



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

▶ **FILE #:** 11-N-06-UR

**AGENDA ITEM #:** 100

**AGENDA DATE:** 11/9/2006

▶ **APPLICANT:** KNOX COUNTY

OWNER(S): KNOX COUNTY

TAX ID NUMBER: 147 C D 009

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northwest side of Martel Ln., southeast side of Maryville Pike

▶ **APPX. SIZE OF TRACT:** 2.77 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Martel Ln., a local street with a 30' pavement width and 70' right of way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Senior center

HISTORY OF ZONING: Zoning to PC occurred in 1995 and concept plan approval occurred on 9/13/01 (9-SA-01-C)

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agriculture) & RB (General Residential)

South: W. Gov. John Sevier Hwy. & Vacant Land / PC (Planned Commercial)

East: Vacant & Residences / PC (Planned Commercial) & A (Agriculture)

West: Residences / RB (General Residential)

NEIGHBORHOOD CONTEXT: This undeveloped property, is located in an area that has a mix of residential and commercial uses under A, RB, and PC zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for the proposed senior center, with a total building area of 5,810 square feet in the PC (Planned Commercial) zoning district, subject to the following conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. 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.
5. Adhering to the previously recorded 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 zoning district

**COMMENTS:**

Knox County Public Building Authority is requesting approval to construct a senior center on a 2.77 acre site located within the Southwood Commercial Park. The property has access to Martel Ln, which is located near the corner of W. Gov. John Sevier Hwy., and Maryville Pike. Since the property is located in planned commercial development, the applicant was required to submit protective covenants for this development. Those covenants were approved on 11/10/2005 (11-O-05-UR).

The proposed 5,810 square foot facility will have a pool, a large meeting room, and a number of classrooms. According to the Knox County Zoning Ordinance, regarding parking regulations, a senior center facility is not identified as a specific use. It is in staff's opinion that the development plan provides a sufficient amount of parking in order to accommodate the use.

**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. Martel Ln., was designed as a commercial access street and has sufficient capacity to handle the traffic which will be generated by this development.
3. The proposal will have no impact on schools and minimal impact on adjacent properties. .

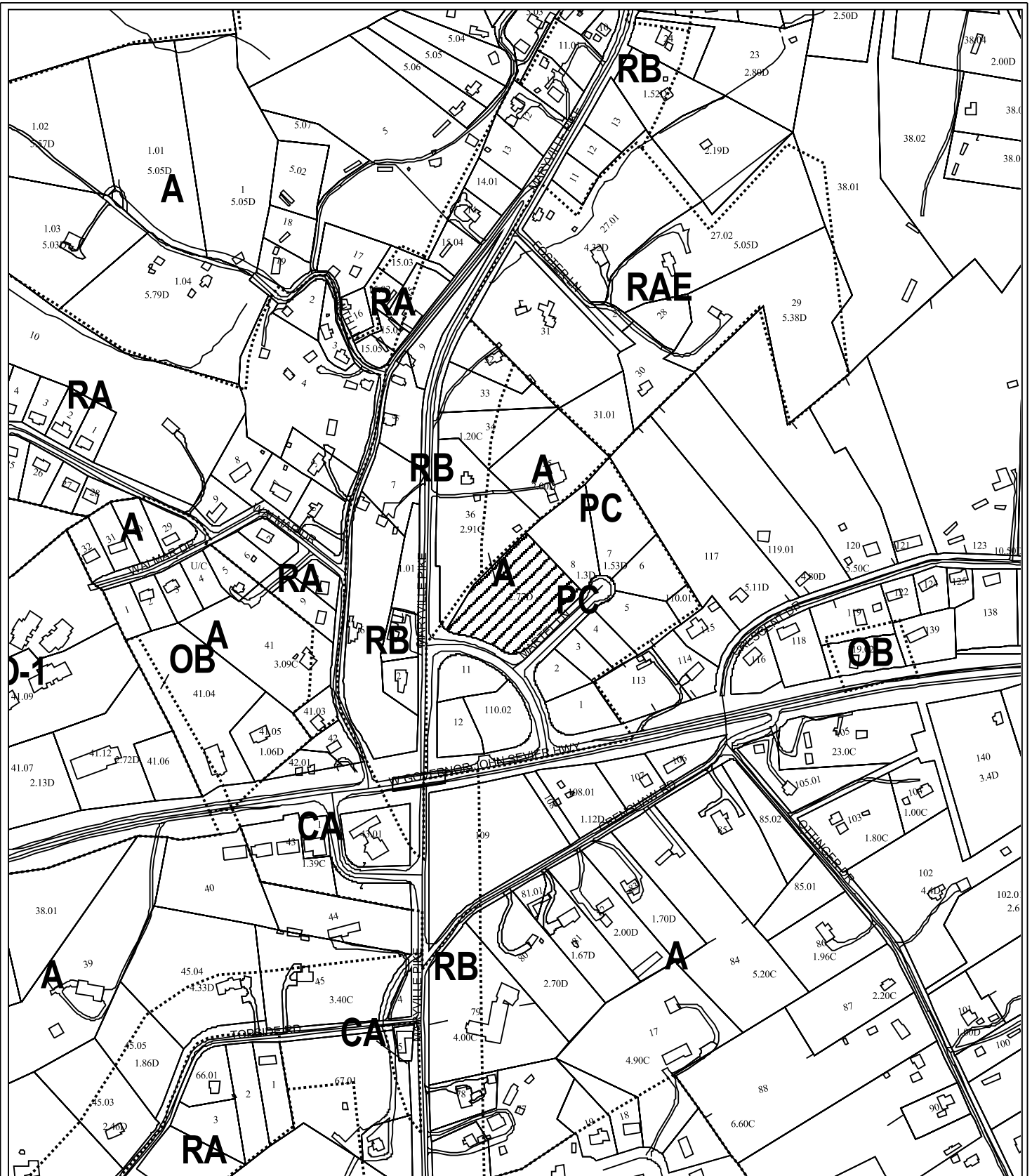
**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

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 senior center 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 South County Sector Plan proposes commercial uses for this site. PC (Planned Commercial) is listed as a permitted zone under the commercial designation.
2. The site is located within the Rural 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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



11-N-06-UR  
USE ON REVIEW



Senior center in PC (Planned Commercial)

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

Petitioner: Knox County

Map No: 147

Jurisdiction: County



**NOTES**

1. CONTRACT: WELLS, WILSON, ET AL 03-19-07  
ADAMS CRAFT ENGINEERS ARCHITECTS AND ENGINEERS  
1000 MARKET CENTER DRIVE, SUITE 200  
KNOXVILLE, TN 37919  
TEL: (615) 582-1400  
FAX: (615) 482-1454
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
3. EXISTING IMPROVEMENTS AND DIMENSIONS SHOWN PROVIDED BY ADAMS CRAFT ENGINEERS ARCHITECTS AND ENGINEERS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING IMPROVEMENTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY ALL CONNECTIONS, TYPINGS, AND DIMENSIONS OF LOCAL AND STATE CEMENT UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES PRIOR TO CONSTRUCTION.
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7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES PRIOR TO CONSTRUCTION.
8. SEE SHEET C-2 FOR GRADING AND GEOTECHNICAL PLAN.
9. SEE SHEET C-1 FOR UTILITY PLAN.
10. SEE SHEETS C-1 & C-2 FOR LANDSCAPE PLAN.

**LEGEND**

PROPOSED	(Symbol)
EXISTING	(Symbol)
BOUNDARY	(Symbol)
SETBACK	(Symbol)
LOT NUMBER	(Symbol)

**ADAMS ARCHITECTS  
CRAFT ENGINEERS  
HERZ PLANNERS  
WALKER SURVEYORS**  
SOUTH KNOXVILLE SENIOR CENTER  
KNOXVILLE, TN

**STAKING PLAN**

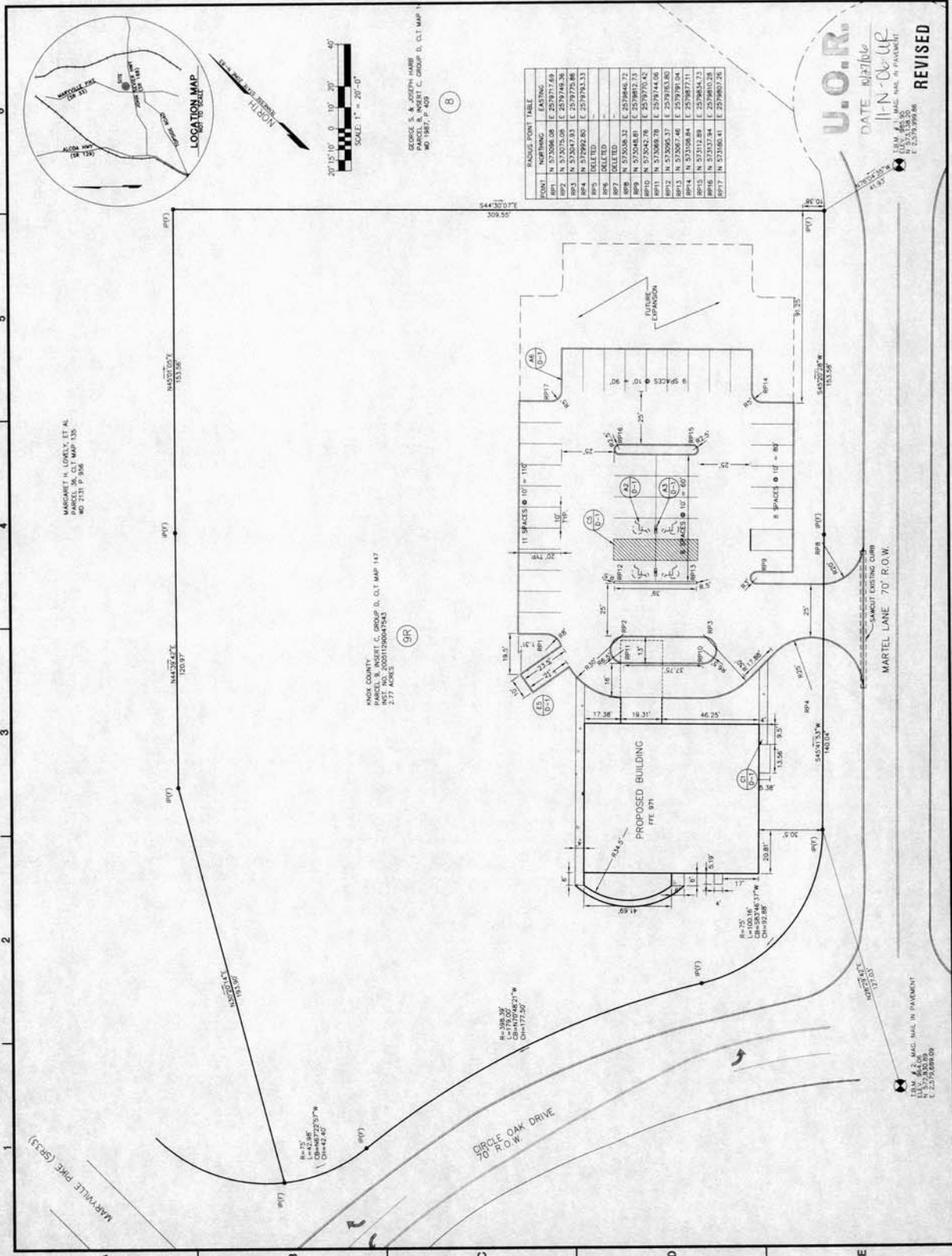
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1+00.00	1+00.00	10-24-06	10/24/06
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**DISCLAIMER**  
The Engineering Firm shall not be responsible for any errors or omissions in this plan.

**C-1**

DATE: 10/24/06  
11-N-06-01P  
MAG. MAP. OF PARCELS  
E. 2579,999.99

**REVISED**



- NOTES**
1. SEE PLANS TO BE TYPED AND EXISTING SHEET FOR ALL CONNECTIONS, DETAILS AND SPECIFICATIONS.
  2. CONTRACTOR SHALL PAY FOR ALL CONNECTIONS, DETAILS AND SPECIFICATIONS.
  3. CONTRACTOR TO LOCATE AND VERIFY EXISTING UTILITIES AND RECORD THEM ON THE PLANS. CONTRACTOR IS TO CALL TRENCHING AND SHIELDING (T&S) PRIOR TO ANY EXCAVATION WORK. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND RECORD THEM ON THE PLANS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND RECORD THEM ON THE PLANS.
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  5. SEE SHEET C-1 FOR STORM PUMP.
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**LEGEND**

EXISTING (DASHED)  
PROPOSED (SOLID)

PROPOSED 1" INTERNAL CONTOUR  
PROPOSED 2" INTERNAL CONTOUR  
PROPOSED 3" INTERNAL CONTOUR  
PROPOSED 4" INTERNAL CONTOUR  
PROPOSED 5" INTERNAL CONTOUR  
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PROPOSED 80" INTERNAL CONTOUR  
PROPOSED 85" INTERNAL CONTOUR  
PROPOSED 90" INTERNAL CONTOUR  
PROPOSED 95" INTERNAL CONTOUR  
PROPOSED 100" INTERNAL CONTOUR

**ADAMS ARCHITECTS  
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**SOUTH KNOXVILLE SENIOR CENTER  
KNOXVILLE, TN**

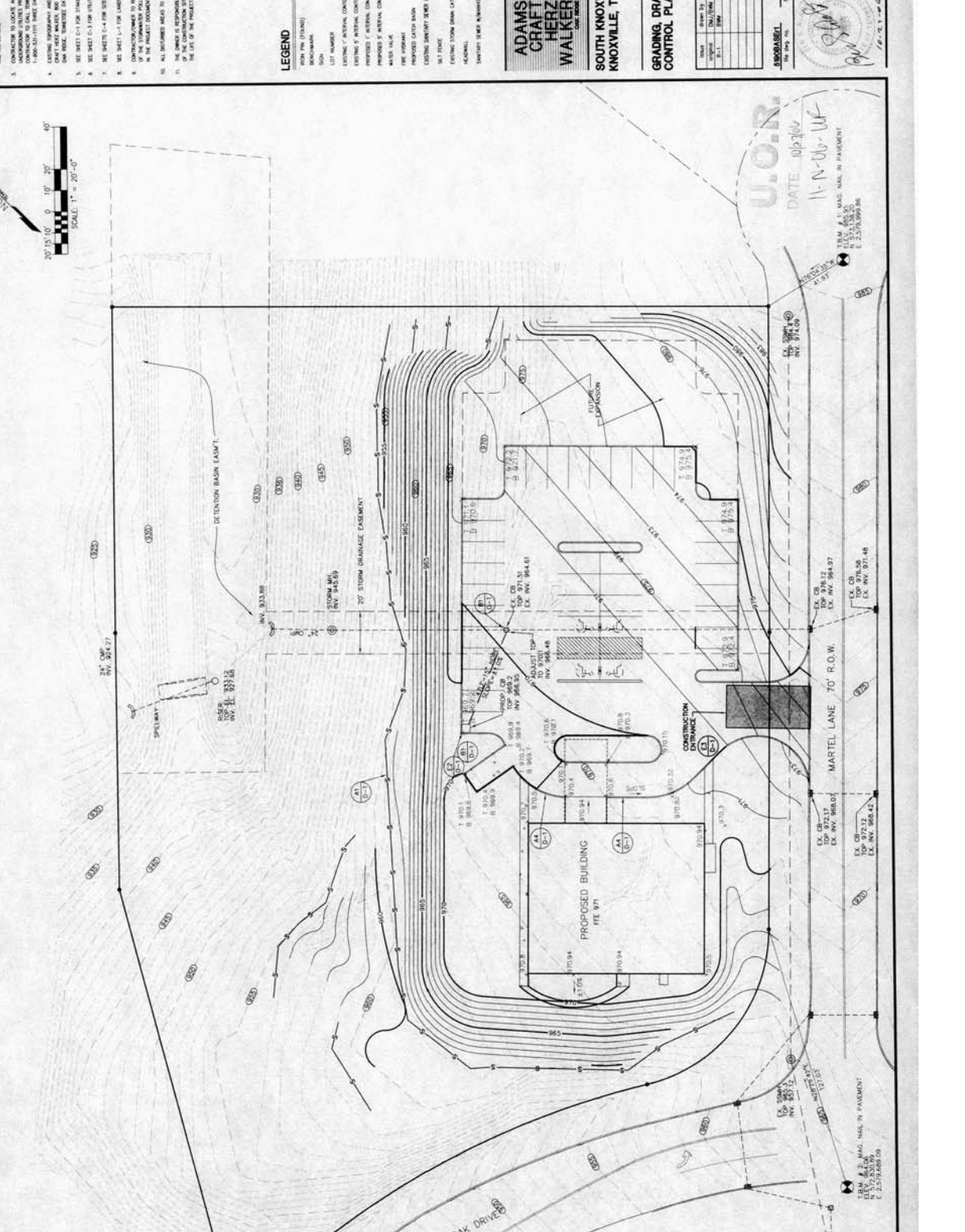
**GRADING, DRAINAGE, AND EROSION  
CONTROL PLAN**

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	11-14-06	MM	MM
2	REVISED FOR COMMENTS	11-27-06	MM	MM

**U.O.R.**  
DATE: 11-14-06  
11-N-010-UK

TERM: 1 YEAR  
FEE: \$2,500.00  
E: 2575.000000

**C-2**



**NOTES**

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**SOUTH KNOXVILLE SENIOR CENTER  
KNOXVILLE, TN**

**GRADING, DRAINAGE, AND EROSION  
CONTROL PLAN**

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	11-14-06	MM	MM
2	REVISED FOR COMMENTS	11-27-06	MM	MM

**U.O.R.**  
DATE: 11-14-06  
11-N-010-UK

TERM: 1 YEAR  
FEE: \$2,500.00  
E: 2575.000000

**C-2**