CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 9-D-09-UR Related File Number:

Application Filed: 7/27/2009 **Date of Revision:**

Applicant: STUART ANDERSON



www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northwest side of Crosswood Blvd., northwest of Strawberry Plains Pike.

Other Parcel Info.:

Tax ID Number: 72 274.03 & 274.04 Jurisdiction: County

Size of Tract: 2.139 acres

Accessibility: Access is via Crosswood Blvd., a local street with a 30' pavement width that parallels I-40.

GENERAL LAND USE INFORMATION

Existing Land Use: Medical office

Surrounding Land Use:

Proposed Use: Expansion of medical office building and parking lot Density:

Sector Plan: East County Sector Plan Designation: Commercial

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

Neighborhood Context: The site is located in an area of tourist oriented development at the interchange of I-40 and Strawberry

Plains Pike.

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

Street: 7541 Crosswood Blvd

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: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 a proposed phased expansion of an existing medical office

building, subject to the following 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

- 2. Meeting all applicable requirements of the Knox County Health Department.
- 3. The parking lot that has access from Blakely Court shall be used for staff parking.
- 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to cover the improvements.

With the conditions noted above, this requests meets the requirements for approval of a medical office in the PC zone and other criteria for a use on review.

foot facility which has a staff of 3 doctors and 15 support staff will be expanded in two phases. The first

Comments: The applicant is proposing a phased expansion of an existing medical office building located on Crosswood Blvd. at the northwest quadrant of the interchange of I-40 and Strawberry Plains Pike. The existing facility was approved by the Planning Commission on 12/12/1996. The existing 5,540 square

phase addition will be 2,404 square feet with the addition of 2 doctors and 10 support staff. The second phase addition will be 2,814 square feet with the addition of 1 doctor and 6 support staff.

To meet the parking requirements for the proposed expansions, a new parking lot will be added to an adjoining lot that has access from Blakely Court. Since there is no direct connection between the two parking lots, a condition of approval has been added that requires employees to park in the parking lot that has access from Blakely Court.

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

- 1. The existing street system has adequate capacity to handle the proposed medical office additions.
- 2. Public water and sewer utilities are available to serve the development.
- 3. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

- 1. With the recommended conditions, the proposed medical office expansion meets the requirements of the Knox County Zoning Ordinance.
- 2. The proposed medical office 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The East County Sector Plan proposes commercial uses for this site.
- 2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved Meeting Date: 9/10/2009

Details of Action:1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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- 2. Meeting all applicable requirements of the Knox County Health Department.
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Summary of Action: APPROVE the development plan for a proposed phased expansion of an existing medical office

building, subject to the following 5 conditions:

Date of Approval: 9/10/2009 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:

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