



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

▶ **FILE #:** 5-A-07-UR

**AGENDA ITEM #:** 89

**AGENDA DATE:** 5/10/2007

▶ **APPLICANT:** DAVID SHIFLETT

OWNER(S): STEVEN SMITH

TAX ID NUMBER: 119 018.58

JURISDICTION: County Commission District 5

▶ **LOCATION:** North side of Park West Blvd., southwest side of Park 40 North Blvd.

▶ **APPX. SIZE OF TRACT:** 0.764 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Park West Blvd, a minor collector street with four lanes and a center median within a 70' right-of-way, and Park 40 North Blvd, a local street with four lanes and a center median within a 55' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Medical office building

HISTORY OF ZONING: The property was zoned PC in 1973 and a use on review was approved for the site in 1982.

SURROUNDING LAND USE AND ZONING: North: Offices / PC (Planned Commercial)  
South: Retail center / PC (Planned Commercial)  
East: Offices / PC-1 (Planned Commercial)  
West: Vacant office building / PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: Property in the area is zoned PC and PC-1 (Planned Commercial) and developed with professional office buildings and retail commercial uses.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for the proposed medical office building in the PC (Planned Commercial) zoning district, subject to the following 7 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinances.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
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. Obtaining a variance from the Knox County Board of Zoning Appeals to reduce the required 50' peripheral boundary along Park 40 North Blvd.
7. Adhering to all requirements outlined in the previously recorded protective covenants for this Planned Commercial development.

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

**COMMENTS:**

The applicant is proposing to construct a 6,821 square foot medical office building at the corner of Park West Blvd. and Park 40 North Blvd. Access to the site will be provided from both streets. The applicant anticipates that the medical facility will employ up to 2 doctors and 8 employees. The development plan provides 40 parking spaces, 2 of which have been designated as handicapped. The plan provides a sufficient amount a parking, since only 14 spaces are required by the Knox County Zoning Ordinance.

Since the proposed medical facility is located within a planned commercial development, the applicant will be required to adhere to the previously recorded protective covenants that were recorded for this property in 1972. The applicant will also be required to obtain a variance from the Knox County Board of Zoning Appeals to reduce the required 50' peripheral boundary to 45' along Park 40 North Blvd.

**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. The traffic impact of the proposed development on adjacent properties will be minimal because the property has access to Park West Blvd., a minor collector, 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.

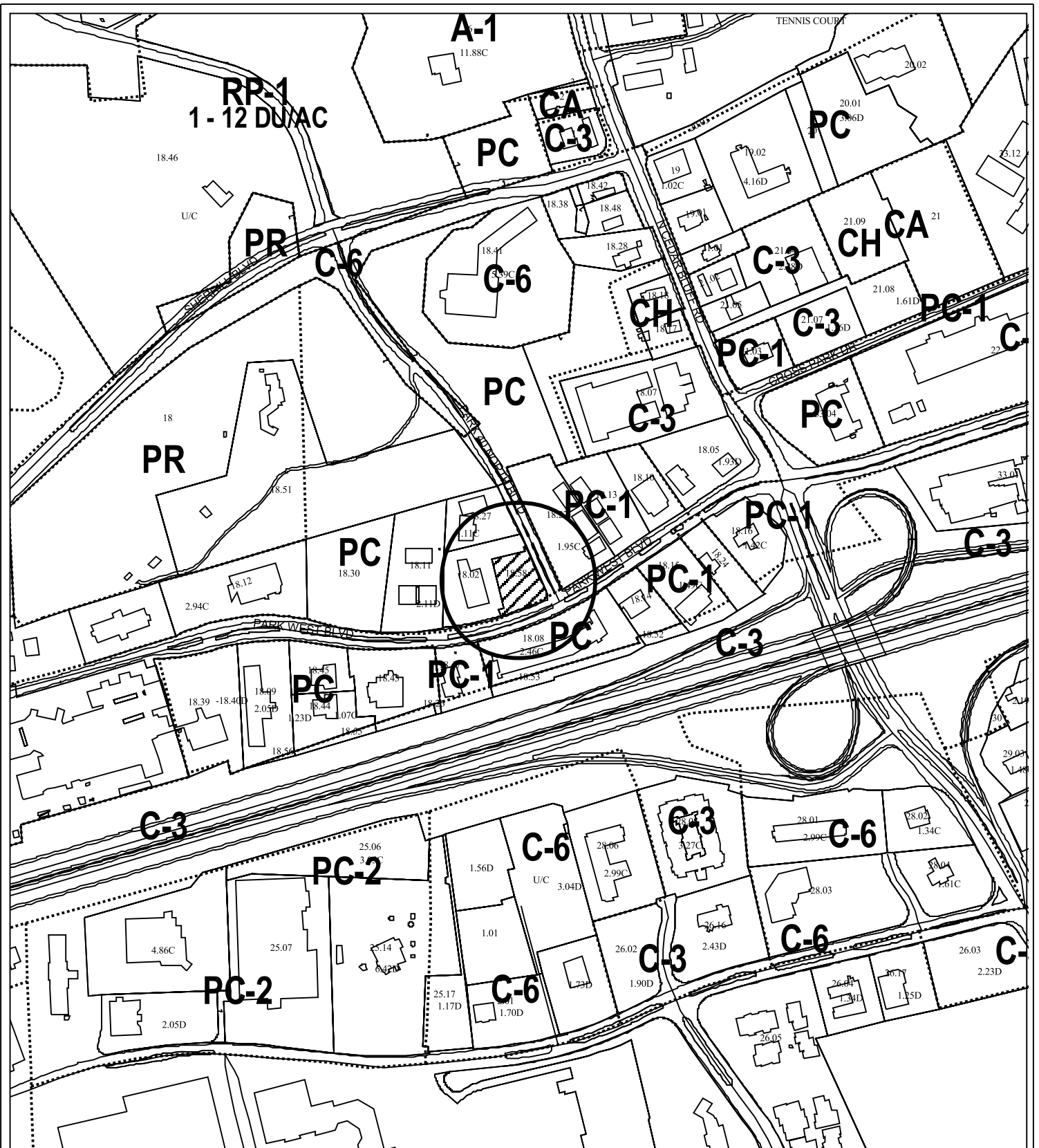
**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposal meets all requirements of the PC 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 area 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 Northwest County Sector Plan proposes office uses for this site.
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 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.



**5-A-07-UR  
CONCEPT PLAN/USE ON REVIEW**

 Medical office building in PC (Planned Commercial)

Original Print Date: 04/25/07      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: David Shiflett

Map No: 119

Jurisdiction: County



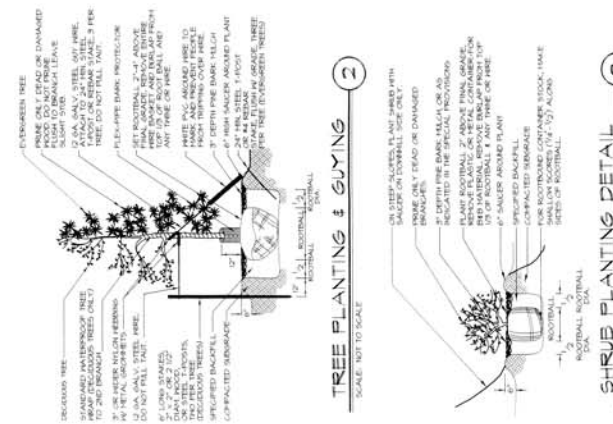
**Agenda Item # 89**





**LANDSCAPE NOTES**

1. CARE IS TO BE TAKEN TO PROTECT ALL UNDERGROUND UTILITIES. LOCATIONS OF ALL UTILITIES TO BE MAINTAINED AND IDENTIFIED (ELECTRIC, GAS, WATER, SEWER, ETC.).
2. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED AND LANDSCAPED WITH A REPLACEMENT TREE OF EQUAL OR GREATER SIZE AND SPECIES. THE REPLACEMENT TREE SHALL BE PLANTED WITHIN 90 DAYS OF REMOVAL.
3. LANDSCAPING MATERIALS (FERTILIZER OR SOIL) SHALL BE APPLIED TO PLANTING BEDS FOR 12 MONTHS TO 1 YEAR.
4. FERTILIZER, INSECTICIDE, FUNGICIDE, OR SOIL SHALL BE APPLIED TO PLANTING BEDS FOR 12 MONTHS TO 1 YEAR.
5. ALL TREES TO BE PLANTED SHALL BE IDENTIFIED AND LANDSCAPED WITHIN 90 DAYS OF REMOVAL.
6. PRESSURE TREATED WOOD SHALL BE USED FOR ALL PLANTING BEDS OVER 2" CALIBER OR IN AREAS WHERE HEAVY FLOOD IS A FACTOR.
7. ALL PLANTING SHALL BE IDENTIFIED AND LANDSCAPED WITHIN 90 DAYS OF REMOVAL.
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15. ALL PLANTING SHALL BE IDENTIFIED AND LANDSCAPED WITHIN 90 DAYS OF REMOVAL.



**LANDSCAPE CALCULATIONS**

1. ACRES DISTURBED AREA TO MEET COUNTY ORDINANCE  
TOTAL TREES REQUIRED: 8  
TOTAL TREES PROVIDED: 8

**GUYING PATTERN**  
SCALE: NOT TO SCALE

**PLANT SCHEDULE**

NO.	PLANT	SIZE	QTY	QTY PROVIDED
1	...	...	...	...
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**Michael Brady Inc.**  
Architecture Engineering Interiors  
1000 Park West Blvd, Knoxville, TN 37919

**PARKWEST PLASTIC SURGERY**  
929 PARK WEST BLVD  
KNOXVILLE, TENNESSEE

**PERMITS**  
KNOXVILLE, TENNESSEE

**5-A-07-VR**

**LANDSCAPE PLAN**  
SCALE: 1" = 30'

