

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: 9-H-17-UR **Related File Number:**
Application Filed: 7/31/2017 **Date of Revision:**
Applicant: WEST LONSDALE BAPTIST CHURCH

PROPERTY INFORMATION

General Location: East side Dayton St, south of Western Ave.
Other Parcel Info.:
Tax ID Number: 93 E E 003 **Jurisdiction:** City
Size of Tract: 0.36 acres
Accessibility: Access is via Dayton St., a local street with 26' of pavement width within 50' of right-of-way, or Waverly St., a local street with 24' of Pavement width within 55' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Public-Quasi Public
Surrounding Land Use:
Proposed Use: Medical Clinic **Density:**
Sector Plan: Central City **Sector Plan Designation:** TDR (Traditional Neighborhood Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is located on the northern edge of a residential neighborhood that is zoned R-1A. The adjacent church is zoned R-2. To the north are commercial uses along Western Ave., zoned C-3.

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

Street: 2812 Dayton St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was rezoned from R-1A to R-2 in June 2017 (5-G-17-RZ).

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for an approximate 1,400 sqft medical clinic, subject to the following 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the Article 8 (Signs, billboards, and other advertising structures).
2. Meeting any relevant requirement of the Knox County Health Department.
3. Meeting all applicable requirements of City of Knoxville Engineering Department.

With the conditions noted, this plan meets the requirements of the R-2 District and the other criteria for approval of a use on review.

Comments:

The proposed medical clinic will be located in a house that is to be renovated. The house is currently on the same lot as and owned by the adjacent West Lonsdale Baptist Church, who is also the applicant. If approved, a lot will be created for the medical clinic that will include the approximate area identified on the site plan. The parking area will be to the south side of the clinic, between the existing house structure and the church parking lot. The signage will be similar to that shown in the attached photograph and located within the front yard. The sign must comply with the sign standards of the zoning ordinance that limits detached signs to 16 square feet and non-illuminated for lots that are less than 150 feet wide, as this lot will be. The trash bin will be located behind the house when it is not placed at the street for pickup. All medical waste will be handled separately for safe disposal.

The medical clinic will provide basic medical, dental and vision care, as well as spiritual counseling. Remote Area Medical holds monthly free clinics in the church and this service will be moved to this clinic. The intent is to eventually operate the medical clinic on a daily basis.

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

1. The subject property has water and sewer utilities available.
2. The proposed medical clinic is anticipated have only one doctor on duty at a time. The provided parking reflects this intent. If needed, the adjacent church parking lot can handle excess parking demand since the church and clinic peak parking demands do not overlap.

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

1. This proposed medical clinic in the R-2 zone district 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.
2. Additional traffic generated through the residential neighborhood should be limited since the property is about a half block from Western Avenue.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan and Central City Sector Plan propose TDR (Traditional Neighborhood Residential) uses for this site, which allows the uses permitted within the R-2 zone.
2. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville, Knox County, Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 9/14/2017

Details of Action:

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not

- limited to the Article 8 (Signs, billboards, and other advertising structures).
2. Meeting any relevant requirement of the Knox County Health Department.
 3. Meeting all applicable requirements of City of Knoxville Engineering Department.

With the conditions noted, this plan meets the requirements of the R-2 District and the other criteria for approval of a use on review.

Summary of Action:

APPROVE the development plan for an approximate 1,400 sqft medical clinic, subject to the following 3 conditions.

Date of Approval:

9/14/2017

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: