



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

▶ **FILE #:** 11-P-07-UR

**AGENDA ITEM #:** 84

**AGENDA DATE:** 11/8/2007

▶ **APPLICANT:** MBI  
**OWNER(S):** STEVEN SMITH

**TAX ID NUMBER:** 119 18.02 & 18.58

**JURISDICTION:** County Commission District 5

▶ **LOCATION:** Northwest corner of Park West Blvd., and Park 40 North Blvd.

▶ **APPX. SIZE OF TRACT:** 0.76 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

**WATERSHED:** Ten Mile Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Medical office facility

**HISTORY OF ZONING:** The property was zoned PC in 1973 and a use on review was approved for the site in 1982 and in May of 2007 for a one-story office/medical facility.

**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 14,947 square foot 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 variances from the Knox County Board of Zoning Appeals to reduce the required 50' peripheral boundary along Park 40 North Blvd. and reduce the required parking stall square footage

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 two-story 14,947 square foot medical office building at the corner of Park West Blvd. and Park 40 North Blvd. In May of 2007 (5-A-07-UR) MPC approved a one-story 6,821 square foot medical office building for this site. The footprint proposed on the previous plan is the same as the footprint proposed on the current plan. Access to the site will be provided from both Park West Blvd. and Park 40 North Blvd. The applicant anticipates that the medical facility will employ up to 5 doctors and 12 employees. The development plan provides 52 parking spaces, 2 of which have been designated as handicapped. The plan provides a sufficient amount a parking, since only 28 spaces are required by the Knox County Zoning Ordinance.

Since the proposed two-story 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 was required to obtain two variances from the Knox County Board of Zoning Appeals (BZA) to reduce the required 50' peripheral boundary to 43.3' along Park 40 North Blvd. and to reduce the required parking stall square footage from 200 square feet to 162 square feet. BZA approved both of those variances on May 23, 2007.

#### **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 street, 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 which has been established as an office and medical corridor.

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

1. With the approved variances, 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**

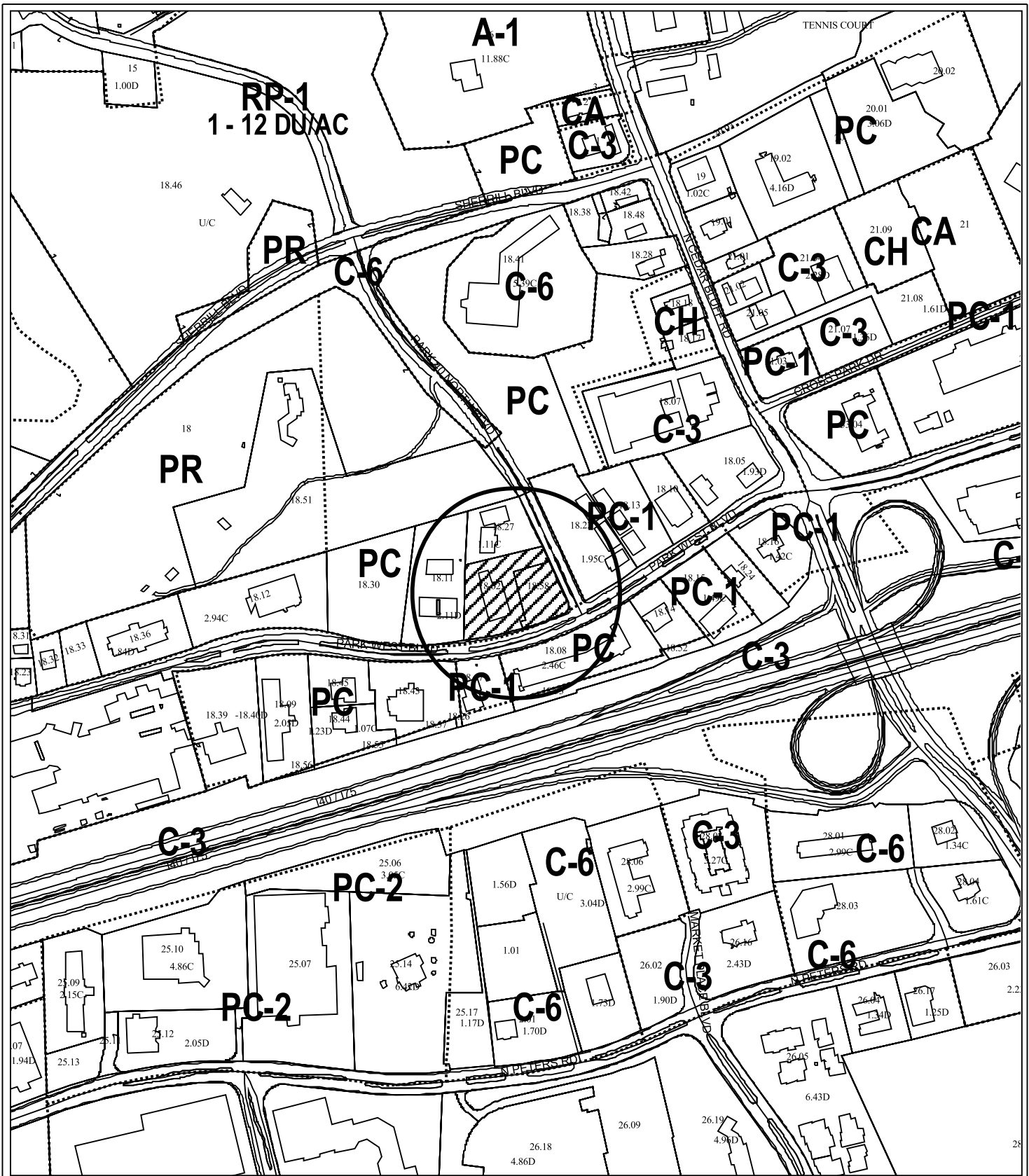
1. The Northwest County Sector Plan proposes office uses for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

#### **ESTIMATED TRAFFIC IMPACT 611 (average daily vehicle trips)**

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

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-P-07-UR  
USE ON REVIEW



Medical office facility in PC (Planned Commercial)

Original Print Date: 10/23/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: MBI

Map No: 119

Jurisdiction: County







REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TENNESSEE  
 LICENSE NO. 34000  
 EXPIRES 06/30/2008  
 MICHAEL BRADY, INC.  
 1120 RING ROAD  
 MEMPHIS, TN 38117

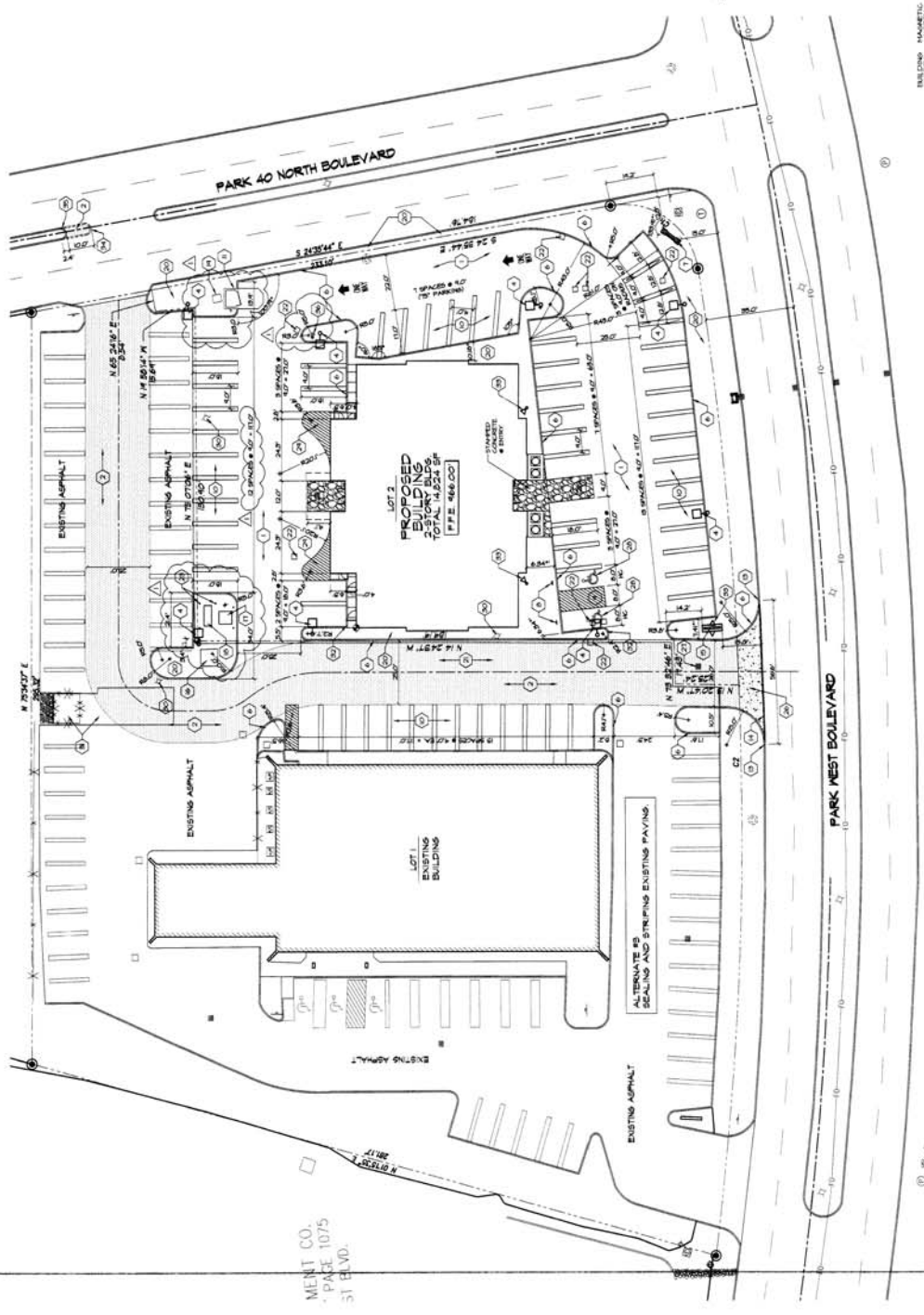


PROJECT ARCHITECT/ENGINEER INFORMATION  
 PROJECT ARCHITECT: MICHAEL BRADY, INC.  
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 FAX: 901-525-3001  
 WWW: WWW.MBRADY.COM  
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DATE: 11/07/07  
 DRAWN BY: MBR  
 CHECKED BY: MBR  
 PROJECT NO.: 06330  
 SHEET NO.: 06330  
 SHEET TITLE: SITE PLAN # NOTES  
 PROJECT NO.: 06330  
 SHEET NO.: 06330

- 1. SITE NOTES**
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**SITE PLAN**  
 SCALE: 1" = 20'-0"

DATE: 11-07-07

PROJECT NO.: 06330  
 SHEET NO.: 06330

**NOTE:** THIS PARKING LOT CAPACITY IS BASED ON A PARKING LOT COEFFICIENT OF 0.5. EMPLOYEES NO INTERFERENCE OF PARKING LOT TRAFFIC TO OCCUR UNLESS COORDINATED WITH PROPERTY OWNERS.

- SITE DEMOLITION NOTES:**
1. ALL EXISTING BUILDINGS TO BE DEMOLISHED AS SHOWN ON THIS PLAN.
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MENT CO.  
 PARK 1075  
 ST. BLVD.



Michael Brady Inc.  
ARCHITECTURAL ENGINEERING CONSULTANTS  
200 W. WASHINGTON BLVD.  
KNOXVILLE, TN 37903  
423.598.1313  
www.michaelbrady.com

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KNOXVILLE, TENNESSEE  
PARKWEST  
PLASTIC SURGERY

ASAP ARCHITECTURE INC.  
10000  
DAVID D. R. SMITH  
ARCHITECTURAL ENGINEER  
200 W. WASHINGTON BLVD.  
KNOXVILLE, TN 37903  
423.598.1313

DATE: 09/28/07  
DRAWN BY: HBA  
CHECKED BY: HBA  
APP. BY: RMR  
CUST. NO.: 0299-00

SHEET NO. 11-P-07-UK  
OF 22  
SCALE: 1/4" = 1'-0"

**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**4 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**3 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**6 SOUTH PORTICO ELEV.**  
SCALE: 1/8" = 1'-0"

**5 EAVE DETAIL**  
SCALE: 3/4" = 1'-0"

ELEVATION LEGEND	
	CEILING COLOR "V"
	CEILING COLOR "B"

U.O. DATE: 11-P-07-UK

11-P-07-UK



11-P-07-WR

October 9, 2007  
Parkwest Plastic Surgery  
(approximate staff count)

Mr. Kelly,

There are planned to be approximately 6 staff / 3 surgeons on the first floor with a possible 6-8 patients. There are planned to be 6 staff / 2 surgeons on the second floor with a possible 6 patients.

Sincerely,



Benji Armstrong  
Michael Brady Inc.