

▶ **FILE #:** 3-E-11-UR

AGENDA ITEM # 33

AGENDA DATE: 3/10/2011

▶ **APPLICANT:** **STUART ANDERSON**

OWNER(S): Orlino C. Baldonado

TAX ID NUMBER: 104 008.04

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Northwest side of Hardin Valley Rd., west of Thompson Rd.**

▶ **APPX. SIZE OF TRACT:** **1.09 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a four lane with center median section within an average right-of-way width of approximately 200'.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **BP (Business and Technology) / TO (Technology Overlay)**

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

▶ **PROPOSED USE:** **Dental Office**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed businesses / BP (Business and Technology) / TO (Technology Overlay)

South: Residences / A (Agricultural) / TO (Technology Overlay)

East: Residences / PR (Planned Residential) / TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay)

West: Residences and vacant land / BP (Business and Technology) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This site is located in an area of mixed residential and business park development.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a professional office with approximately 2700 square feet as shown on the site plan subject to 7 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Obtaining approval from the pipe line company (identified as Duke Natural Gas Line Easement on

- recorded plat) for all development activity within the natural gas line easement that crosses the property.
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.
 7. Removing any landscaping from the median in the main access driveway off of Hardin Valley Rd. that may interfere with sight distance from the access driveway for the proposed dental office.

With the conditions noted above, this request meets the requirements for approval in the BP (Business and Technology) / 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 1.09 acre site with a dental office/clinic. The facility will have a building area of approximately 2700 square feet. The proposed office will have one access drive from the existing driveway that serves the development located on the north side of this site. There will be no direct access from the site to Hardin Valley Rd. 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 March 7, 2011.

The site plan shows a future office expansion that is not part of this approval. There is an existing natural gas pipeline that crosses the eastern portion of the site. Staff has requested that the applicant provide proposed grading plans for the entire development to the pipeline company so that they can respond to the proposed development. Approval is required from the pipeline company for any development within the pipeline easement.

The Knox County Board of Zoning Appeals has approved variances for the rear setback, landscape requirements and parking dimensions and location.

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 and approved variances, the proposal meets all requirements of the BP zoning district as well as the general criteria for approval of a use on review.
2. The proposed dental office 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

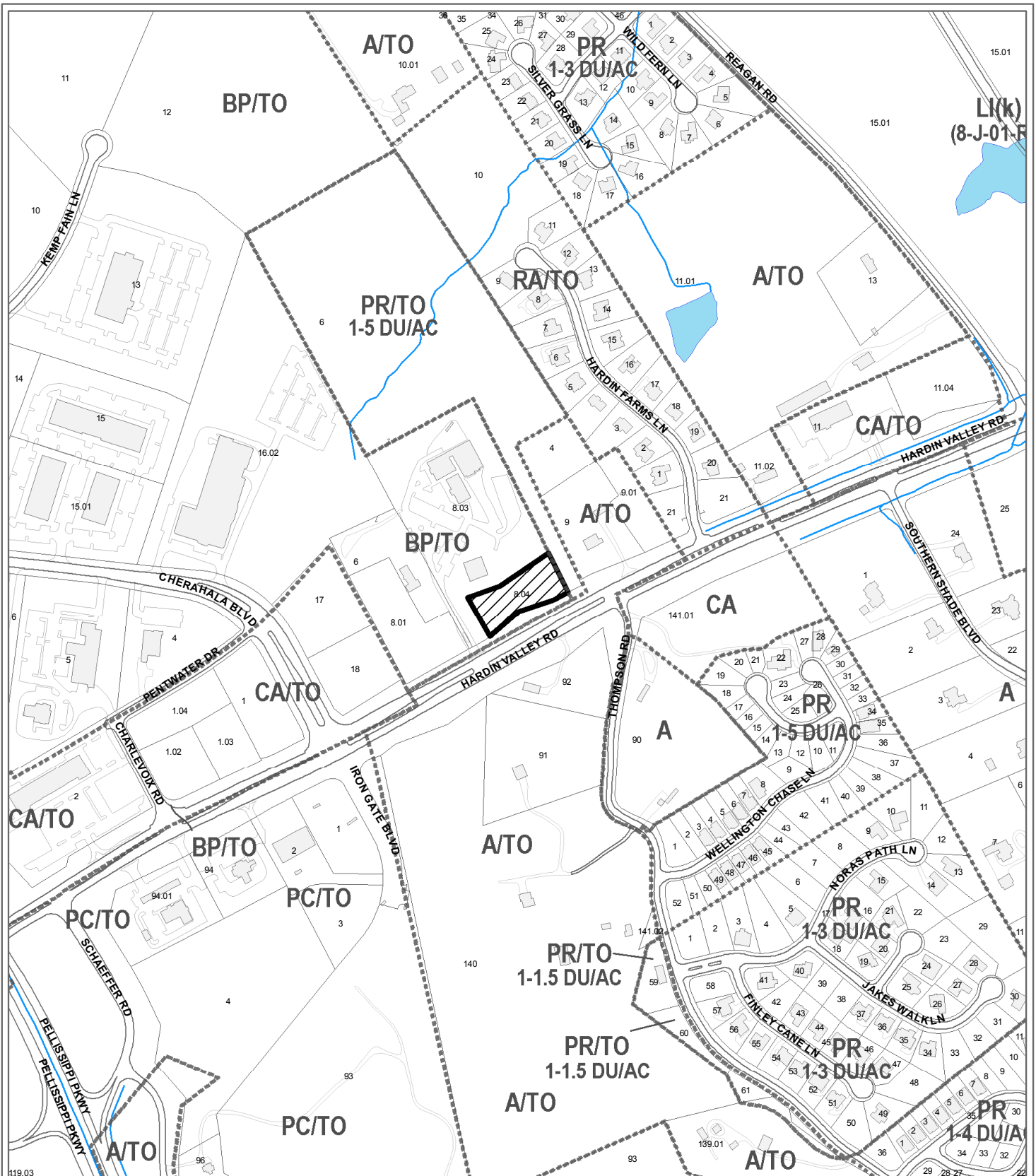
1. The Northwest County Sector Plan proposes technology park uses for the site. The proposed use is consistent with the BP (Business and Technology) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan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

ESTIMATED TRAFFIC IMPACT 110 (average daily vehicle trips)

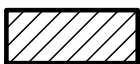
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**3-E-11-UR
USE ON REVIEW**

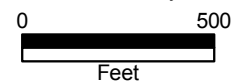


Dental Office in BP (Business and Technology) / TO (Technology Overlay)

Petitioner: Anderson, Stuart

Map No: 104

Jurisdiction: County



Original Print Date: 2/23/2011

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

CREATIVE STRUCTURES, INC.
 605 SHELBYVILLE AVENUE
 MEMPHIS, TN 38105
 901-948-1774
 www.creativestructures.com

HUBBELL WILLIAMS, DMD
 AN OFFICE BLDG. FOR
 KNOX COUNTY, TN



SITE PLAN

DATE: **22 FEB 2011**
 PREPARED BY: **FRANK CAMPBELL**
 PROJECT NO.: **10097**
 PROJECT NAME: **HUBBELL WILLIAMS STUART**

C1



GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATION OF UTILITIES BASED ON THE MOST AVAILABLE INFORMATION. CALL TENSURE PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION. PROVIDE LOCATIONS FOR BLOCK, STABILITY, SHADING, AND SOIL REQUIREMENTS.
- BACK FILL MUST BE PLACED AND COMPACTED TO 80% OF PROPOSED FINISH GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND DISCREPANCIES OR INCONSISTENCIES TO THE CAMPBELL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY TRAFFIC CONTROL DEVICES MANUAL.
- THE CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE KNOX COUNTY ZONING ORDINANCES AND THE ZONING MAP AS SIGNED BY THE ASSOCIATED GENERAL CONTRACTORS OF MEMPHIS, INC. LOCATIONS OF UTILITIES TO BE EXPOSED AND ADJUSTED WITHIN KNOX COUNTY.

SUBJECT MATTER:

1. TOTAL AREA: 1.06 ACRES
2. ZONING: B77D (VARIANCES APPROVED)
3. ZONING: B77D (VARIANCES APPROVED)

VARIANCES APPROVED AT JAN. 20, 2011 BZA MEETING:

- ALLOW PARKING WITHIN FRONT AND SIDE YARD AREAS
- LANDSCAPING REQUIREMENT REDUCED FROM 40 FT. SIDE AND 50 FT. FRONT TO 5 FT.
- REAR BUILDING SETBACK REDUCED FROM 30 FT. TO 15 FT.
- USE OF SIDE YARD AREAS
- VEHICULAR ACCESS TO INTERNAL DRIVE ONLY.
- 10' UTILITY AND DRAINAGE EASEMENTS INSIDE 5' EACH SIDE OF INTERIOR LOT LINES.

BUILDING SETBACKS:

FRONT: 50 FT.
 SIDE: 40 FT.
 REAR: 15 FT.

LEGEND:

- PROPOSED DRAINAGE LINE
- PROPOSED SANITARY SEWER HEADWALL
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE

SEQUENCE OF CONSTRUCTION ACTIVITIES

THE CONSTRUCTION SEQUENCE FOR THIS PROJECT IS AS FOLLOWS:

- INSTALL CONSTRUCTION ENTRANCE AND STOPWATER FRONT STAIRS.
- INSTALL SILT FENCING.
- INSTALL SCOURPIT BARRIS AND DIRECT RUNOFF TOWARD THE MAINS.
- INSTALL ROCK CHECK DAMS.
- RESURFACE ROAD AND AS-PAVED OFF AREA GRADING TO ALLOW ROAD CONSTRUCTION.
- INSTALL CATCH BASIN BUILT PROTECTION WHEN DRAINAGE LINES ARE INSTALLED.
- INSTALL SEWER, WATER AND DRAINAGE UTILITIES, EMPTY MESSON COVERS, AND SUMP PUMPS AND MANHOLES FOR MESSON COVERS AND SYSTEMS.
- INSTALL ROAD PAVING, BACKFILL AGAINST CURBS, SIDE/YARD ALL DISTURBED AREAS.
- COMPLY TO MAINTAIN NEIGHBOR CONTROL SYSTEMS AS EXPLAINED IN THE OVERSEEDS AND CONTINUE MAINTENANCE OF DISTURBED AREAS IN ACCORDANCE WITH THE SWPPP.

GENERAL NOTES / SPECIFICATIONS FOR SIDEWALK

- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE APPROVED BY THE CITY OF MEMPHIS.
- PUBLIC WORKS DIVISION TYPE 6 OR 8B STONE MUST BE PLACED AND COMPACTED AROUND THE ENTIRE CIRCUMFERENCE.
- CONSTRUCTION MATERIALS, INSTALLATION AND TESTING PER KNOX COUNTY SPECIFICATIONS.
- ROADWAY GRADE AND MANHOLE FOR KNOX COUNTY.
- ALL LOCAL ROAD CONTRACTORS SHALL BE NEIGHBOR 8-3048-4L OF APPROVED QUALITY.
- PROTECTION AGAINST FLOOD SHALL BECOME STANDARD PRACTICE FOR ALL SIDEWALKS, ROCK CHECK DAMS, SUMP BARRIS OR COMBINATION THEREOF AS APPROVED BY DISTRICT.

GENERAL NOTES / SPECIFICATIONS FOR SIDEWALK

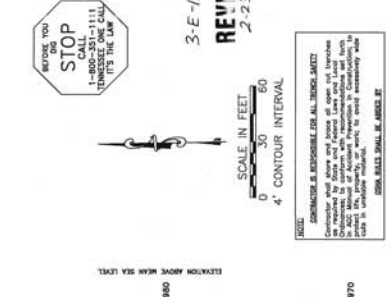
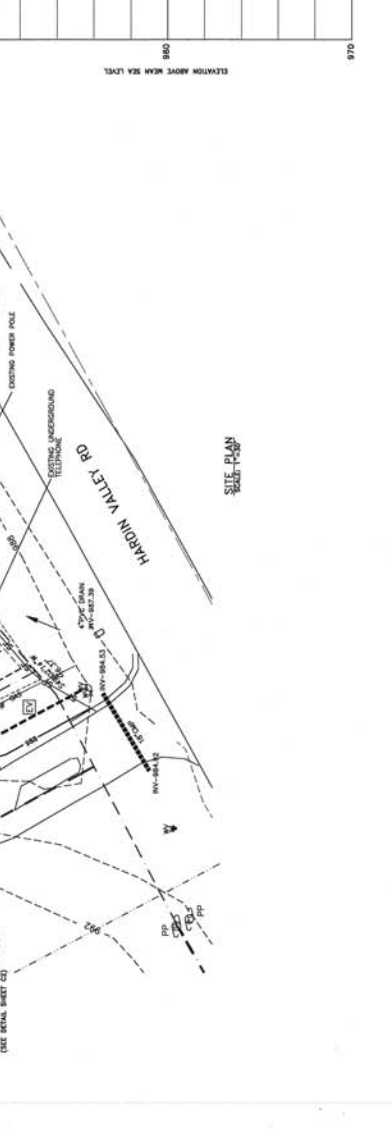
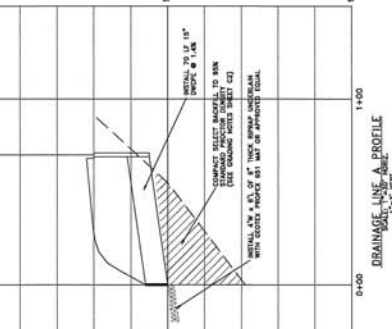
- STANDARD 4" (ROLL OVER) (EXTENDED) CURB
- 1-1/2" ASPHALT SURFACE COURSE (DRAINING 1)
- 2" BITUMINOUS BINDER (DRAINING 2) (ADDED)
- 8" BASE STONE (DOT TYPE 30-P)
- 4" DRAINAGE MAT (DOT TYPE A, DRAINING 3)

TYPICAL PAVEMENT DETAIL
 NOT TO SCALE

GENERAL NOTES / SPECIFICATIONS FOR SIDEWALK

NOTE: CONSTRUCTION JOINTS SPACED EVERY 5', FULL DEPTH EXAMINATION JOINT EVERY 20'

SIDEWALK DETAIL
 NOT TO SCALE



SCALE IN FEET:
 0 30 60
 4' CONTOUR INTERVAL

ELEVATION ABOVE MEAN SEA LEVEL:
 990
 980
 970

GENERAL NOTES / SPECIFICATIONS FOR SIDEWALK

NOTE: CONSTRUCTION JOINTS SPACED EVERY 5', FULL DEPTH EXAMINATION JOINT EVERY 20'

SIDEWALK DETAIL
 NOT TO SCALE



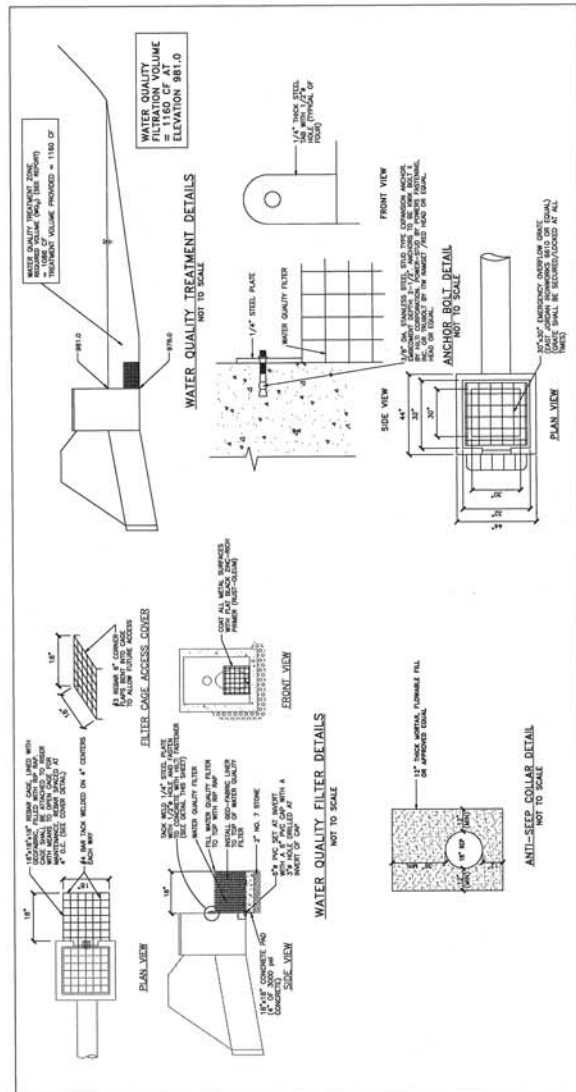
HUBBELL WILLIAMS, FOR AN OFFICE BLDG. FOR KNOX COUNTY, TN



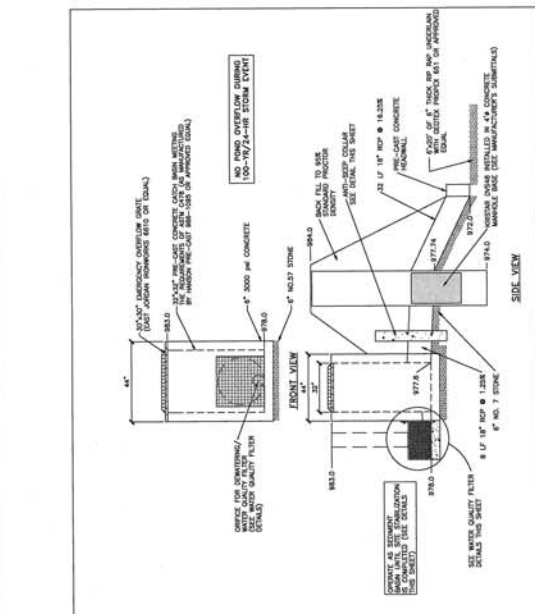
DETENTION BASIN DETAILS

22 FEB 2011
REVISED
BY HUBBELL WILLIAMS STUART

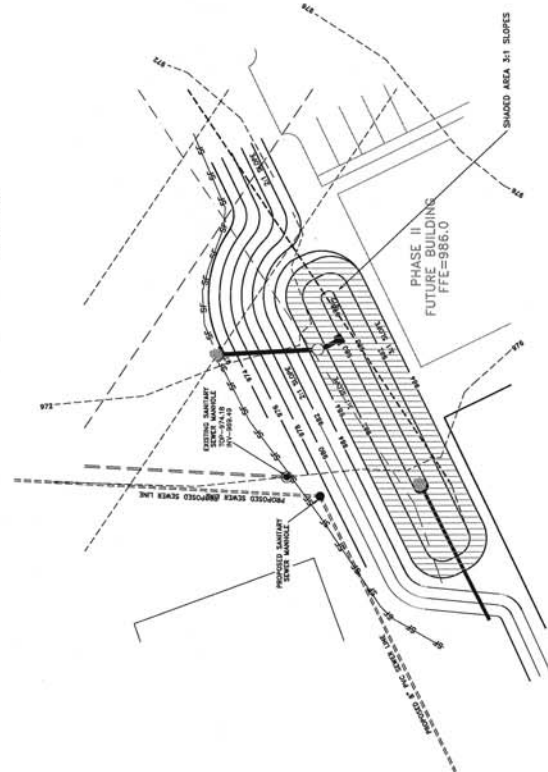
C3



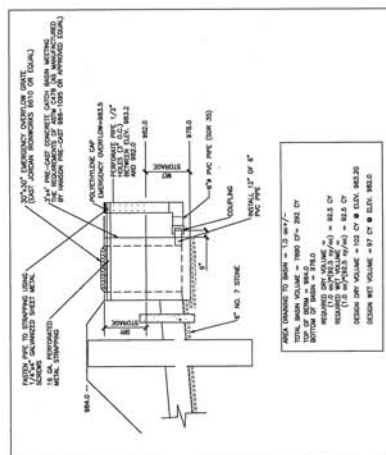
DETENTION BASIN STRUCTURE CONSTRUCTION DETAILS NOT TO SCALE



DETENTION BASIN STRUCTURE DETAILS NOT TO SCALE



DETENTION/SEDIMENT BASIN PLAN SCALE: 1\"/>



DETENTION/SEDIMENT BASIN DETENTION DEVICE DETAIL NOT TO SCALE

THIS IS A PRIORITY CONSTRUCTION ACTIVITY

BEFORE YOU STOP CALL 1-800-488-1111 TENNESSEE ONE CALL ITS THE WAY

3-E-11-01R
REVISED
2-23-11

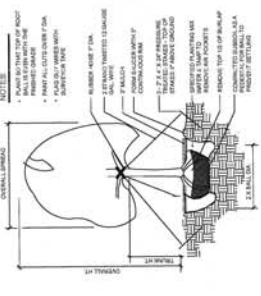
CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS OF WORK BEFORE ANY WORK IS BEGUN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE.



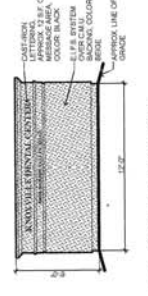
LANDSCAPE PLAN

DATE: 17 FEB. 2011
 PROJECT NO.: 10087
 PROJECT MOR.: STUART

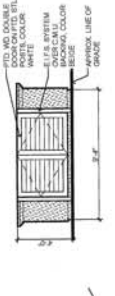
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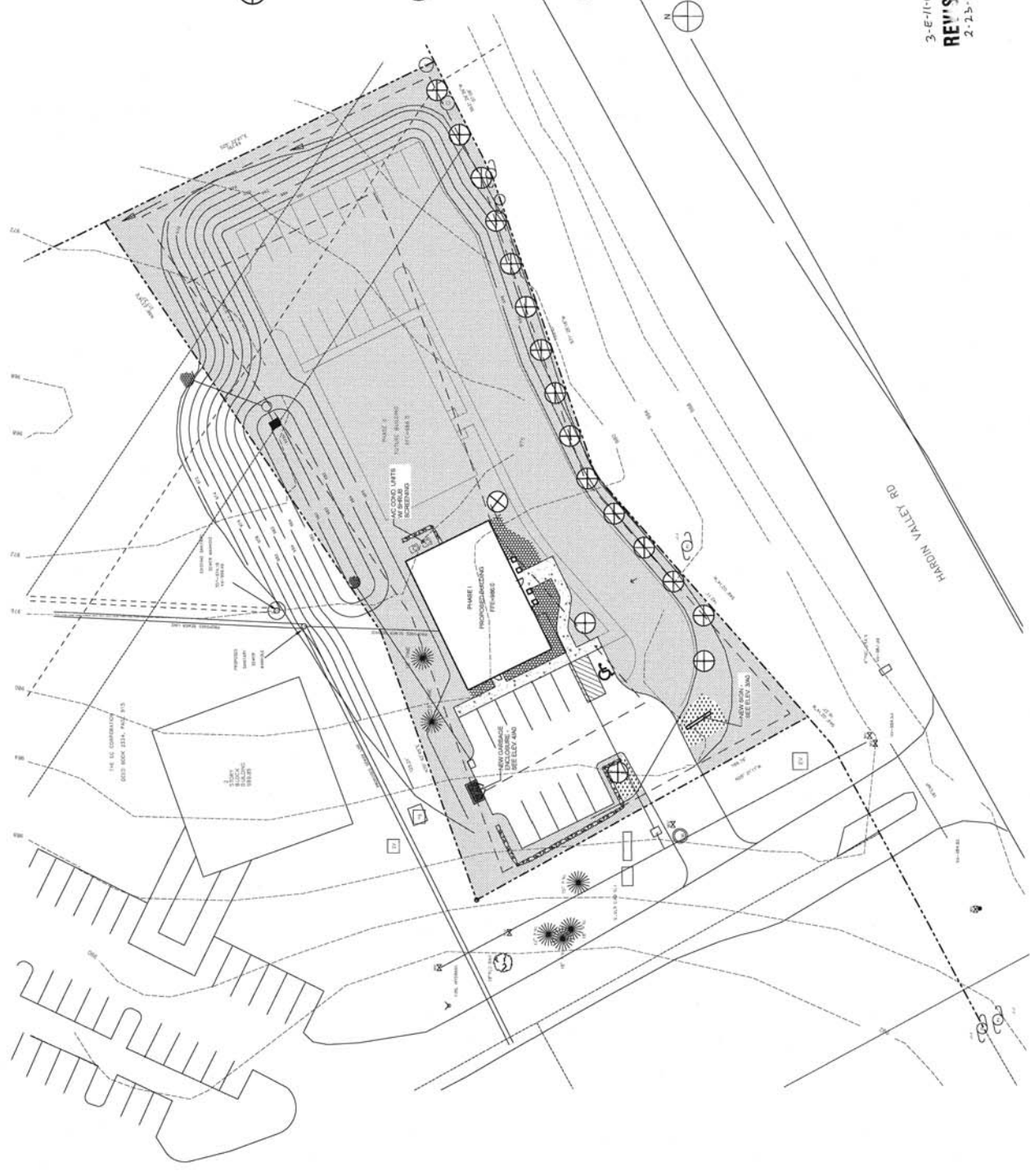
2 TREE PLANTING DETAIL
 SCALE: 1/4\"/>



3 SIGN ELEVATION
 SCALE: 1/4\"/>



4 GARBAGE ENCLOSURE ELEV.
 SCALE: 1/4\"/>



LANDSCAPE PLAN
 SCALE: 1/4\"/>

LANDSCAPE NOTES:
 A. AT LEAST 5% OF THE PARKING LOT AREA SHALL BE SET ASIDE FOR VEGETATION.
 B. ALL GRASS SHALL BE DISTURBED BY GRADING IN KENTUCKY BLUEGRASS - SOY GRASS SEED MIXTURE AT TWO TIMES THE RECOMMENDED RATE.
 C. ALL TREES SHALL BE PLANTED WITHIN 12\"/>

LANDSCAPE LEGEND:

	WHITE PINE JUN 2' CALIPER MATURE SIZE 20 20
	PLANT 20' 20' 10' 10' 10' 10'
	GRASS AS PER NOTES ABOVE
	MULCH BEDS FOR ANNUALS
	LANDSCAPE WITH MIDCORE JAWFER

3-E-1-0/R
REVISED
 2-15-11



CREATIVE STRUCTURES INC.
 1000 W. 10TH AVENUE, SUITE 100
 KNOXVILLE, TN 37911
 TEL: 615-582-1100
 FAX: 615-582-1102
 WWW.CREATIVESTRUCTURES.COM

HUBBELL WILLIAMS, DMD
 AN OFFICE BLDG. FOR
 KNOX COUNTY, TN

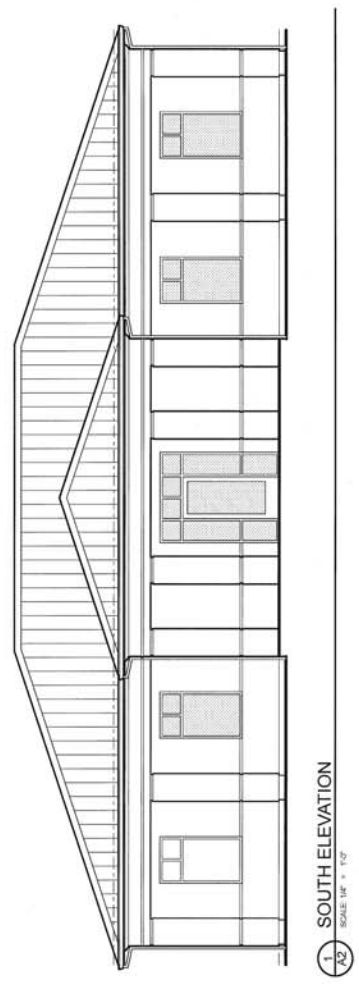
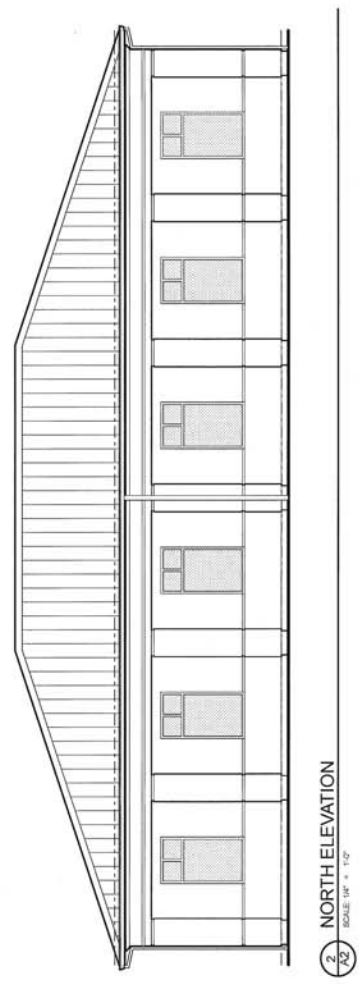
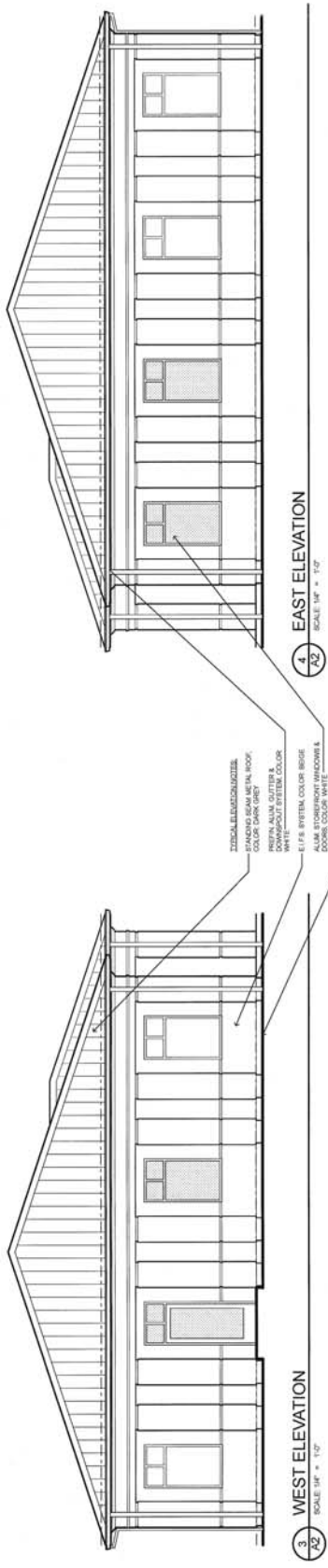


EXTERIOR ELEVATIONS

DATE: 28 JAN 2011
 PROJECT NO.: 10087
 PROJECT MGR.: STUART

3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0, 11.0, 12.0, 13.0, 14.0, 15.0, 16.0, 17.0, 18.0, 19.0, 20.0, 21.0, 22.0, 23.0, 24.0, 25.0, 26.0, 27.0, 28.0, 29.0, 30.0, 31.0, 32.0, 33.0, 34.0, 35.0, 36.0, 37.0, 38.0, 39.0, 40.0, 41.0, 42.0, 43.0, 44.0, 45.0, 46.0, 47.0, 48.0, 49.0, 50.0, 51.0, 52.0, 53.0, 54.0, 55.0, 56.0, 57.0, 58.0, 59.0, 60.0, 61.0, 62.0, 63.0, 64.0, 65.0, 66.0, 67.0, 68.0, 69.0, 70.0, 71.0, 72.0, 73.0, 74.0, 75.0, 76.0, 77.0, 78.0, 79.0, 80.0, 81.0, 82.0, 83.0, 84.0, 85.0, 86.0, 87.0, 88.0, 89.0, 90.0, 91.0, 92.0, 93.0, 94.0, 95.0, 96.0, 97.0, 98.0, 99.0, 100.0, 101.0, 102.0, 103.0, 104.0, 105.0, 106.0, 107.0, 108.0, 109.0, 110.0, 111.0, 112.0, 113.0, 114.0, 115.0, 116.0, 117.0, 118.0, 119.0, 120.0, 121.0, 122.0, 123.0, 124.0, 125.0, 126.0, 127.0, 128.0, 129.0, 130.0, 131.0, 132.0, 133.0, 134.0, 135.0, 136.0, 137.0, 138.0, 139.0, 140.0, 141.0, 142.0, 143.0, 144.0, 145.0, 146.0, 147.0, 148.0, 149.0, 150.0, 151.0, 152.0, 153.0, 154.0, 155.0, 156.0, 157.0, 158.0, 159.0, 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A2





CREATIVE STRUCTURES, INC.
 2515 W. WOODBRIDGE BLVD.
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 PH: 615-582-7271
 FAX: 615-582-7272
 WWW.CREATIVESTRUCTURES.COM

HUBBELL WILLIAMS, FOR
 AN OFFICE BLDG. FOR
 KNOX COUNTY, TN

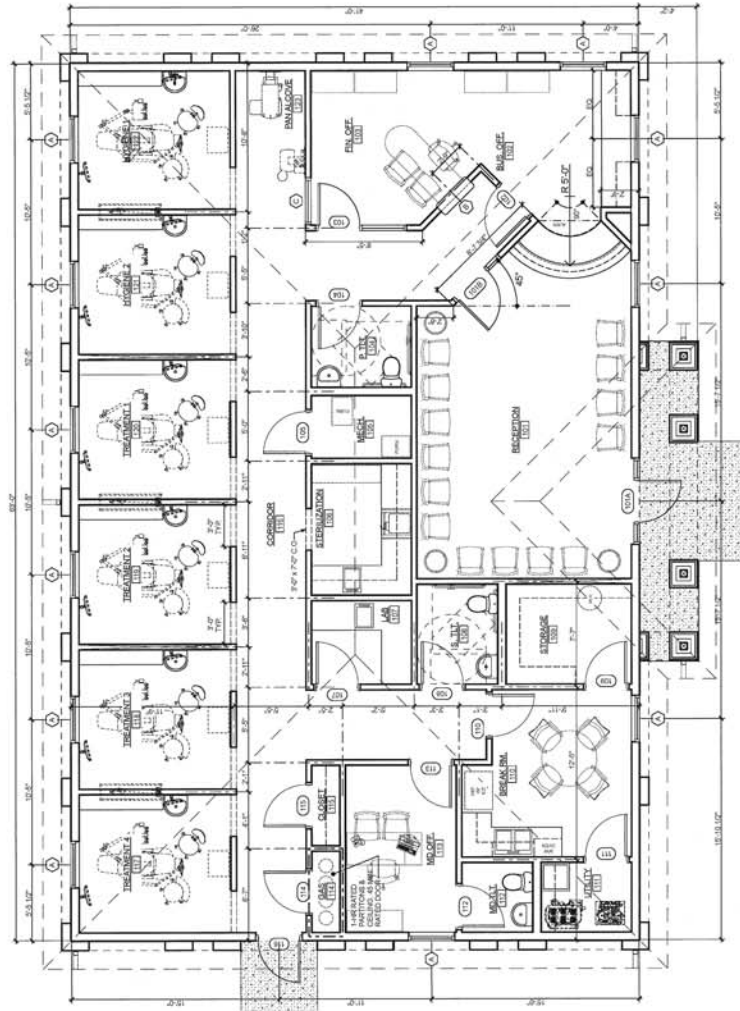


FLOOR PLAN

DATE: 28 JAN 2011
 PROJECT NO.: 10087
 PROJECT MGR.: STUART

A1

3-E-11-UK
 REVISED
 2-2-3-11



1/8" = 1'-0"
 A1
 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



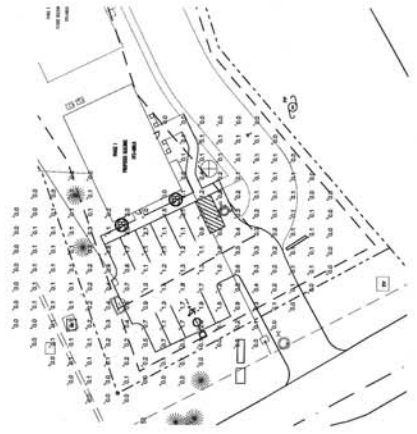
HUBBELL WILLIAMS, DMD
AN OFFICE BLDG. FOR
KNOX COUNTY, TN



SITE
ELECTRICAL
PLAN

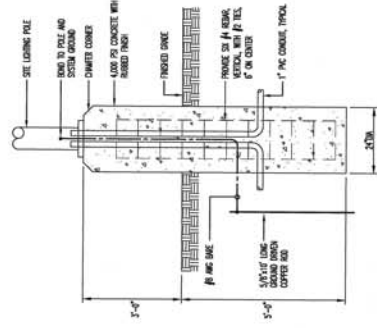
3-E-11-0-K
REVISED
2-23-11

DATE: 28 JAN 2011
PROJECT NO.: 10087
PROJECT MGR.: STUART



SITE ILLUMINATION PLAN
SCALE: 1"=30'-0"

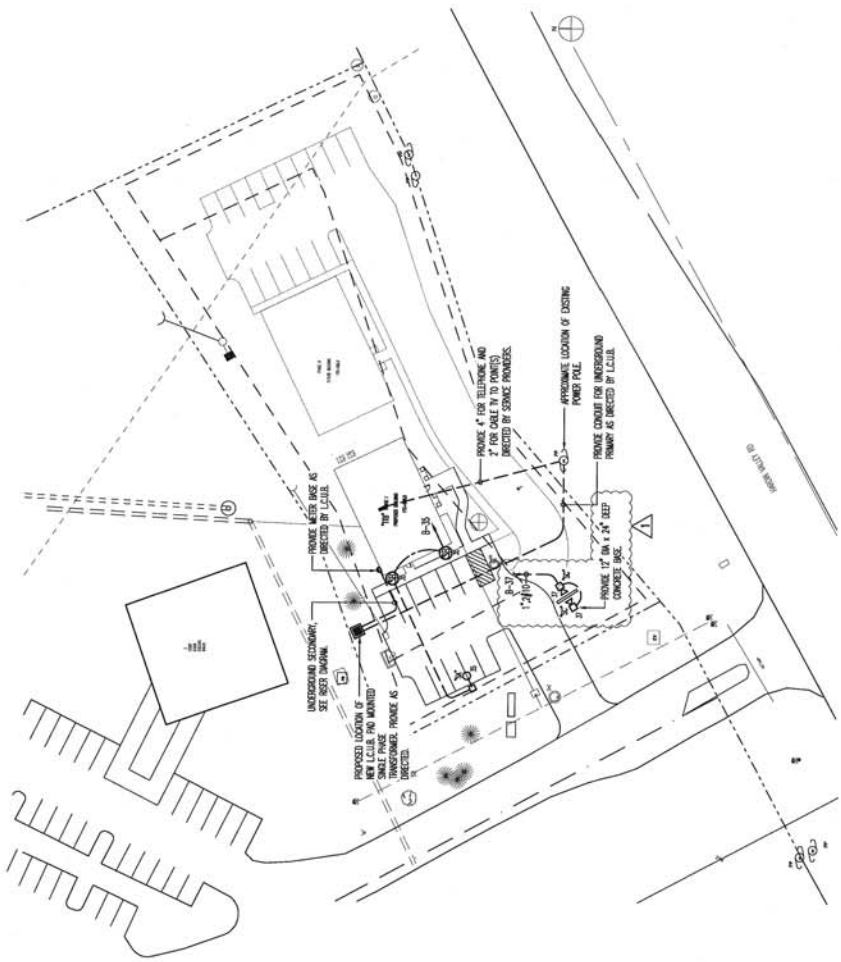
GENERAL NOTES:
1. THE MINIMUM LEVEL IS 0.2 FOOT CANDELS, THE MAXIMUM LEVEL IS 4.2 FOOT CANDELS. THE AVERAGE OF THE VARIOUS POINTS IS 1.0 FOOT CANDELS.



POLE BASE DETAIL
NO SCALE USE FOR "X"

SYM	CATALOG NUMBER	SITE LIGHT FIXTURE SCHEDULE	LOCATION	DESCRIPTION
1A	17000A	17000A	11 KAD 200A SHROUDED POOL POLE BASE AS K.C.DAVIS	ONE POLE MOUNTED AREA LIGHT WITH FORWARD THROW FULL CUTOFF
1B	17000B	17000B	11 70' 00" WALL	FULL CUTOFF WALL PACK
1C	17000C	17000C	11 70' 00" GROUND	FLOOD LIGHTS WITH ADJUSTABLE BARN DOOR FOR LIGHT CONTROL

NOTES:
1. ALL FIXTURE MODELS TO BE SELECTED BY ARCHITECT.



SITE ELECTRICAL PLAN
SCALE: 1"=30'-0"