



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 11-E-06-UR

AGENDA ITEM #: 96

AGENDA DATE: 11/9/2006

▶ **APPLICANT:** RUSTY BAKSA
OWNER(S): LAWLER-WOOD, LLC

TAX ID NUMBER: 131 147.04 PART OF 131LA001.07 & 131LA001.01
JURISDICTION: City & County Commission District 5 & Council District 2

▶ **LOCATION:** Northwest side of Pipkin Ln., southeast of Kingston Pike

▶ **APPX. SIZE OF TRACT:** 3.19 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via a private drive through the Ft. Sanders West campus. The private drive is currently unnamed and has a 25' of pavement width.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** PC-1 (Retail and Office Park) & PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Medical office building in the PC & PC-1 zoning districts.

HISTORY OF ZONING: Rezoned from A-1 to PC-1 on 10/14/2004

SURROUNDING LAND USE AND ZONING: North: Day Care Facility & Ft. Sanders West Campus / PC (Planned Commercial)

South: Low Density Residential & Vacant / A-1 (Agriculture) & A (Agriculture)

East: Pellissippi Parkway / OS-1 (Open Space)

West: Low Density Residential & Vacant / A-1 (Agriculture) & A (Agriculture)

NEIGHBORHOOD CONTEXT: The Ft. Sanders West campus, accessed from Kingston Pike, is located to the north of the site and developed under PC zoning. Low density residential development is located to the south and west, under A and A-1 zoning. The right of way of I-140 is located to the east.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for the proposed medical office building in the PC-1 & PC (Planned Commercial) zoning districts, subject to the following 8 conditions:**

1. Meeting all applicable requirements of the Knox County and Knoxville Zoning Ordinances.
2. Meeting all applicable requirements of the Knox County and Knoxville Departments of Engineering.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

5. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.
6. Submitting a shared access driveway agreement prior to issuance of building permits.
7. Submitting a road profile for the proposed extension, as per requirements of the Knox County Department of Engineering, prior to the issuance of building permits.
8. Recording the approved protective covenants for this Planned Commercial development prior to issuance of any grading permits.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the PC-1 & PC zoning districts.

COMMENTS:

The applicant is proposing to construct a medical office building on this 3.19 acre site. The proposed footprint of the building is approximately 19,800 sq. ft. The proposed building and parking area is located in the City, however, the proposed access drive is located in the County.

The property has access to an unnamed right-of-way located off of Ft. Sanders West Blvd. The existing private drive currently dead-ends at Nanny's Day Care. The applicant is proposing to extend that driveway around the front of the day care facility and around back to the proposed site. The Knox County Department of Engineering has requested that the applicant submit a road profile for the proposed access drive to the site. Since the proposed road improvement will affect two separate properties, a written shared access driveway agreement will have to be submitted prior to issuance of building permits.

The applicant anticipates that the medical facility will employ up to 5 doctors and 55 employees. The development plans accommodate 181 parking spaces, 8 of which have been designated as handicapped. According to the Knoxville Zoning Ordinance, 57 parking spaces are required, 6 of which have to be designated as handicapped. The plans, therefore, provide a sufficient amount of parking.

Since the subject property is located within a planned commercial development, the applicant will be required to record the approved protective covenants for this development.

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 proposal will have no impact on schools.
3. With access only to Kingston Pike, additional traffic will be added to the red light at the entrance to Ft. Sanders West at Kingston Pike. The impact of the proposed development on adjacent properties will be minimal, because the property has access only to Kingston Pike, and does not face any established residential uses.
4. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

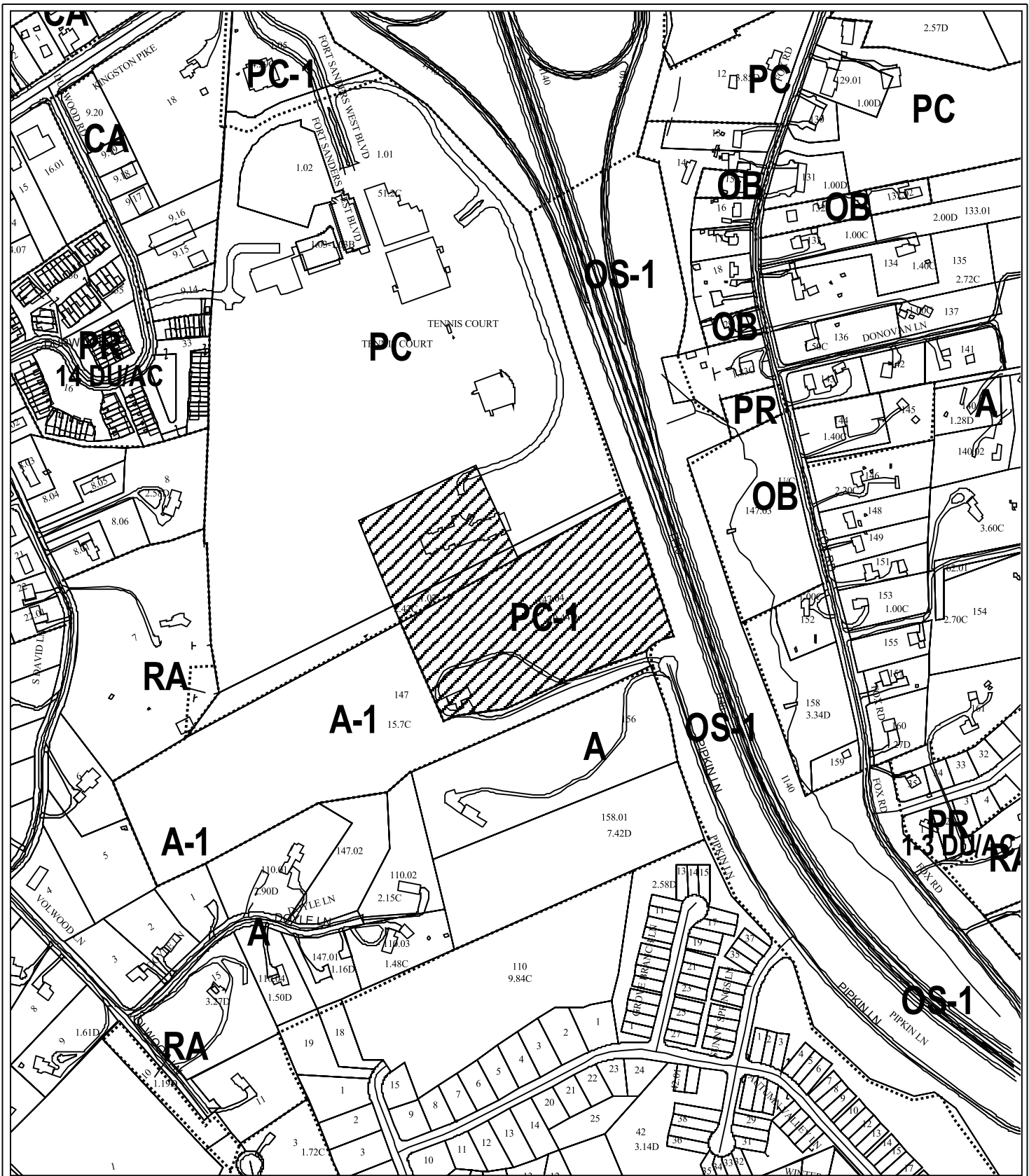
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal meets all requirements of the PC-1 & PC zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed medical office 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.


CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes general commercial uses for this site. PC-1 (Planned Commercial) & PC (Planned Commercial) are listed as permitted zones under the commercial designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City & County.



11-E-06-UR
USE ON REVIEW

 Medical office building in the PC & PC-1 zoning district. in PC-1 (Retail and Office Park) & PC (Planned Commercial)

Original Print Date: 10/26/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Rusty Baksa

Map No: 131

Jurisdiction: City & County



11-E-06-UR

310 Simmons Road, Suite K
Knoxville, TN 37922
Phone: 865-671-2281
Fax: 865-671-2283
Email: cbrown.lds@charterbn.com

**Land
Development
Solutions**

Transmittal

LDS Project:

To: Kelly Schlitz
Address: MPC
From: Chad D. Brown
CC:
Date: October 27, 2006
Re: Trinity Medical Office

Emily

Here are four revised copies of sheet SP101.1 for the Trinity Medical Office Use-on-Review application. These revisions reflect the comments from our phone conversation dated Oct. 23, 2006. This new plan has added the road profile information for the Access Road only. The extension of EB Copeland road is not part of this project as we discussed earlier this week. We will be submitting full plans for this extension to Knox County sometime next week. The Owner Access Easement will be submitted once the final sale of the property has been completed. Please call me if you have any questions or concerns.

Thank you

Chad Brown, PE

Land Development Solutions

Byrd & Cooper Architects, Inc.

P.O. Box 18275
Knoxville, TN
37928
Office: 606-585-5650
Fax: 606-588-0537

DATE: 10.20.06



Morello & Associates
Professional Landscaping Architects
1000 North 1st Street, Suite 100
Knoxville, TN 37904
Phone: 606-585-5650

TMA05
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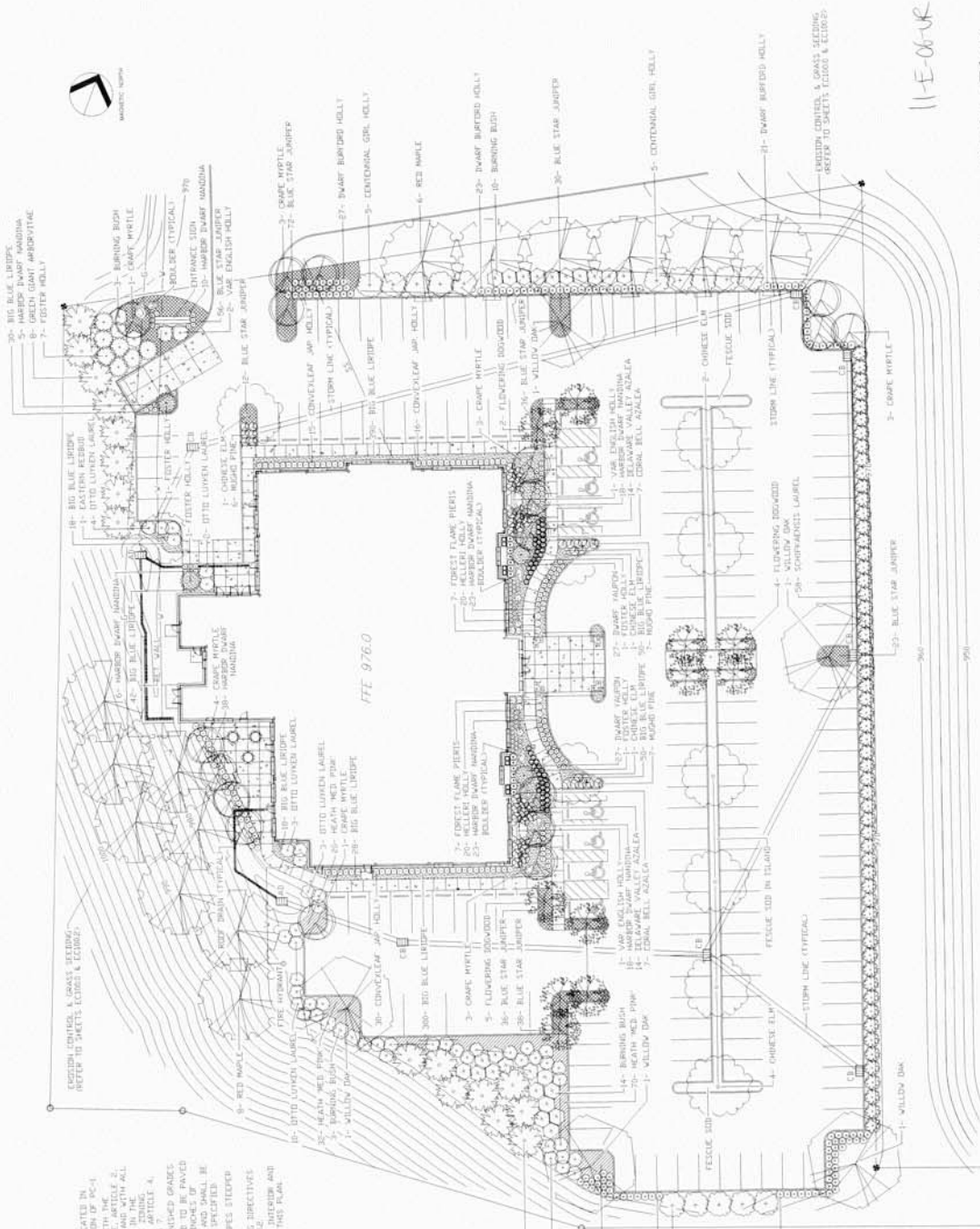
JAKE MORRELL ASSOCIATES
1000 North 1st Street, Suite 100
Knoxville, TN 37904
Phone: 606-585-5650

A New Office for Trinity Medical Associates

Knoxville, TN
Landscape Plan

August 3, 2006

L.I.I.



- GENERAL NOTES:**
1. SITE CONTAINS 319 ACRES AND IS LOCATED IN INDIANVILLE WITH A ZONING DESIGNATION OF PC-1.
 2. CITY OF INDIANVILLE'S TREE ORDINANCE, ARTICLE 2, SECTIONS 14-36, 14-37, 14-38, 14-39, 14-40, 14-41, 14-42, 14-43, 14-44, 14-45, 14-46, 14-47, 14-48, 14-49, 14-50, 14-51, 14-52, 14-53, 14-54, 14-55, 14-56, 14-57, 14-58, 14-59, 14-60, 14-61, 14-62, 14-63, 14-64, 14-65, 14-66, 14-67, 14-68, 14-69, 14-70, 14-71, 14-72, 14-73, 14-74, 14-75, 14-76, 14-77, 14-78, 14-79, 14-80, 14-81, 14-82, 14-83, 14-84, 14-85, 14-86, 14-87, 14-88, 14-89, 14-90, 14-91, 14-92, 14-93, 14-94, 14-95, 14-96, 14-97, 14-98, 14-99, 14-100.
 3. GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES.
 4. ALL DISTURBED AREAS NOT SPECIFIED TO BE PAVED SHALL HAVE A MIN. 10% SLOPE TO TRUCK AND SHALL BE REVEGETATED OR LANDSCAPED AS SPECIFIED.
 5. MAXIMUM TYPICAL SLOPES FOR SLOPES STEEPER THAN 3:1 SHALL BE 3:1 UNLESS OTHERWISE SPECIFIED.
 6. FESQUE SID SHALL BE INSTALLED IN INTERSECTIONS AND TERMINAL ISLANDS AS INDICATED ON THIS PLAN.

11-E-06-UR

Landscape Design Plan
Scale: 1" = 20' - 0"

Byrd & Cooper Architects, Inc.
 P.O. Box 18275
 Knoxville, TN
 37928
 Office 865-689-6500
 Fax 865-686-8037

DATE: 08/20/06



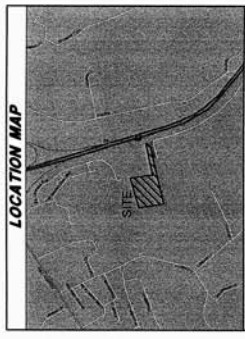
CONTRACT NO.:

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

No.	Date	Description
1		PRELIMINARY
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A New Office
 for
 Trinity Medical
 Associates

Location:
 Knoxville, TN
 Sheet Contents:
 Road Layout Plan
 Date:
 September 29, 2006
 Sheet Number:
 SP101.2



GENERAL NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION MAP IS BASED ON RECORDS AND WHILE POSSIBLE MEASUREMENTS WERE MADE TO VERIFY THE LOCATION, THE CONTRACTOR MUST CALL TENNESSEE ONE CALL TO VERIFY THE LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES SHOWN ON THE PLANS.
- OWNER:
 LAND DEVELOPMENT SOLUTIONS
 100 SOUTH OAK STREET, 1000 RIVERSIDE TOWER
 KNOXVILLE, TN 37922
 865-549-7881
- SURVEY BY:
 LAND DEVELOPMENT SOLUTIONS
 100 SOUTH OAK STREET, 1000 RIVERSIDE TOWER
 KNOXVILLE, TN 37922
 865-549-7881
- PROPERTY IS LOCATED IN KNOXVILLE AND IS ZONED PC-1.
- LOT AREA = 10.45 ACRES.

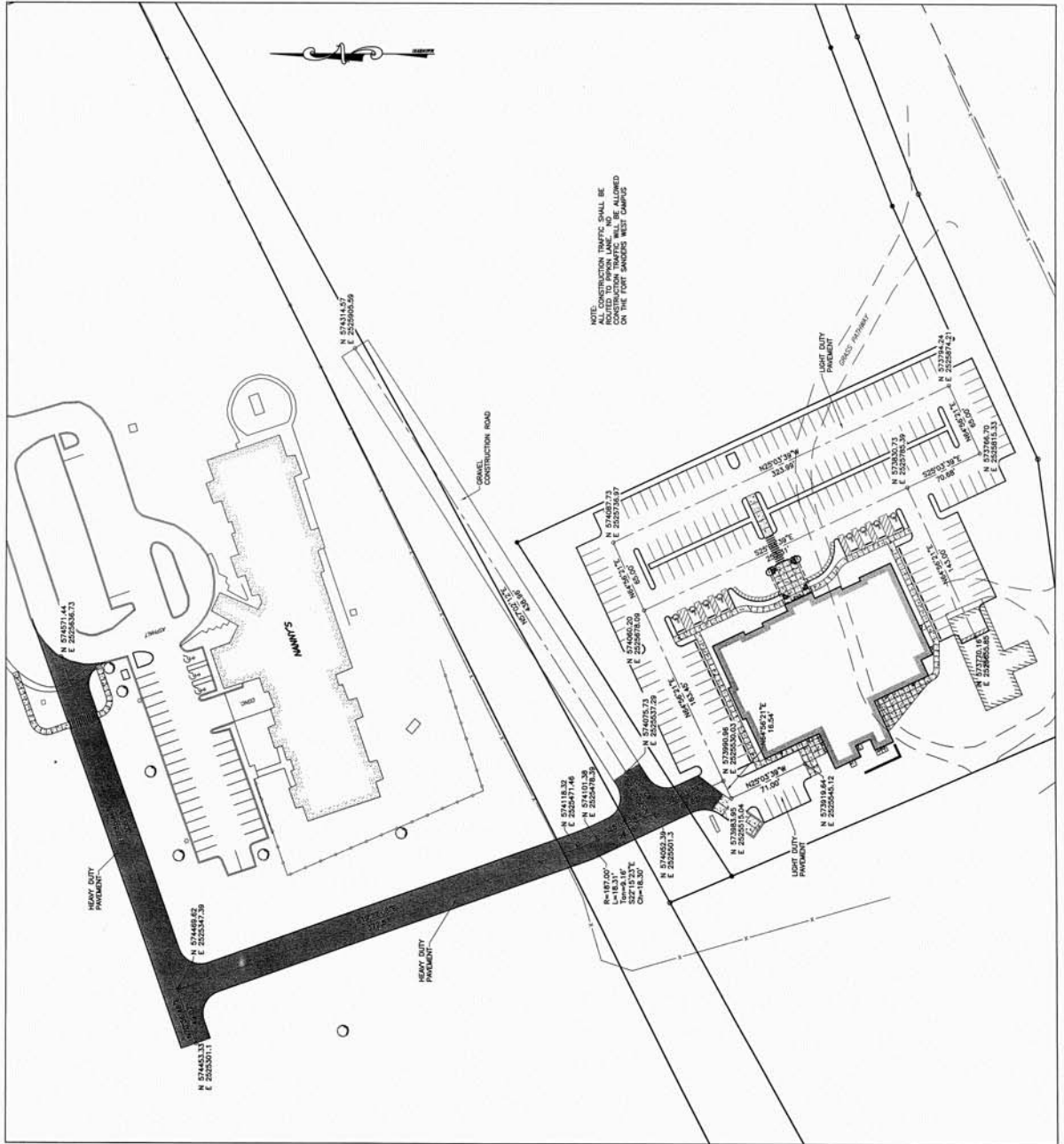
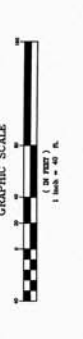
LAYOUT NOTES

- ALL DIMENSIONS TO CURB LINE UNLESS OTHERWISE NOTED. SEE DETAIL.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- SEE UTILITY DRAWING FOR NEW AND EXISTING UTILITY LINE LOCATIONS. SEE LOCATIONS.
- CITY BLOCK #4349, WARD #17

LEGEND

	BOUNDARY LINE
	PROPERTY LINE
	EXISTING ROAD EDGE
	NEW ROAD EDGE
	EXISTING LINE
	NEW RETAINING WALL-DESIGN BY OTHERS
	NEW CURBSIDE LINE
	NEW CURBSIDE SPACE
	NEW SIDEWALK
	NEW CONCRETE

11-E-06-UR



Byrd & Cooper Architects Inc.
 P.O. Box 18275
 Knoxville, TN
 37928
 Office 865-649-4500
 Fax 865-686-8037

Contract: 0-2006
 Date: _____



Consultant

THE JOHNSON & JOHNSON COMPANY
 A DIVISION OF J&J PHARMACEUTICALS, INC.
 1000 WOODLAND DRIVE, SUITE 100
 WOODLAND, MISSISSIPPI 39255
 CONTACT: JAMES M. COOPER ARCHITECTS, INC.

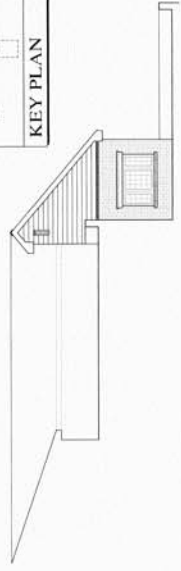
TMAJ05
 Date: 11/11/06
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 W/MS

No. _____ Date: _____
 Description: _____
 GS: 2006-08-30 Check Set
 GS: 2006-08-31 Final Review

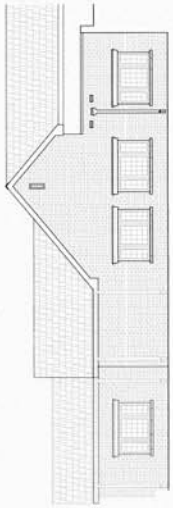
Project Title
 A New Office
 for
 Trinity Medical
 Associates

Location
 Knoxville, TN
 Street Corridor
 Exterior Elevations

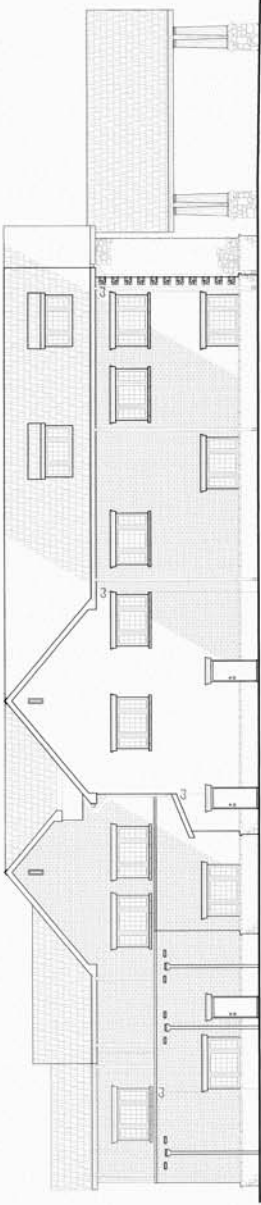
Date
 August 3, 2006
 Sheet Number
A 5.2



Exterior Elevations - E
 1/8" = 1'-0"

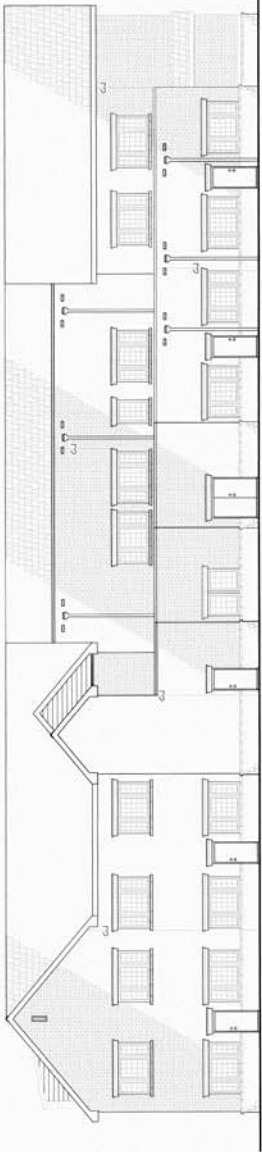


Exterior Elevations - F
 1/8" = 1'-0"



Exterior Elevations D
 1/8" = 1'-0"

11-E-06-UR



Exterior Elevations C
 1/8" = 1'-0"

Byrd & Cooper Architects, Inc.
 P.O. Box 18275
 Knoxville, TN
 37928
 Office 865-499-8500
 Fax 865-499-8537



CONTRACT NO. 008
 SHEET NO. 11-5-06-01

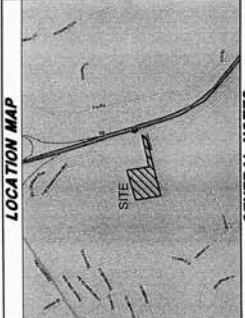
DATE: 11-5-06-01

PROJECT: TRINITY MEDICAL ASSOCIATES

LOCATION: KNOXVILLE, TN

PROJECT TITLE: A New Office for Trinity Medical Associates

Location: Knoxville, TN
 Sheet: Concrete
 Site Layout Plan & Access Road Profile
 Date: September 29, 2006
 Sheet Number: SP101.1



GENERAL NOTES

- THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE AND THE TENNESSEE DEPARTMENT OF REVENUE PRIOR TO CONSTRUCTION.
- OWNER: TRINITY MEDICAL ASSOCIATES
- SURVEY BY: LAND DEVELOPMENT SOLUTIONS, INC., KNOXVILLE, TN 37922, 865-671-2281
- PROPERTY IS LOCATED IN ANCHVILLE AND IS ZONED PC-1.
- LOT AREA = 10,445 SQUARE FEET

LAYOUT NOTES

- ALL DIMENSIONS TO CURB LINE UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- SEE UTILITY PLAN FOR NEW AND EXISTING UTILITY LINE LOCATIONS. SEE GEOTECHNICAL REPORT FOR EXISTING AND PROPOSED SOIL CONDITIONS.
- CITY BLOCK #4636, MAP #47

LEGEND

- REMARKS
- EXISTING BOUNDARY
- EXISTING BUILDING EDGE
- EXISTING DRIVE
- EXISTING TREE
- EXISTING CURB LINE
- NEW CURB LINE
- NEW SIDEWALK
- NEW CONCRETE

U.O.R.
 DATE: 11-5-06-01

GRAPHIC SCALE
 1 inch = 20 ft.

REVISED
LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE #1, KNOXVILLE, TENNESSEE 37922
 PHONE: 865-671-2281 FAX: 865-671-2283

