval of the requested waivers to:

- 1) Reduce the front setback on Pellissippi Parkway from 60-ft to 44.66-ft because of the topography, existing parking, and building geometry.
- 2) Increase the maximum IAR from the previously approved waiver of 74.7% to 76% as a result of meeting the parking demand on site.

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- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.

**Summary of Action:**

**Date of Approval:** 9/11/2023 **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:**