



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

▶ **FILE #:** 9-D-09-UR

**AGENDA ITEM #:** 45

**AGENDA DATE:** 9/10/2009

▶ **APPLICANT:** **STUART ANDERSON**

**OWNER(S):** 7541 GROUP, LLC

**TAX ID NUMBER:** 72 274.03 & 274.04

**JURISDICTION:** County Commission District 8

▶ **LOCATION:** **Northwest side of Crosswood Blvd., northwest of Strawberry Plains Pike.**

▶ **APPX. SIZE OF TRACT:** **2.139 acres**

**SECTOR PLAN:** East County

**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)

**ACCESSIBILITY:** Access is via Crosswood Blvd., a local street with a 30' pavement width that parallels I-40.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Swan Pond Creek

▶ **ZONING:** **OS-1 (Open Space Preservation)**

▶ **EXISTING LAND USE:** **Medical office**

▶ **PROPOSED USE:** **Expansion of medical office building and parking lot**

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND USE AND ZONING:** North: Motel and mixed businesses / PC (Planned Commercial)

South: I-40 / OS-1 (Open Space Preservation)

East: I-40 Interchange / OS-1 (Open Space Preservation)

West: Motels / PC (Planned Commercial)

**NEIGHBORHOOD CONTEXT:** The site is located in an area of tourist oriented development at the interchange of I-40 and Strawberry Plains Pike.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a proposed phased expansion of an existing medical office building, subject to the following 5 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Health Department.
3. The parking lot that has access from Blakely Court shall be used for staff parking.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to cover the improvements.

With the conditions noted above, this requests meets the requirements for approval of a medical office in the PC zone and other criteria for a use on review.

**COMMENTS:**

The applicant is proposing a phased expansion of an existing medical office building located on Crosswood Blvd. at the northwest quadrant of the interchange of I-40 and Strawberry Plains Pike. The existing facility was approved by the Planning Commission on 12/12/1996. The existing 5,540 square foot facility which has a staff of 3 doctors and 15 support staff will be expanded in two phases. The first phase addition will be 2,404 square feet with the addition of 2 doctors and 10 support staff. The second phase addition will be 2,814 square feet with the addition of 1 doctor and 6 support staff.

To meet the parking requirements for the proposed expansions, a new parking lot will be added to an adjoining lot that has access from Blakely Court. Since there is no direct connection between the two parking lots, a condition of approval has been added that requires employees to park in the parking lot that has access from Blakely Court.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. The existing street system has adequate capacity to handle the proposed medical office additions.
2. Public water and sewer utilities are available to serve the development.
3. The proposal will have no impact on schools.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES**

1. With the recommended conditions, the proposed medical office expansion meets the requirements of the Knox County Zoning Ordinance.
2. The proposed medical office expansion is consistent with the general standards for uses permitted on review: The proposed development 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.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

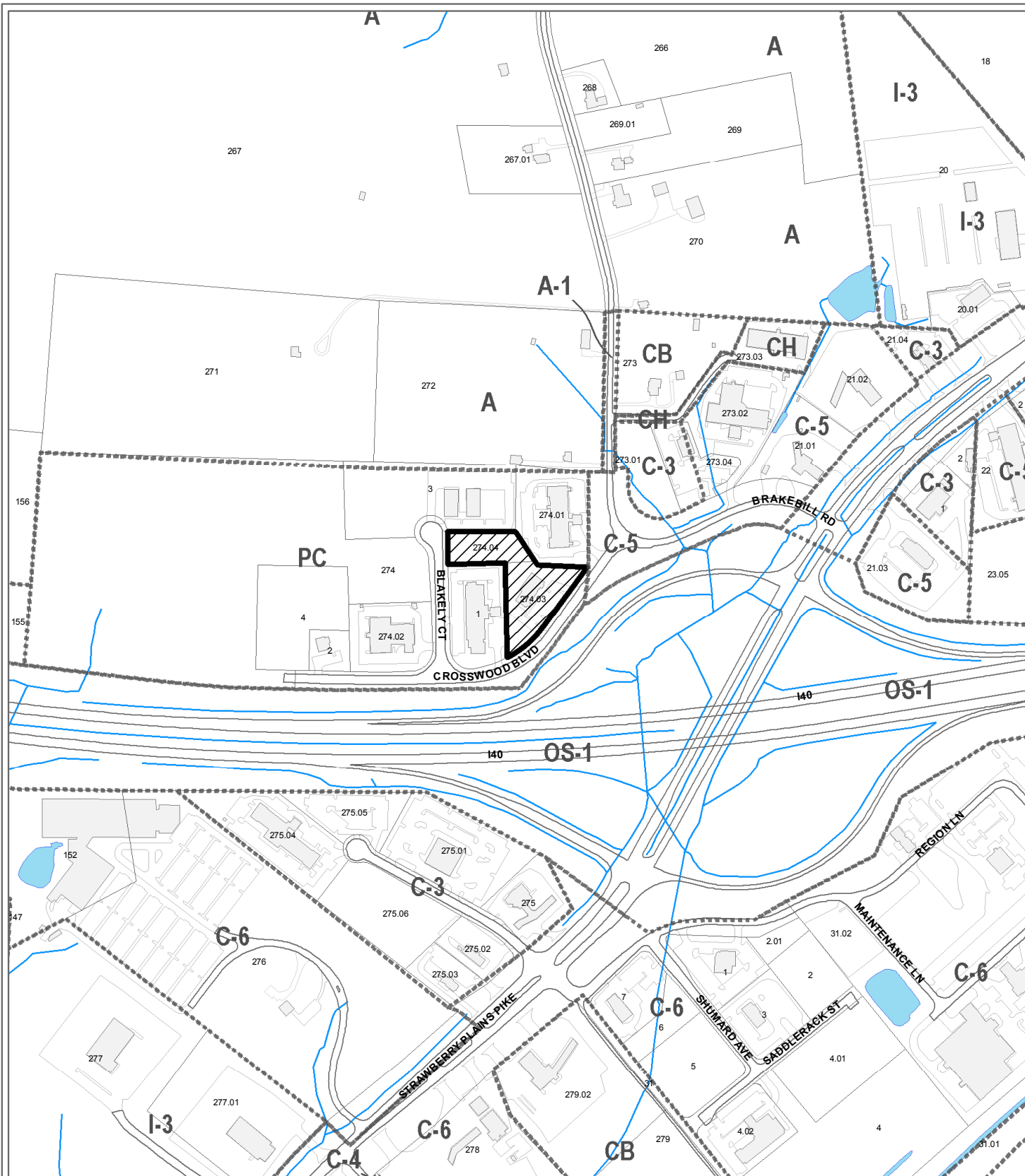
1. The East County Sector Plan proposes commercial uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan

**ESTIMATED TRAFFIC IMPACT 213 (average daily vehicle trips)**

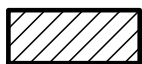
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**9-D-09-UR  
USE ON REVIEW**



Expansion of medical office building and parking lot in PC (Planned Commercial)

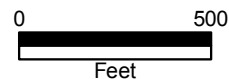
Original Print Date: 8/24/2009  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Anderson, Stuart

Map No: 72

Jurisdiction: County







A BUILDING ADDITION FOR  
7541 GROUP LLC  
KNOX COUNTY, TENNESSEE



9.10.09 - JRS

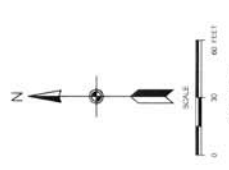
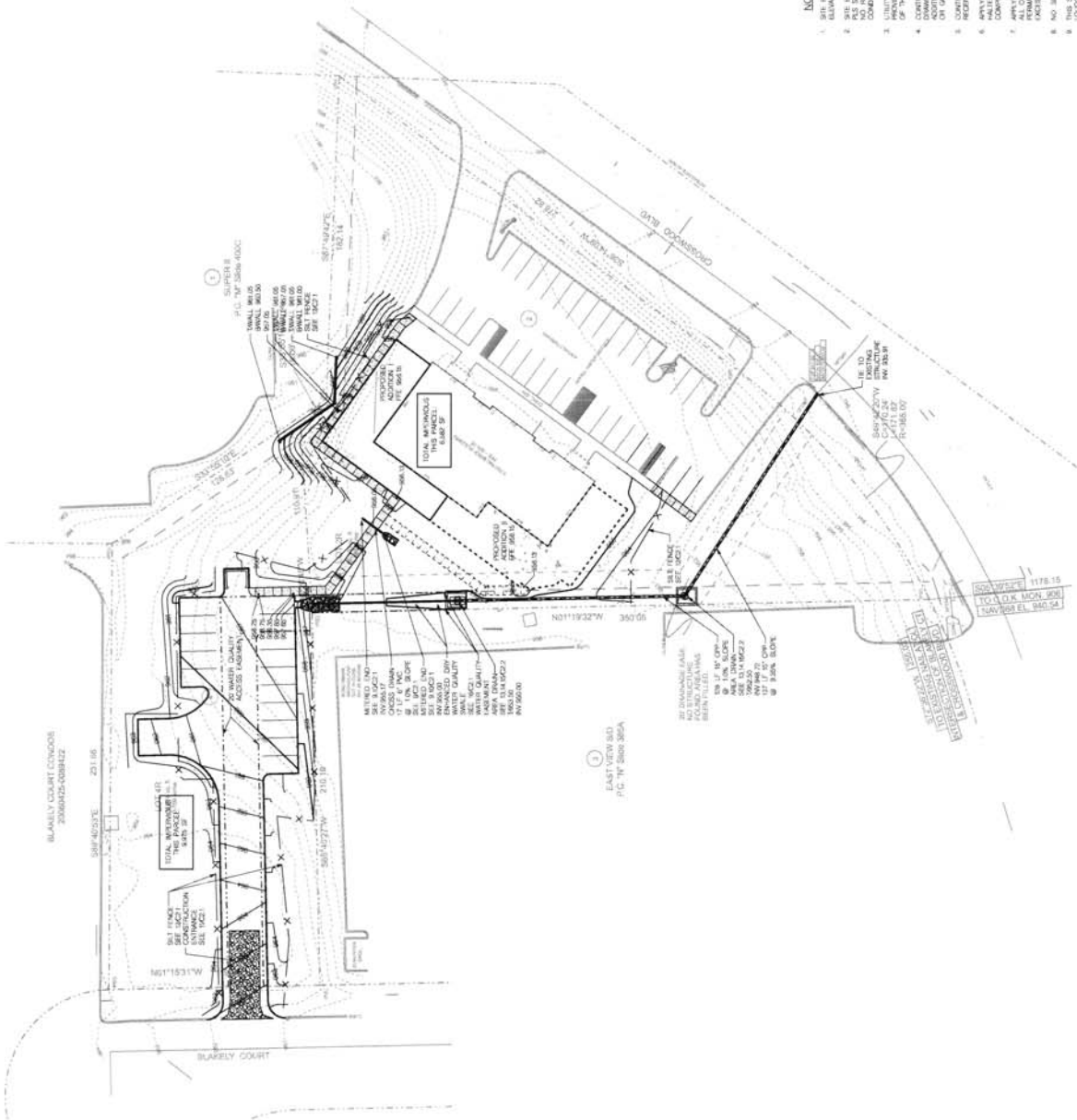
SITE GRADING PLAN

DATE: 27 JULY 2009  
PROJECT NO. 0878  
SHEET NO. 11  
DRAWN BY: JRS

CL3

**LEGEND**

<b>EXISTING</b>	<b>PROPOSED</b>
1" = 40'	1" = 40'
EXISTING STRUCTURE	PROPOSED STRUCTURE
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
EXISTING EASEMENT	PROPOSED EASEMENT
EXISTING STORM SEWER	PROPOSED STORM SEWER
EXISTING SANITARY SEWER	PROPOSED SANITARY SEWER
EXISTING PORTABLE WATER	PROPOSED PORTABLE WATER
EXISTING NEUTRAL GAS	PROPOSED NEUTRAL GAS
EXISTING UNDERGROUND ELECTRICAL	PROPOSED UNDERGROUND ELECTRICAL
EXISTING MANHOLE	PROPOSED MANHOLE
EXISTING WATER METEOR	PROPOSED WATER METEOR
EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT
EXISTING SURFACE DRAIN	PROPOSED SURFACE DRAIN
EXISTING BUILT FENCE	PROPOSED BUILT FENCE
EXISTING SEAMLESS WALKWAYS	PROPOSED SEAMLESS WALKWAYS
EXISTING CURB	PROPOSED CURB
EXISTING CONCRETE PAVEMENT	PROPOSED CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT	PROPOSED ASPHALT PAVEMENT
EXISTING 18" NP	PROPOSED 18" NP



- NOTES**
1. SITE BENCHMARK POINTS SHOWN FOR SITE BENCHMARK LOCATION AND ELEVATION DATA. WAD 84
  2. SITE BENCHMARK AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY JAMES M. SMITH, PROFESSIONAL ENGINEER, STATE OF TENNESSEE, LICENSE NO. 28897, AND IS NOT INTENDED TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS OBTAINED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
  3. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES DEPENDING ON THE SLOPE OF THE SITE. EROSION CONTROL MEASURES MAY BE REQUIRED BY THE LOCAL HEALTH DEPARTMENT. MEASURES MAY BE REQUIRED BY THE LOCAL HEALTH DEPARTMENT.
  4. ANY TEMPORARY STAGING OPERATIONS ARE TEMPORARILY PERMITTED WITHIN THE TEMPORARY STAGING AREA. ALL STAGING OPERATIONS SHALL BE COMPLETED WITHIN THE TEMPORARY STAGING AREA.
  5. ALL CONSTRUCTION OPERATIONS SHALL BE COMPLETED AND THE SITE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
  6. NO SLOPES SHALL BE STEEPER THAN 3:1 ON THIS SITE.
  7. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY SINCE THE SITE LIES TO THE EAST OF A LOCAL STREET. THE SITE LIES TO THE EAST OF A LOCAL STREET.
  8. ALL CONSTRUCTION OPERATIONS SHALL BE COMPLETED WITHIN THE TEMPORARY STAGING AREA. ALL STAGING OPERATIONS SHALL BE COMPLETED WITHIN THE TEMPORARY STAGING AREA.
  9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



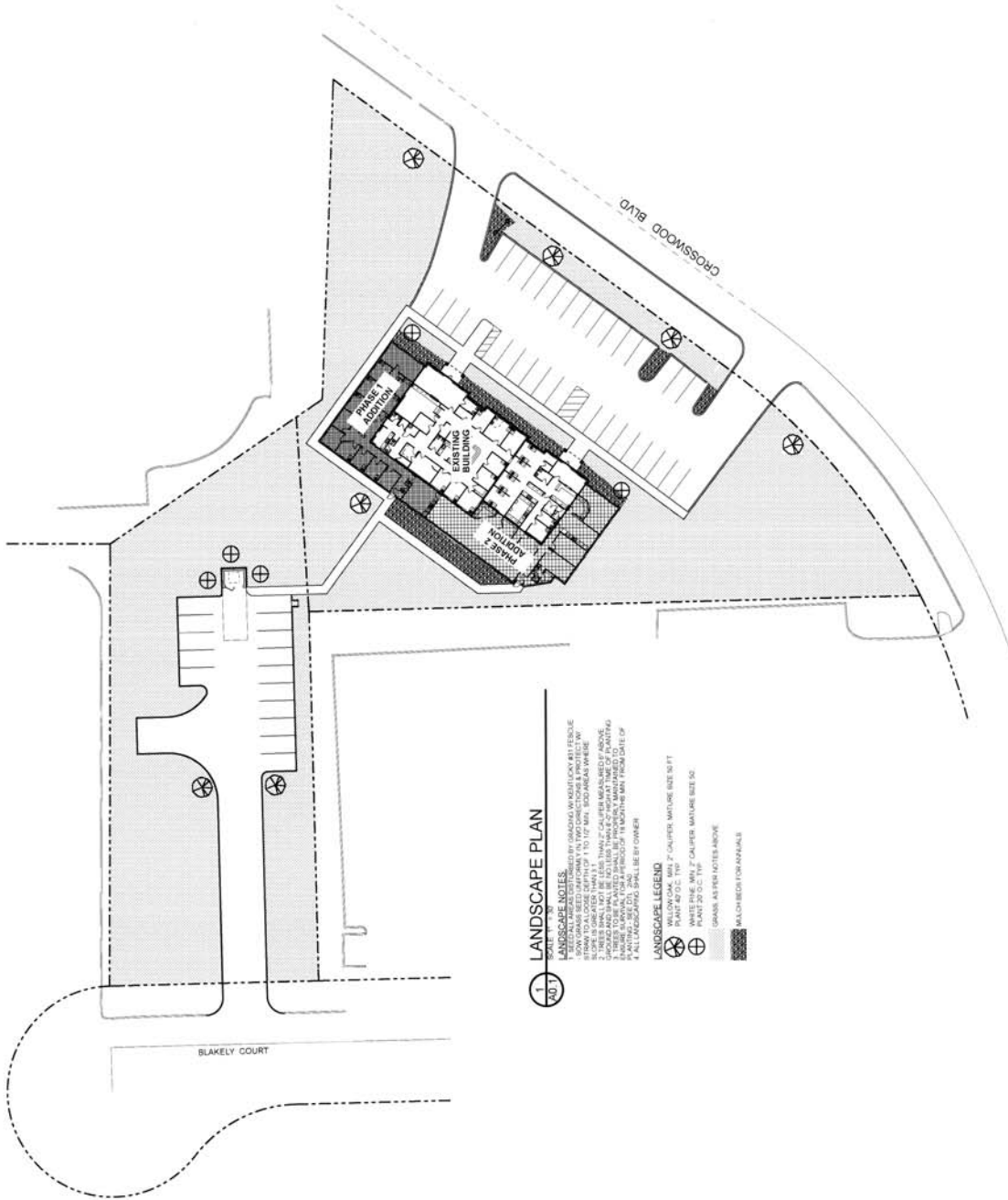
**7541 GROUP LLC**  
 A BUILDING ADDITION FOR  
 KNOX COUNTY, TENNESSEE

*M. West*  
*11 July 09*  
*9:09-UK*

LANDSCAPE PLAN

DATE: 19 AUG 2009  
 PROJECT NO.: 0874  
 PROJECT MGR.: STUART

**A0.1**



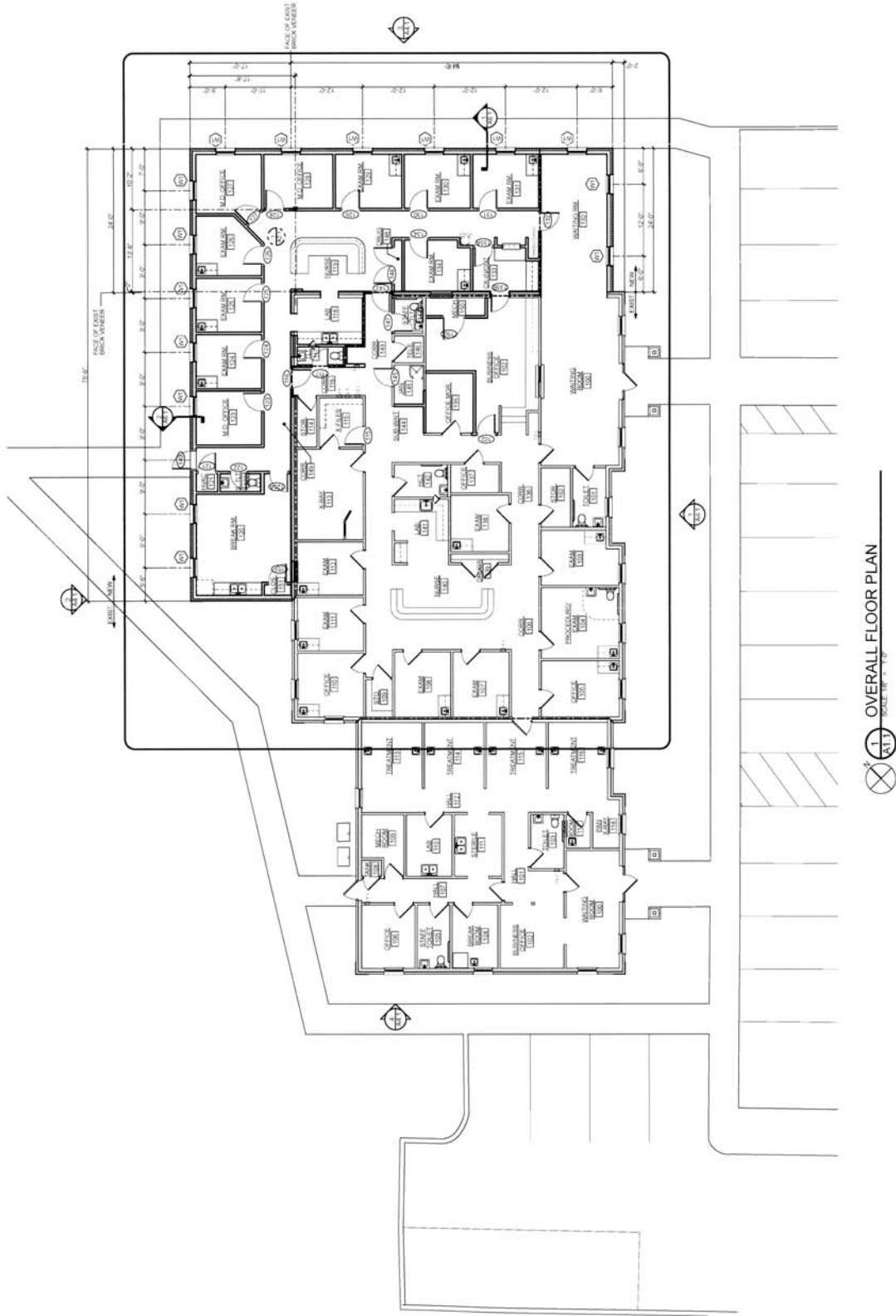
*MJE*  
 17 July 09

9-0-09-02

FLOOR PLAN

DATE: 27 JULY 2009  
 PROJECT NO.: 0874  
 PROJECT MGR.: STUART

**A1.1**



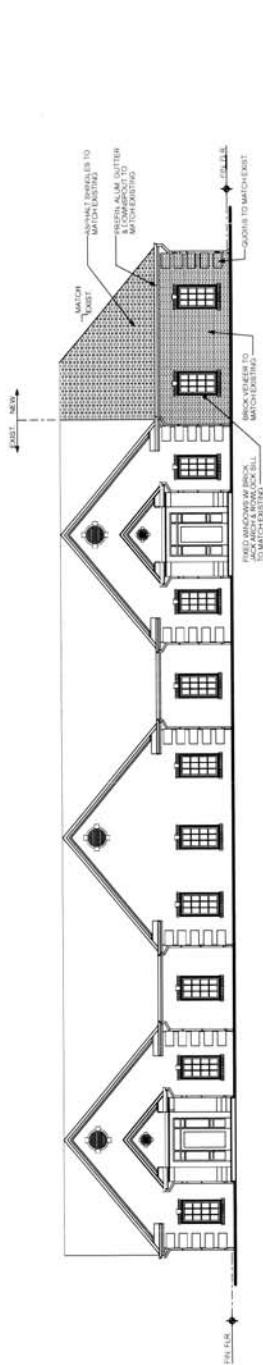
*MPC*  
*11*  
*10/09/09*

9.10.09-02

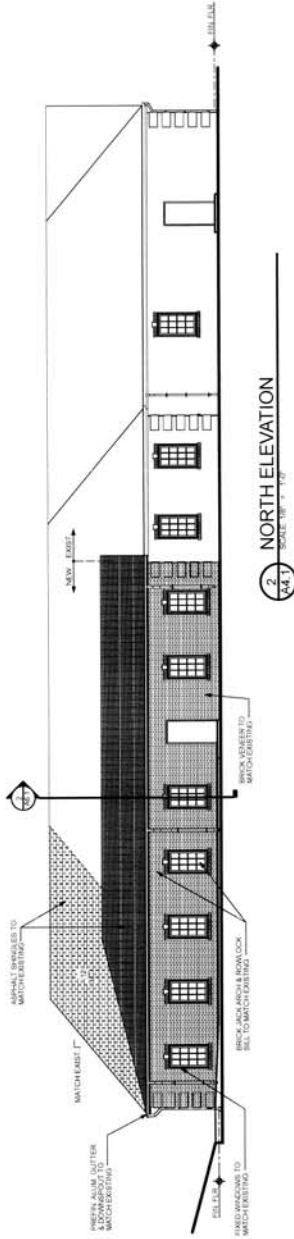
ELEVATIONS

DATE: 27 JULY 2009  
 PROJECT NO.: 0874  
 PROJECT NAME: STUART

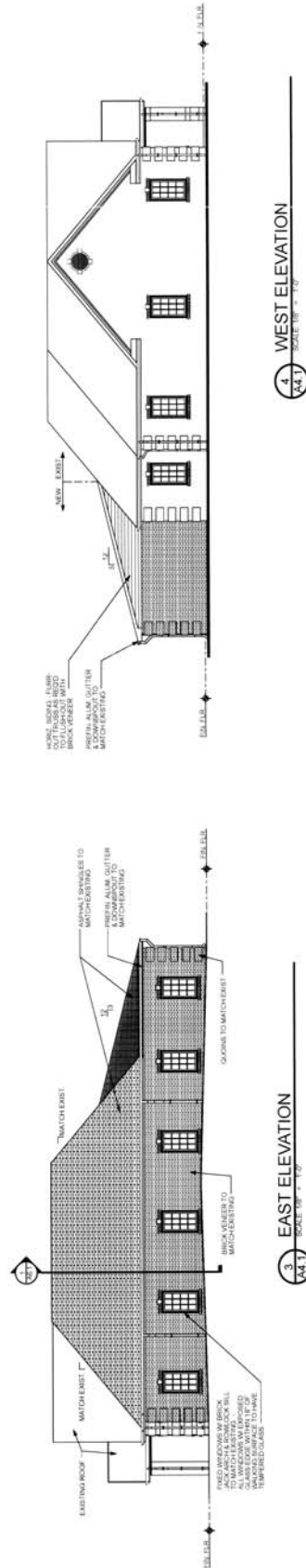
**A4.1**



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



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



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

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