

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

► **FILE #:** 8-E-13-UR

**AGENDA ITEM #:** 50

**AGENDA DATE:** 8/8/2013

► **APPLICANT:** CARIS HEALTHCARE

OWNER(S): Caris Healthcare, L.P.

TAX ID NUMBER: 103 088 & 089

JURISDICTION: County Commission District 6

► **LOCATION:** West side of Coward Mill Rd., northeast side of Pellissippi Parkway.

► **APPX. SIZE OF TRACT:** 3.78 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Coward Mill Rd., a minor collector street with a 17' pavement width within a 50' right-of-way.

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:** Existing office facility and vacant land

► **PROPOSED USE:** Office development expansion

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land and utility substation / BP (Business and Technology) / TO (Technology Overlay)

South: Residence, Pellissippi Parkway and business / BP (Business and Technology) / TO (Technology Overlay)

East: Vacant land / BP (Business and Technology) / TO (Technology Overlay)

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

NEIGHBORHOOD CONTEXT: The site is located in an area of the Tennessee Technology Corridor, just north of the Pellissippi Parkway / Hardin Valley Rd. interchange, that is undeveloped.

**STAFF RECOMMENDATION:**

► **APPROVE the development plan for additional parking and the addition of approximately 13,000 square feet of office space subject to the following 7 conditions**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed development.
2. Submitting a landscape plan to the TTCCA for approval. Installing all landscaping, as shown on the approved landscape plan, within six months of completion of the parking lot improvements and/or the 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 Coward Mill Rd.
3. Obtaining approval from the Knox County Board of Zoning Appeals for the parking and setback variances.
  4. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
  5. Providing certification to the Knox County Department of Engineering and Public Works that a minimum of 300 feet of sight distance exists in both directions along Coward Mill Rd at "Drive A" as identified on the development plan prior to utilizing the new parking lot.
  6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the BP (Business and Technology) zoning district, as well as other criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing to relocate their offices to this existing office building that is located on Coward Mill Rd., just east of the intersection with Pellissippi Parkway. The development plan includes a 5000 square foot building addition to the existing 18,900 square foot office building. A future two story office building with 8,000 square feet is also planned. The proposal also includes revisions to the existing parking lot and an addition of a new parking lot with 42 parking stalls. Variances are being requested from the Knox County Board of Zoning Appeals from the parking standards and a building setback from Pellissippi Parkway. The revised development plan includes changes to the access driveways for the existing office building that will improve the safety of the main driveway due to sight distance restrictions at that location.

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 (TTCCA). The TTCCA will consider this request on August 5, 2013.

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

1. Public water and sewer utilities are available to serve the development.
2. The proposal will have minimal impact on the area since it is an expansion of an existing office facility with access to Pellissippi Parkway by a collector street.

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

1. The proposed office facility 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. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since it is located on a collector street which has access out to Pellissippi Parkway.
2. With the recommended conditions, the proposed development meets the requirements for approval of an office facility in the BP (Business and Technology) / TO (Technology Overlay) zoning districts.

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

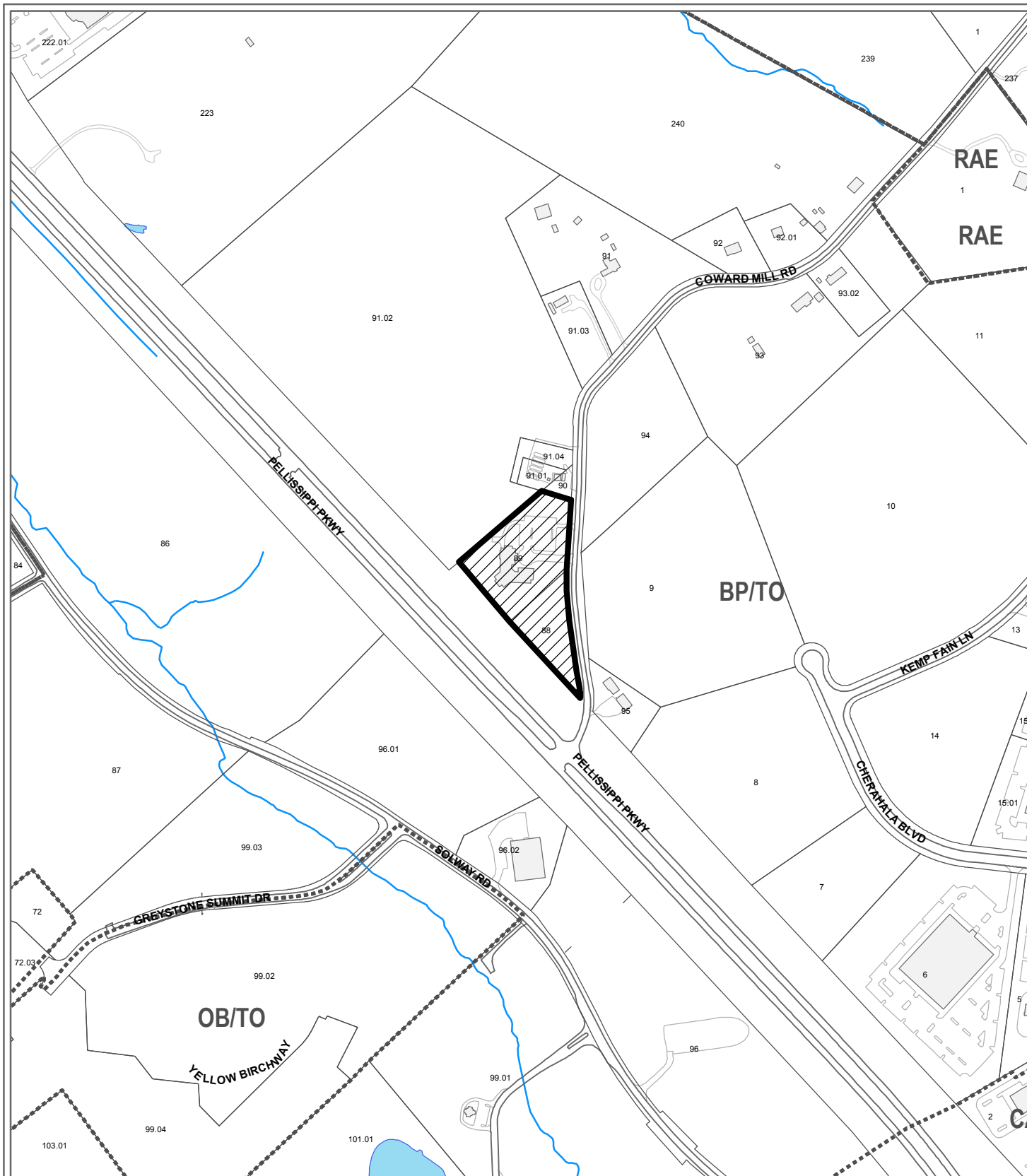
1. The Northwest County Sector Plan proposes technology park uses for this site which is in conformity with the proposed use.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

#### **ESTIMATED TRAFFIC IMPACT 553 (average daily vehicle trips)**

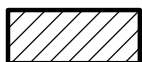
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**8-E-13-UR  
USE ON REVIEW**



Non-residential development expansion in BP (Business and Technology) / TO (Technology Overlay)

Original Print Date: 7/24/2013  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Caris Healthcare

Map No: 103

Jurisdiction: County

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Feet





