

▶ **FILE #:** 2-B-11-UR

AGENDA ITEM # 33

AGENDA DATE: 2/10/2011

▶ **APPLICANT:** **STUART ANDERSON**

OWNER(S): Robert & Pamela Cain

TAX ID NUMBER: 103 119.03

JURISDICTION: County Commission District 6

▶ **LOCATION:** **East side of Castaic Ln., south & west side of Pellissippi Pkwy.**

▶ **APPX. SIZE OF TRACT:** **1.92 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Castaic Ln., a local street with a 32' pavement width within a 70' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **PC (Planned Commercial) & TO Technology Overlay**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Office Building**

HISTORY OF ZONING:

SURROUNDING LAND
 USE AND ZONING:

North: Convenience store / PC commercial & TO technology overlay

South: Business office / PC commercial & TO technology overlay

East: Pellissippi Pkwy / PC commercial & TO technology overlay

West: Business offices & fast food / PC commercial & TO technology overlay

NEIGHBORHOOD CONTEXT: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a 6100 square foot professional office as shown on the site plan subject to 6 conditions**

1. Obtaining approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. Submitting engineered drawings for retaining walls to the Knox County Department of Engineering and Public Works for review and approval as a part of the grading and storm water management submittals.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the

Knox County Health Department.

6. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along public streets.

With the conditions noted above, this request meets the requirements for approval in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop this 1.92acre site with a dental office/clinic. The facility will have a building area of approximately 6100 square feet. The proposed office will have one access drive from Castaic Ln. The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on February 7, 2011.

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

1. All utilities are available to serve this site.
2. There is adequate road capacity to handle the traffic generated by this development.
3. 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. With the recommended conditions, 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 office development 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 additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

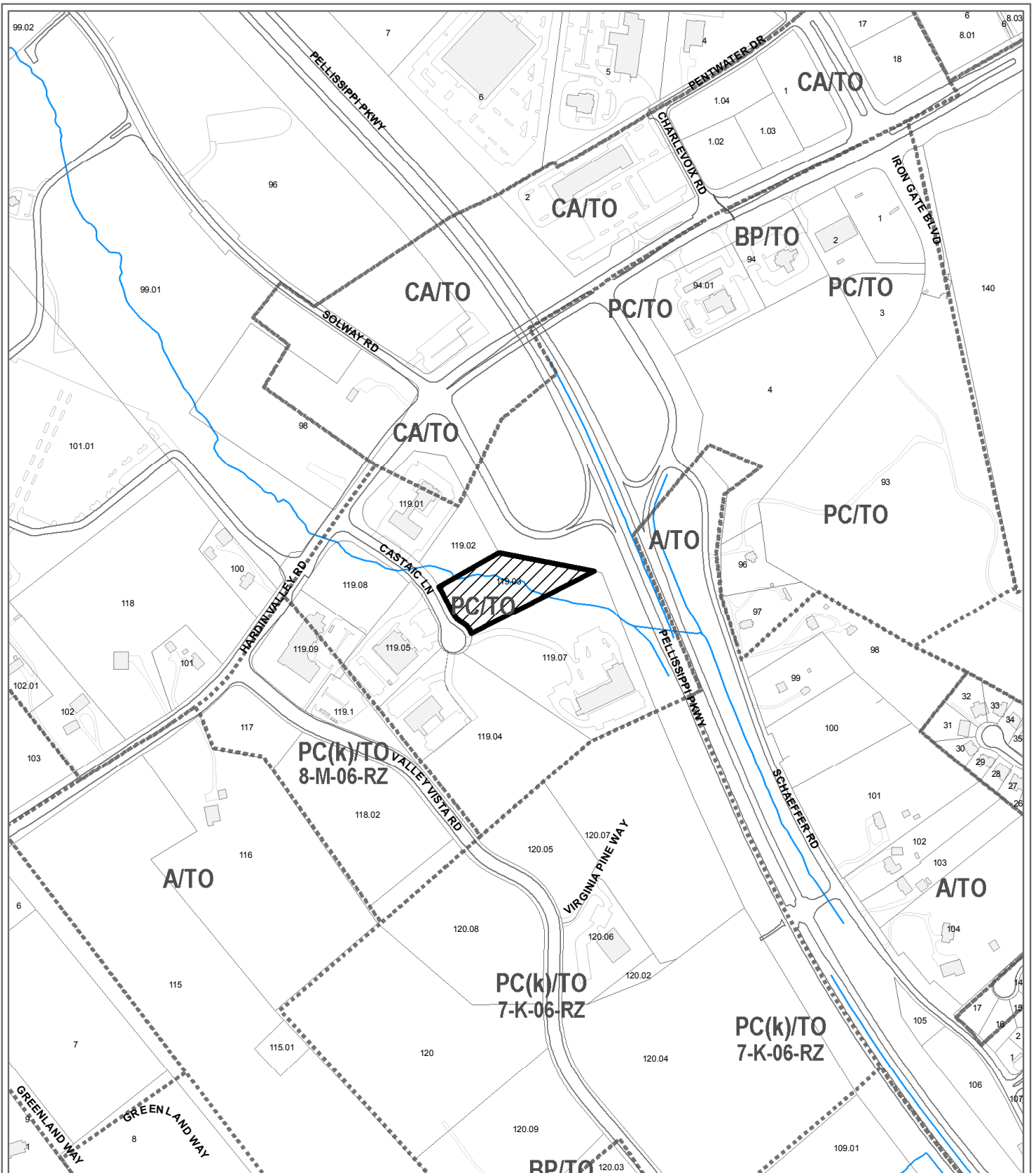
1. The Northwest County Sector Plan proposes office uses for the site. The proposed use is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 249 (average daily vehicle trips)

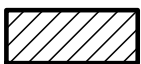
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**2-B-11-UR
USE ON REVIEW**



Office Building in PC (Planned Commercial) & TO Technology Overlay

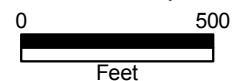
Original Print Date: 1/26/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Anderson, Stuart

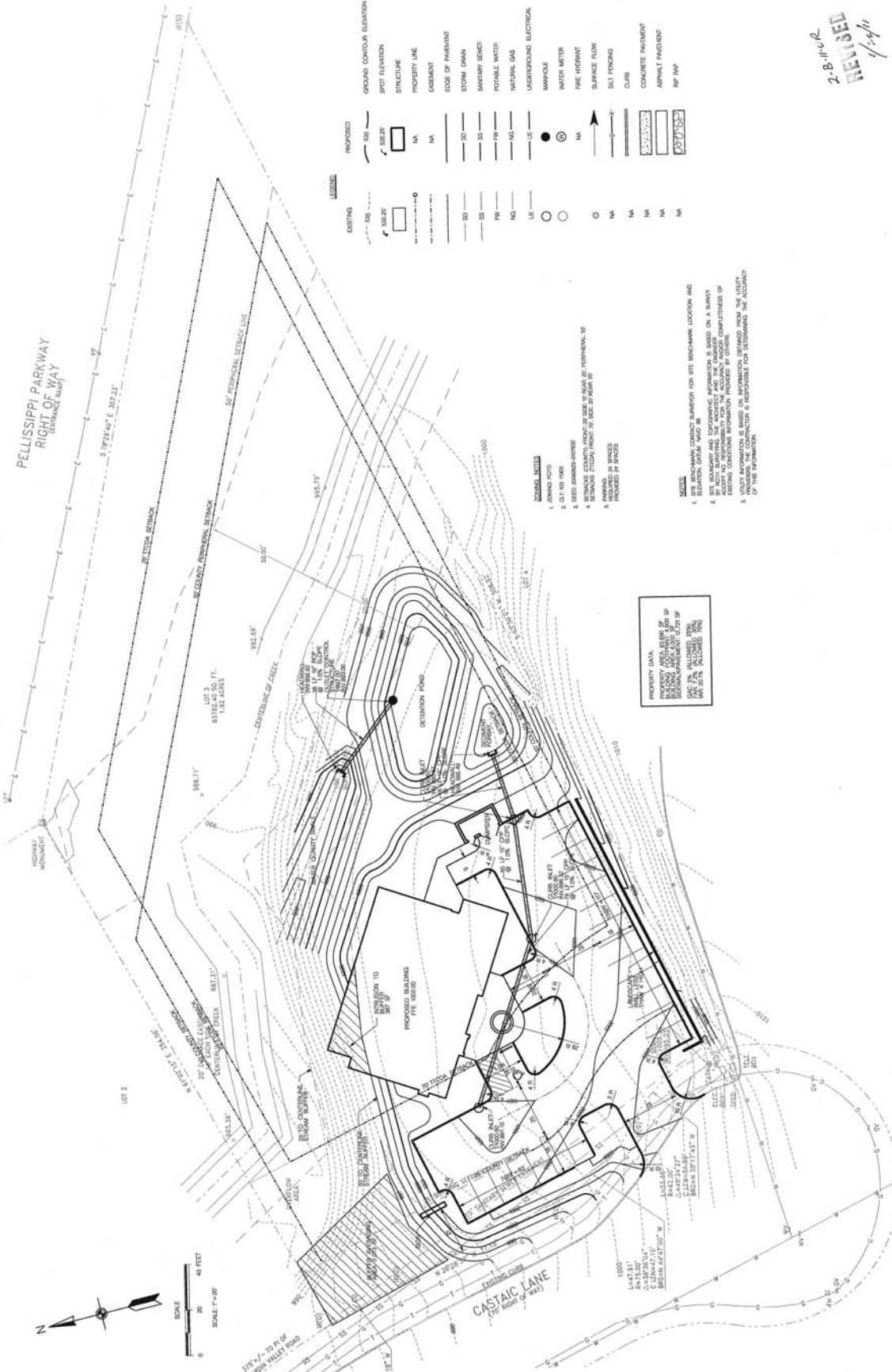
Map No: 103

Jurisdiction: County





2-28-11-02
 REISED
 1/28/11

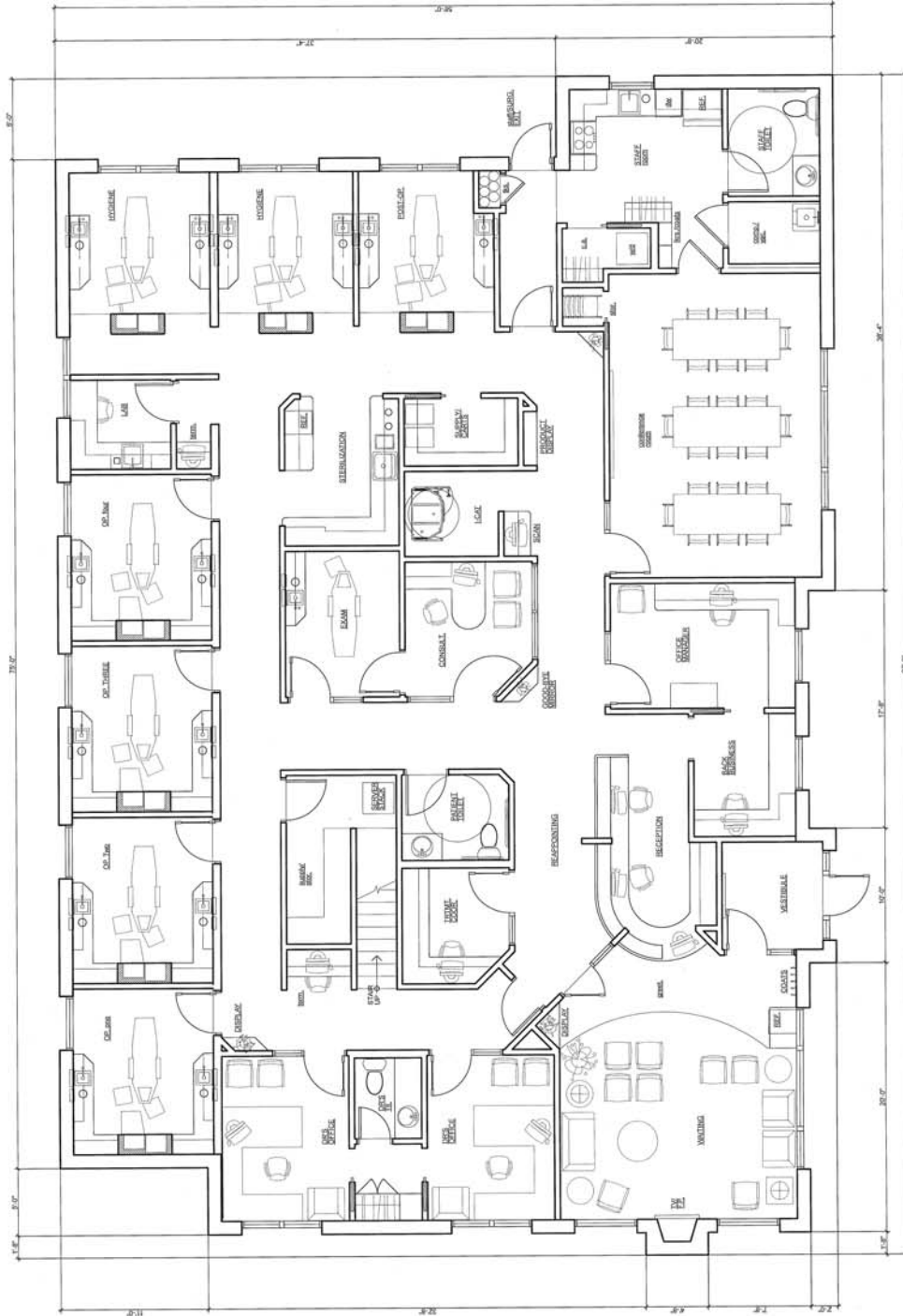


EXISTING	PROPOSED
GROUND CONTOUR ELEVATION	GROUND CONTOUR ELEVATION
SPOT ELEVATION	SPOT ELEVATION
STRUCTURE	STRUCTURE
PROPERTY LINE	PROPERTY LINE
GABMENT	GABMENT
EDGE OF PAVEMENT	EDGE OF PAVEMENT
STORM DRAIN	STORM DRAIN
SEWER	SEWER
POTABLE WATER	POTABLE WATER
NATURAL GAS	NATURAL GAS
UNDERGROUND ELECTRICAL	UNDERGROUND ELECTRICAL
MANHOLE	MANHOLE
WATER METER	WATER METER
FIRE HYDRANT	FIRE HYDRANT
SURFACE FURN	SURFACE FURN
SILT FENCING	SILT FENCING
CLUB	CLUB
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT
RP R/F	RP R/F

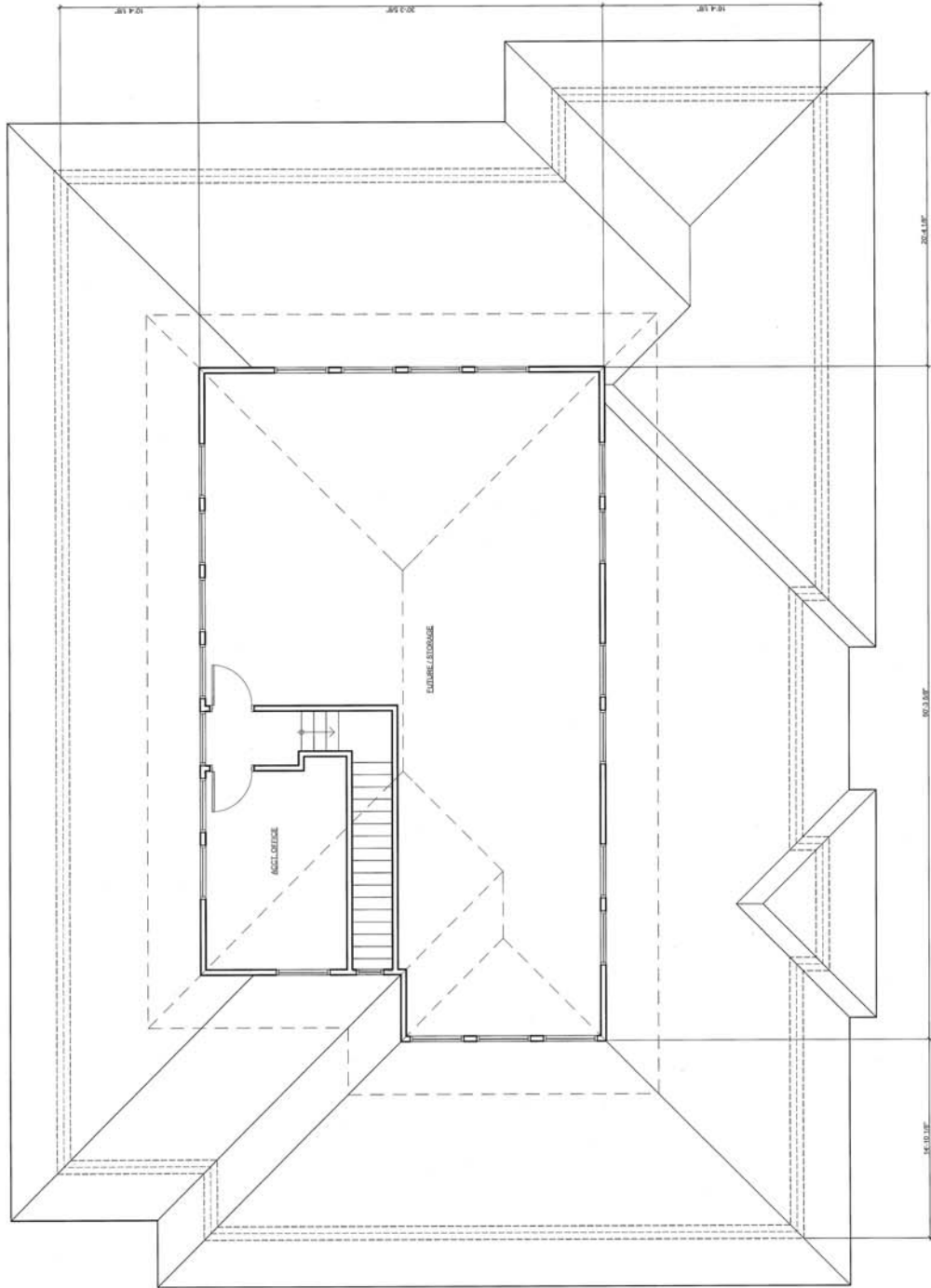
- NOTES:**
1. SEE BENCHMARK CONTACT BENCHMARK FOR SITE BENCHMARK LOCATION AND ELEVATION DATA. MVD 88.
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PRIORITY DATA
 PROPERTY DATA FOR LOT 3P
 1. 1.12 ACRES
 2. 1.12 ACRES
 3. 1.12 ACRES
 4. 1.12 ACRES
 5. 1.12 ACRES
 6. 1.12 ACRES
 7. 1.12 ACRES
 8. 1.12 ACRES
 9. 1.12 ACRES
 10. 1.12 ACRES

2-B-11-UK
 REVISION
 1/14/11



1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

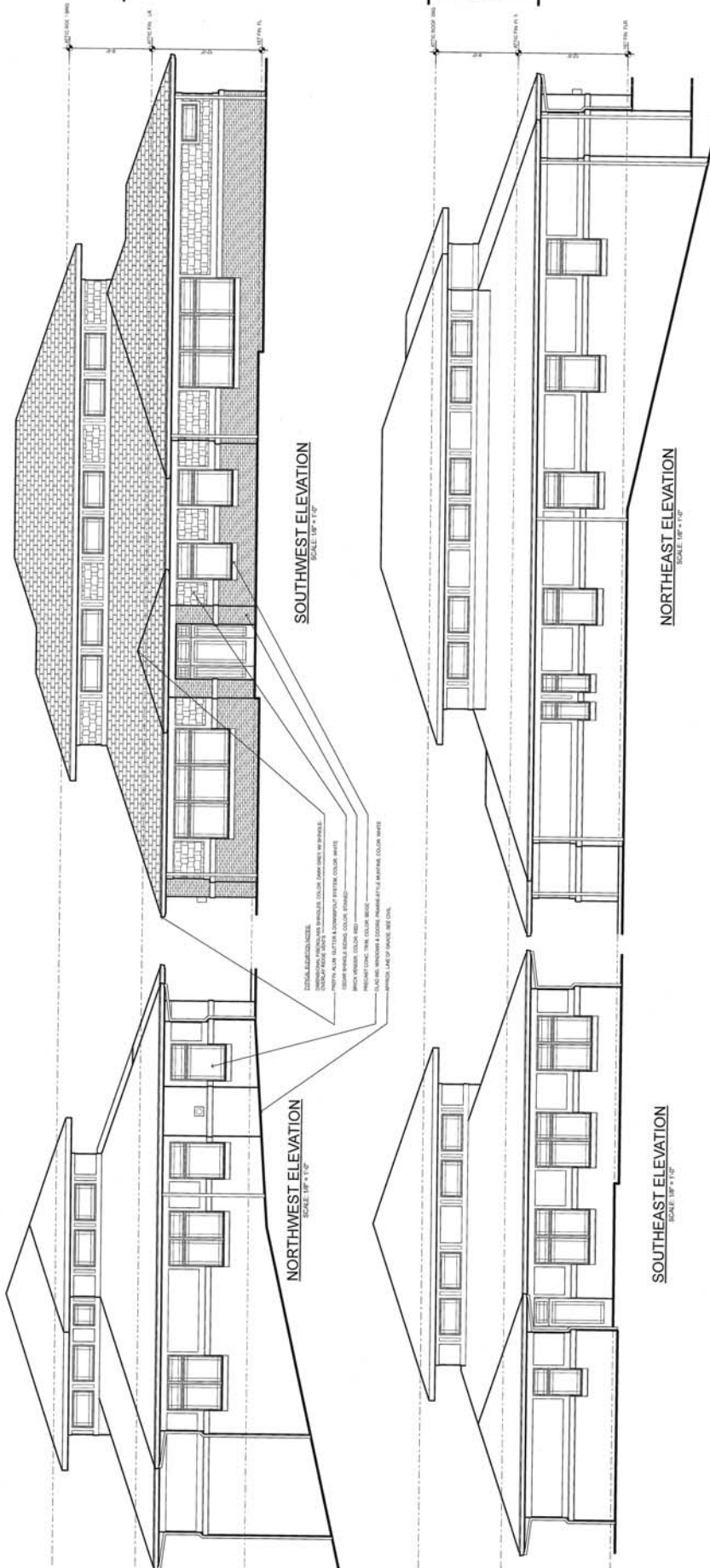


2-B-11-014
 REUSED
 1/14/11

1
 A1.2
 ATTIC FLOOR PLAN
 SCALE: 1/4" = 1'-0" (1/8" REF.)



2-B-11-02
 REVISION
 1/25/11





GEORGE ARMOUR
EWART
ARCHITECTS
1000 W. BROADWAY, SUITE 200
KNOXVILLE, TN 37901
615-259-7771
www.georgearmour.com

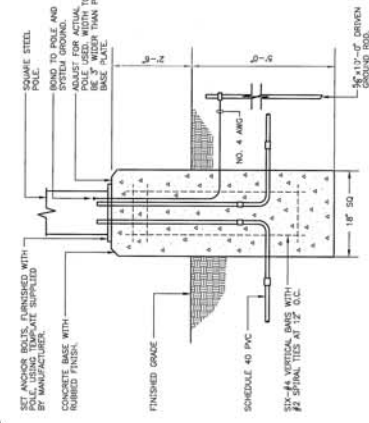
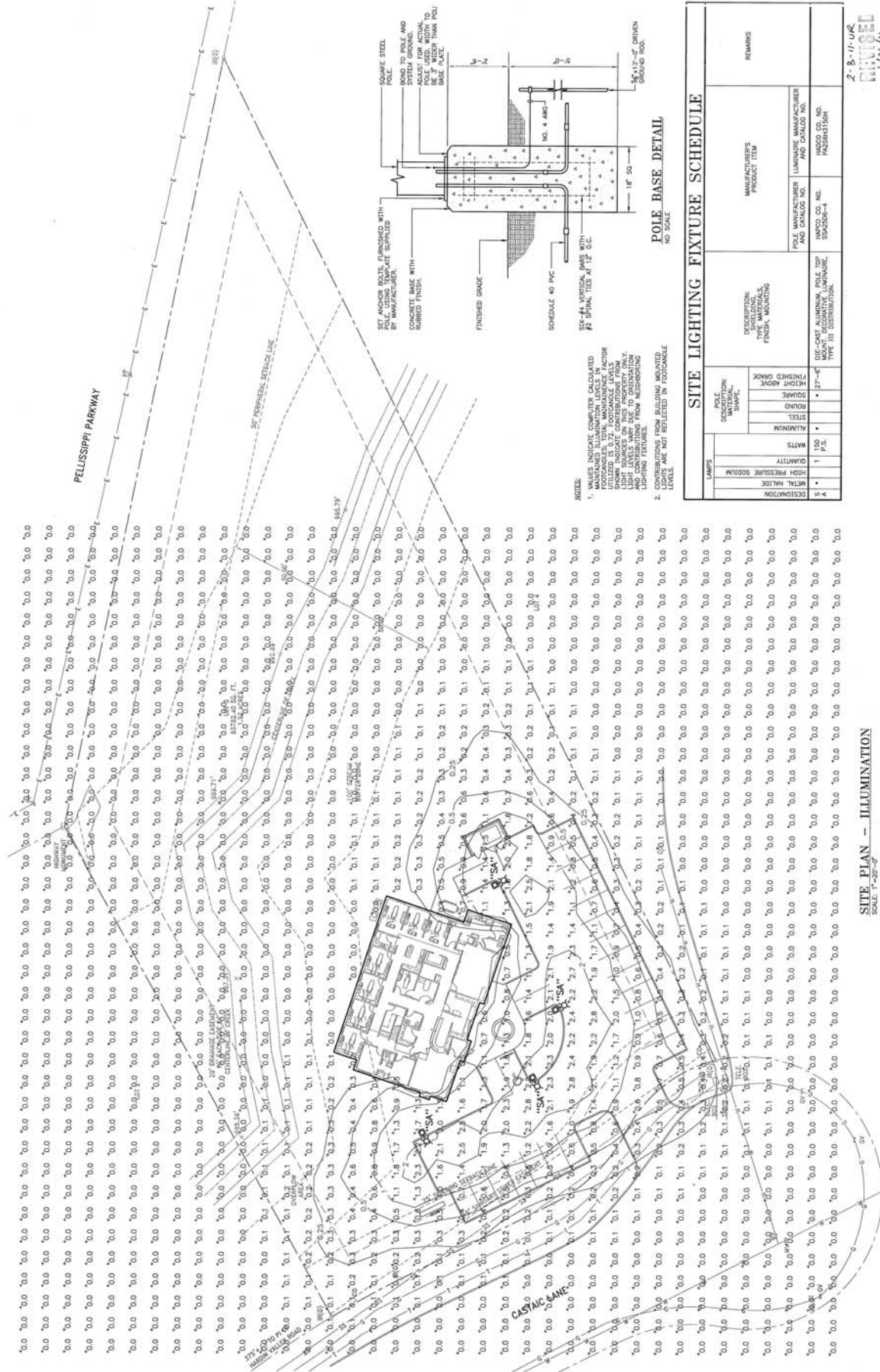
AN OFFICE BUILDING FOR
ROBERT C. CAIN, DDS
AT CASTAIC LANE
KNOX COUNTY, TN



SITE ILLUMINATION PLAN

DATE: 25 JAN 2011
PROJECT NO.: 0808
PROJECT MGR.: STUART

SE1



POLE BASE DETAIL
NO SCALE

NOTES:
1. VALUES INDICATE COMPUTER CALCULATED FOOT-CANDELES. TOTAL MAINTENANCE FACTOR (0.7) IS APPLIED TO ALL VALUES. VALUES SHOWN INDICATE CONTRIBUTIONS FROM THIS FIXTURE ONLY. LIGHT LEVELS MAY VARY DUE TO ORIENTATION AND SHADING FROM NEIGHBORING LIGHTING FIXTURES.
2. CONTRIBUTIONS FROM BUILDING MOUNTED LIGHTS ARE NOT REFLECTED IN FOOTCANDLE LEVEL.

SITE LIGHTING FIXTURE SCHEDULE

LAMP	QUANTITY	DESIGNATION	POLE DESCRIPTION (FINISHED GRADE, HEIGHT ABOVE GRADE, ROUND, SQUARE, ALUMINUM, STEEL, W/TS)	MANUFACTURER PRODUCT TYPE	LUMINAIRE MANUFACTURER AND CATALOG NO.	HARDSHIP NO. (SPACER)	HARDSHIP NO. (PASSAGE)
1	1	HIGH PRESSURE SODIUM	27'-6"	ALUMINUM	DE-COAT ALUMINUM POLE TOP MOUNT, DECOCTIVE LUMINAIRE, TYPE III DISTRIBUTION		
2	4	METAL HALIDE	15'-0"	ALUMINUM			

2-5-11-02
UNISEL
1/24/11



Vreeland Engineers, Inc.
1000 W. BROADWAY, SUITE 200
KNOXVILLE, TN 37901
615-259-7771
www.vreeland.com

SITE PLAN - ILLUMINATION
SCALE: 1"=20'-0"