



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

▶ **FILE #:** 12-G-06-UR **AGENDA ITEM #:** 82
POSTPONEMENT(S): 12/14/2006 **AGENDA DATE:** 2/8/2007

▶ **APPLICANT:** STAR PROPERTIES MANAGEMENT, LLC
OWNER(S): ETB DEVELOPMENT, INC.

TAX ID NUMBER: 95 P C 016, 017 & 018
JURISDICTION: City Council District 1

▶ **LOCATION:** Northwest side of Sevier Ave., southeast side of Council Place

▶ **APPX. SIZE OF TRACT:** 3.59 acres

SECTOR PLAN: South City
GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Sevier Ave., a minor arterial with a 70' right of way and a 35' pavement width, and Council Pl., a local street with a 32' right of way and a 25' pavement width.

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

▶ **ZONING:** R-3 (High Density Residential) & C-4 (Highway & Arterial Commercial)
▶ **EXISTING LAND USE:** Vacant structure & parking
▶ **PROPOSED USE:** Medical Office Building

HISTORY OF ZONING: 12-A-05-PA - South Waterfront Mixed Use Land Designation
SURROUNDING LAND USE AND ZONING: North: Industry / I-3 (General Industrial)
South: Civic Organization / R-3 (High Density Residential)
East: Industry / I-3 (General Industrial)
West: Hospital / C-2 (Central Business)

NEIGHBORHOOD CONTEXT: This area has developed with a mixture of office, medical and residential uses.

STAFF RECOMMENDATION:

- ▶ **APPROVE** the development plan for the proposed 2-story medical office building, with a total building area of 40,000 square feet in the R-3 (High Density Residential) zoning district, subject to the following 9 conditions:
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 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.
 5. Obtaining variances from the Knoxville Board of Zoning Appeals to increase the maximum curb cut from 90' to 120' and to increase the maximum driveway width from 30' to 60' at the Council Pl. entrance.
 6. Right-of-way call-out for Sevier Ave. and Council Pl. need to be identified on the site plan.

7. Entrance radii need to be identified on the site plan.
8. Certification on the final plat by the applicant's surveyor that there is the required site distance along Sevier Ave. and Council Pl. at the proposed entrances.
9. Submitting a revised development plan to MPC staff for review and approval, reflecting the conditions of approval of this plan prior to any grading permits for this site.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the R-3 zoning district.

COMMENTS:

The applicant is proposing to develop this 3.59 acre site for a medical office building. The gross square footage of the proposed building is 40,000 sq. ft. There are 3 parcels included in this request. Since the building is proposed to be on one parcel and complies with the setback requirements of the R-3 zoning district, a one-lot subdivision will not be required. The proposed plan has provided sufficient parking for the medical office building.

This property is located in the South Waterfront Mixed Use Development. Since this request was submitted to MPC prior to the adoption of the South Waterfront Mixed Use Development Guidelines, the applicant will not be required to comply with those guidelines for this proposal. Under the existing zoning regulations, this proposal meets all applicable requirements.

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 and minimal impact on adjacent properties.
3. The proposed medical office building is compatible with other medical related facilities on adjacent properties to the west.
4. Sevier Ave., is a minor arterial and has sufficient capacity to handle the additional traffic which will be generated by this development.

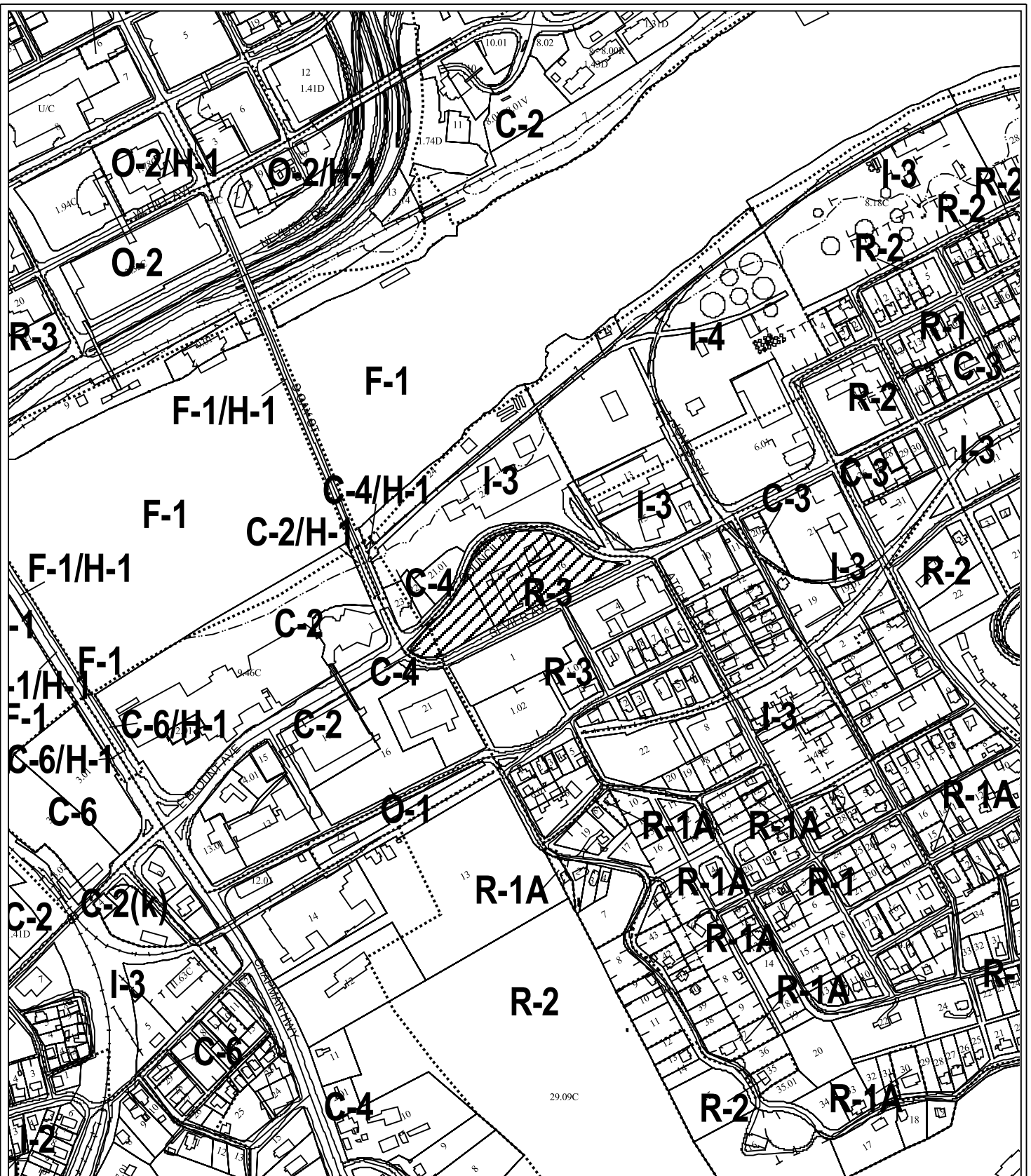
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal meets all requirements of the R-3 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 South City One Year Plan proposes south waterfront mixed use development uses for this site.
2. The site is located within the Urban 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.



12-G-06-UR
USE ON REVIEW



Medical Office Building in R-3 (High Density Residential) & C-4 (Highway & Arterial Commercial)

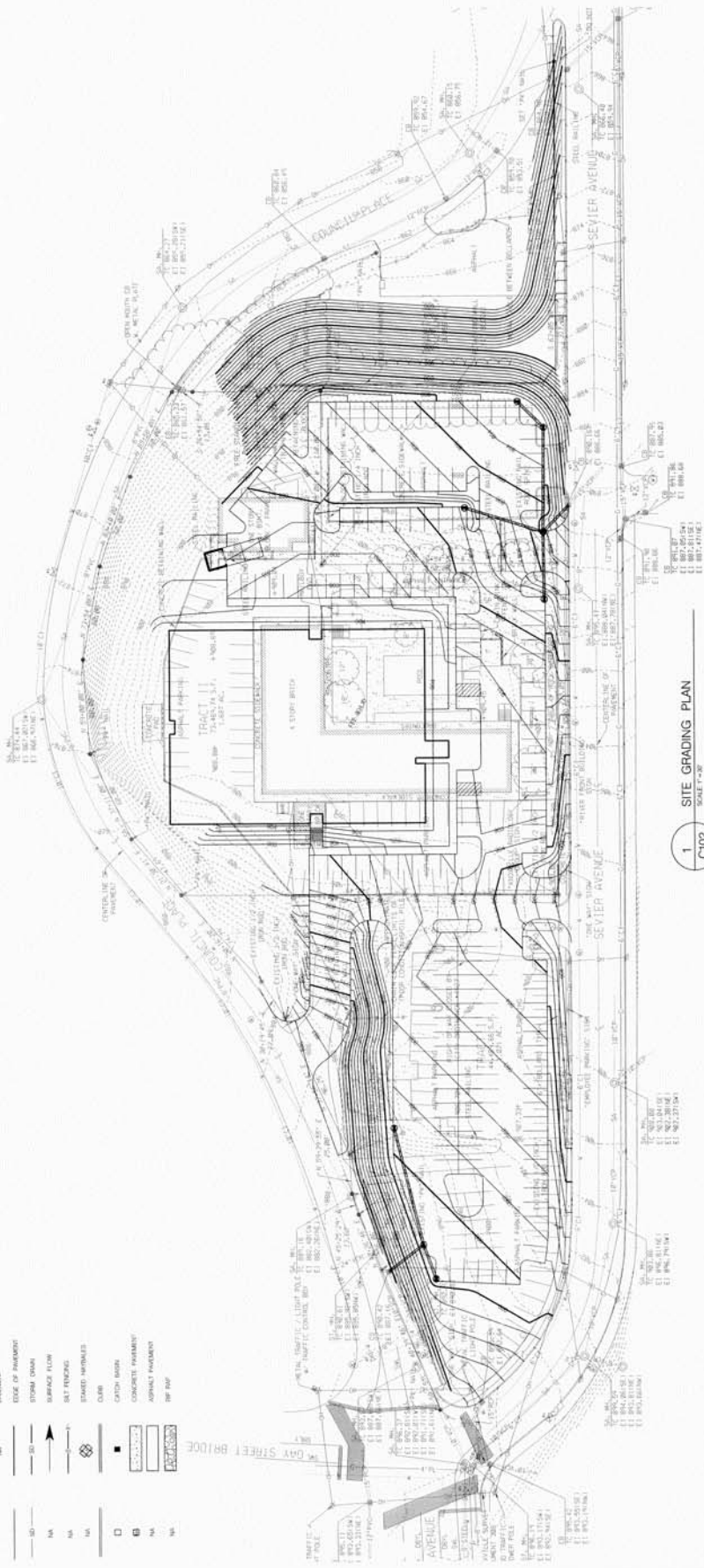
Original Print Date: 11/21/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Star Properties Management, LLC

Map No: 95

Jurisdiction: City





LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
•	•	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SURFACE FLOW
---	---	SET FENCING
---	---	EMBED ANCHORS
---	---	CLUM
---	---	CATCH BASIN
---	---	CONCRETE FOOTING
---	---	ASPHALT PAVEMENT
---	---	TOP SOIL

1 SITE GRADING PLAN
C102
SCALE 1"=30'

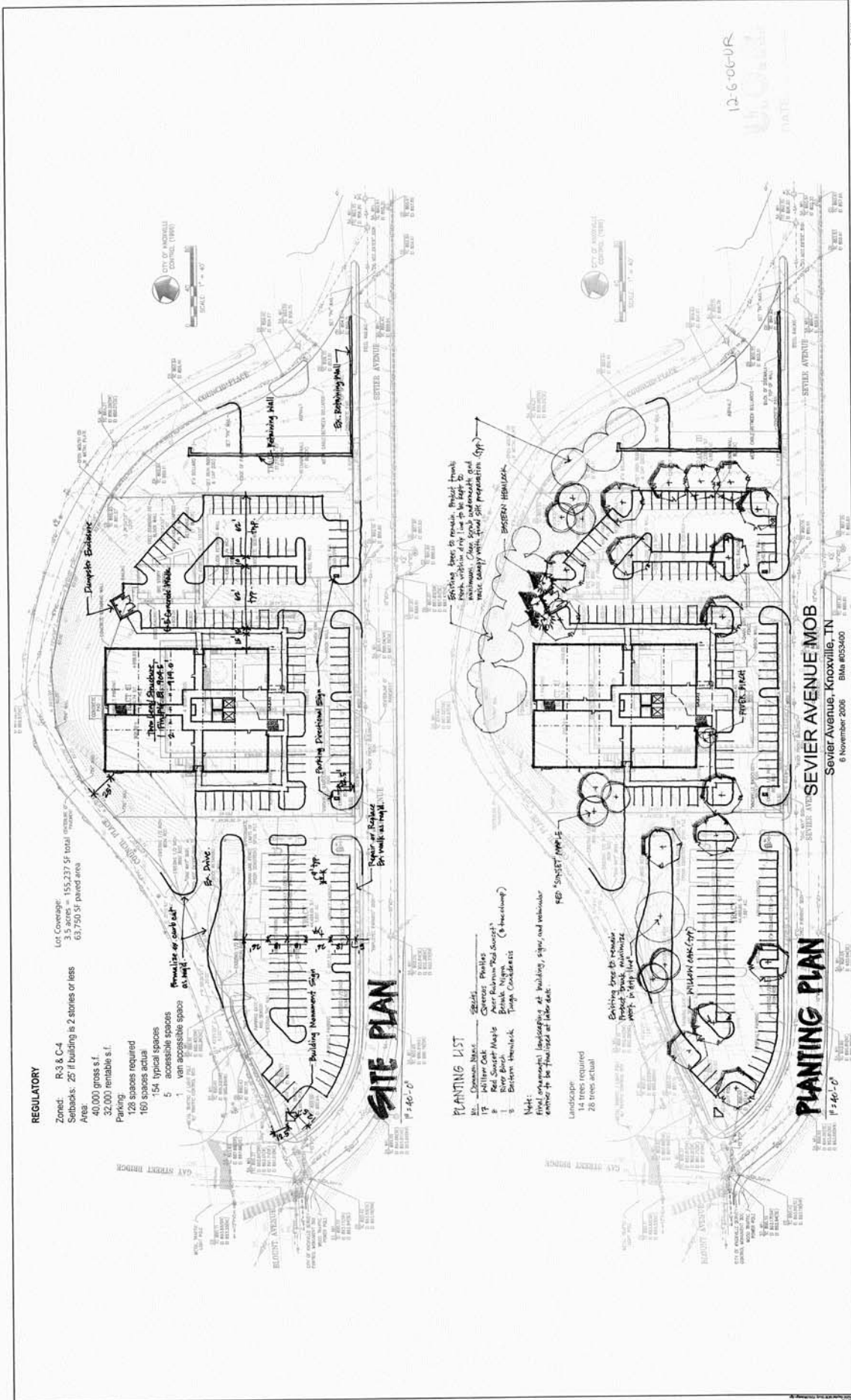
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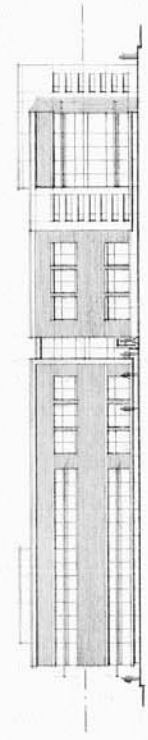
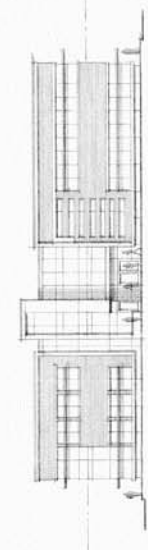
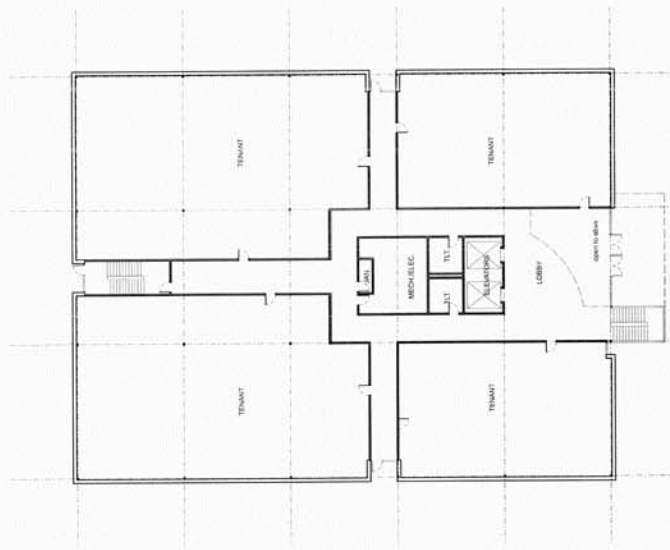
BAPTIST HEALTH SYSTEM RIVERMONT MOB
Sevier Avenue, Knoxville, TN
6 November 2006 BMA #053400



BarberMcMurry
architects
established 1973

1000 1/2 South Tower Dr. | Knoxville, TN 37919





12-G-06-0R

SEVIER AVENUE MOB
 Sevier Avenue, Knoxville, TN
 6 November 2006 BMA # 053400

BarberMcMurry
 architects

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