

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

▶ **FILE #:** 3-C-13-UR

AGENDA ITEM #: 29

AGENDA DATE: 3/14/2013

▶ **APPLICANT:** JOHNSON ARCHITECTURE

OWNER(S): Brad Howard

TAX ID NUMBER: 154 09401

JURISDICTION: City Council District 2

▶ **LOCATION:** West side of Willow Loop Wy., north side of S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 26000 square feet

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Willow Loop Wy., a private street within the Northshore Town Center development

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **ZONING:** TC-1 (Town Center)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Medical office

HISTORY OF ZONING: The property was zoned TC-1 and a concept subdivision plan was approved in 2005

SURROUNDING LAND USE AND ZONING: North: Vacant land & elementary school (under construction) / TC-1 commercial

South: Detached dwellings / PR residential

East: Office & restaurant / TC-1 commercial

West: Liquor store & detached dwellings / TC-1 commercial & PR residential

NEIGHBORHOOD CONTEXT: The site is located within the Northshore Town Center development. Other uses in the area include a liquor store, restaurant and offices and detached dwellings to the west and south of the site.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for up to 4,107 sq. ft. of professional office space as shown because the proposed use is compatible with the general principles of the TC-1 zone and the approved development plan (8-H-05-UR) subject to 4 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Dept.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dep
4. Installation of landscaping as shown on the site plan within six months of the issuance of occupancy permits for this project

COMMENTS:

The creation of pedestrian oriented, mixed use urban developments that provide for shopping, business and personal services and housing is a goal of the TC-1 zoning. Additionally, it is goal of the TC-1 zone to reduce the reliance on the use of the automobile by making the develop compact and to promote an efficient use of the land. As part of the process to change the zoning of a piece of property to TC-1 (Town Center) a conceptual development plan is presented at the time the rezoning is considered by the MPC and legislative body. The development plan indentifies the "core area" where the most intense development would be expected to take place. Secondly, the plan will identify the "peripheral area" which is the area surrounding the core where the type of uses and the intensity of development is expected to change. The intensity of use in the core and the peripheral areas may be limited based upon adopted plans, surrounding land use, transportation impacts and environmental considerations or any other factor that the MPC finds to be relevant.

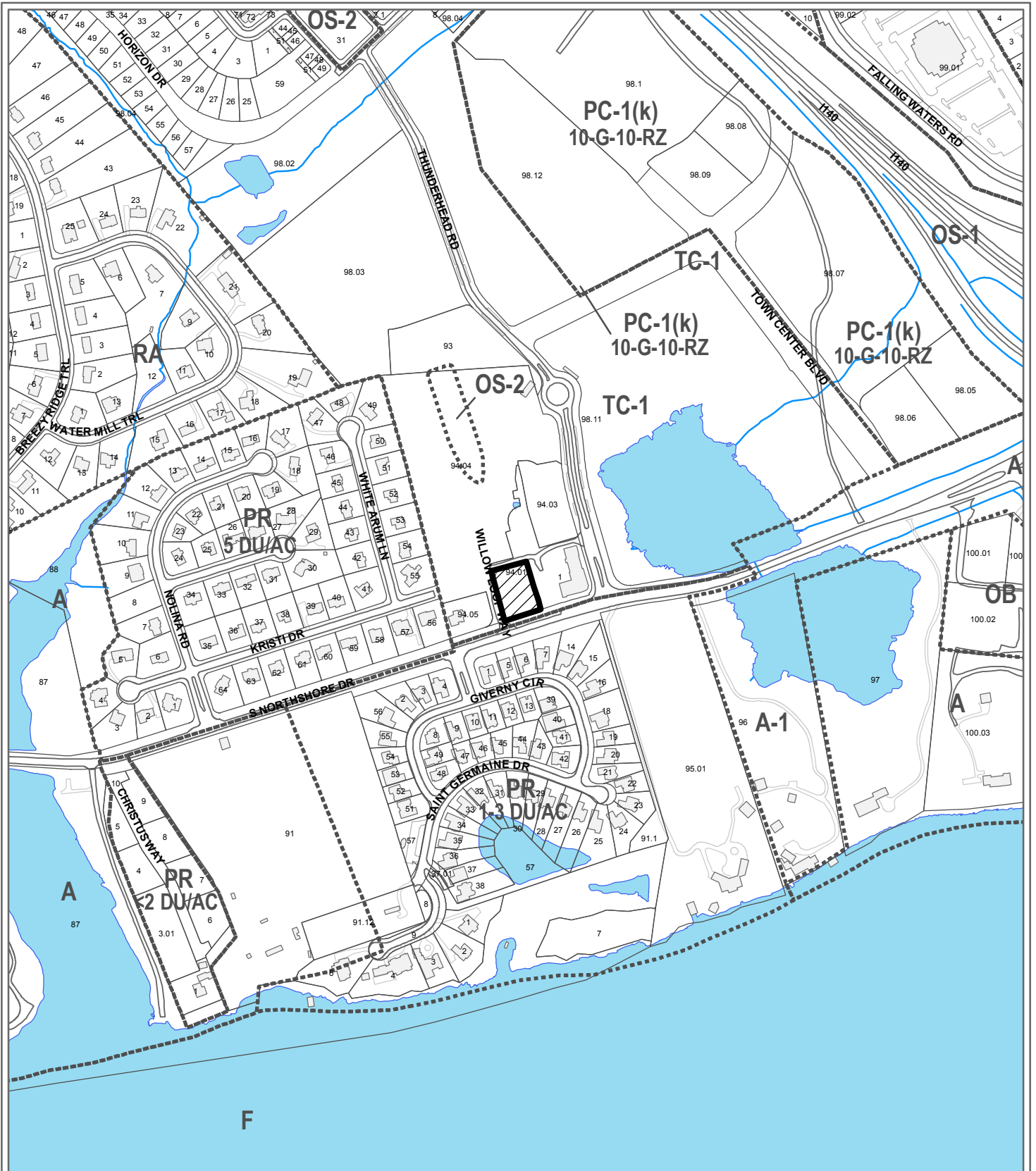
The site in question is part of an 11.9 acre site that was zoned TC-1 (Town Center) in 2005. As part of that rezoning process, a conceptual development plan was presented that showed this portion of the site as being located in the core area. The plan as presented shows this portion of the site for retail and office uses. In order to comply with the previously approved development plan, the applicant has added a sidewalk that will serve to link this site with the anticipated future development in the larger TC-1 zoned area. It will be constructed to serve the immediate needs of the customers of this project and to serve as a public sidewalk which will link this project with the existing and proposed surrounding development. By constructing the sidewalk as shown, future tenants within the larger development will be able to use the sidewalks to connect between the various businesses and any future residential uses that may be developed.

ESTIMATED TRAFFIC IMPACT 167 (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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**3-C-13-UR
USE ON REVIEW**

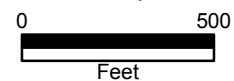


Medical office in TC-1 (Town Center)

Petitioner: Johnson Architecture

Map No: 154

Jurisdiction: City

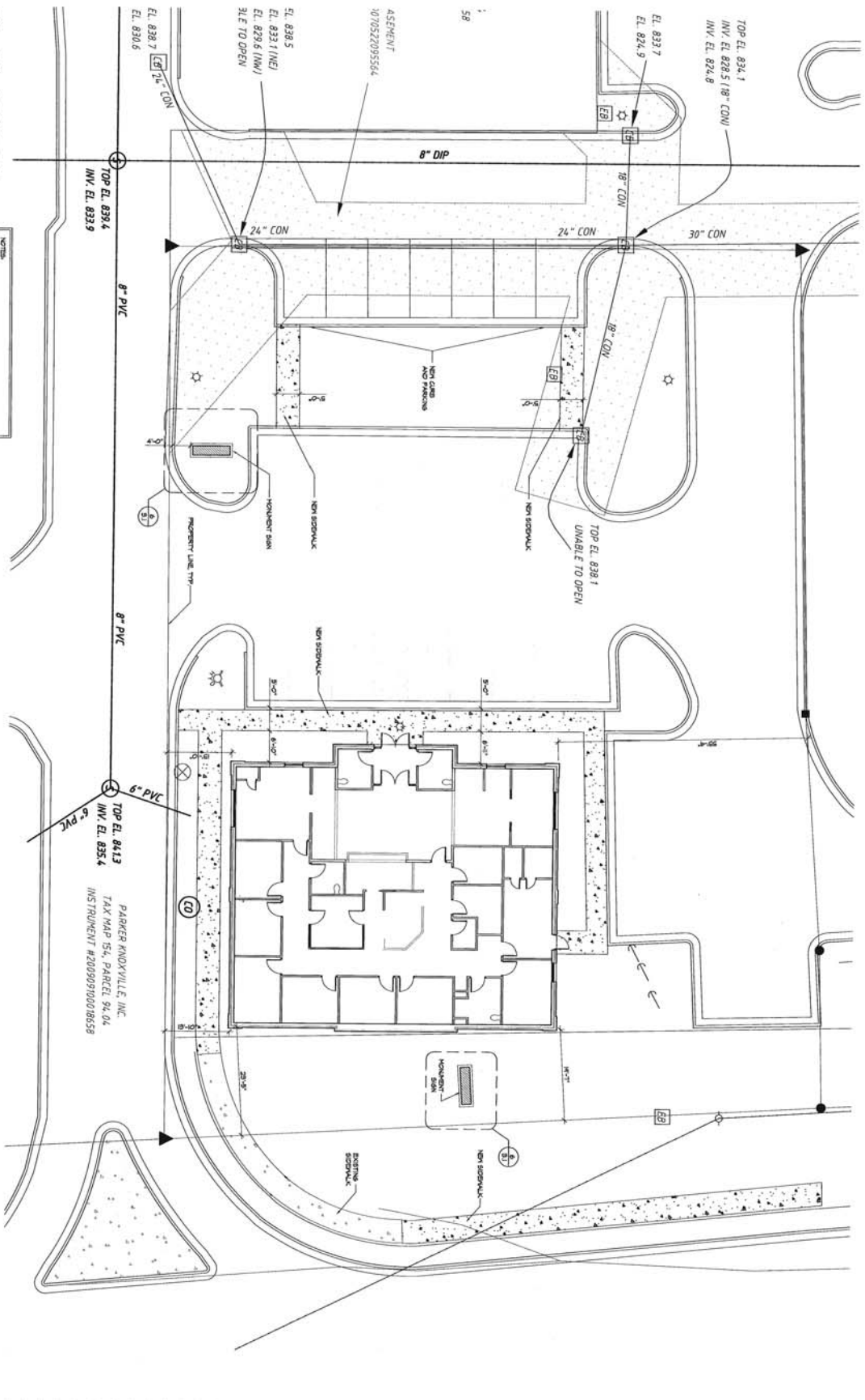


Original Print Date: 2/26/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



SITE PLAN

- NOTES:**
1. PREPARED FOR: MEDICAL OFFICE
 2. NUMBER OF ENCLOSURES: 4 ENCLOSURES
 3. EXISTING CONDITIONS: (ONLY 2 ACCESSIBLE SPACES)
 4. TOTAL PARKING & LOADING AREAS: 10 SPACES
 5. TOTAL BUILDING AREA: 4118 SQ. FT.
 6. TOTAL LOT: 260480 SQ. FT.



2/27/13
 REVISED
 3-C-13-012

SP.1

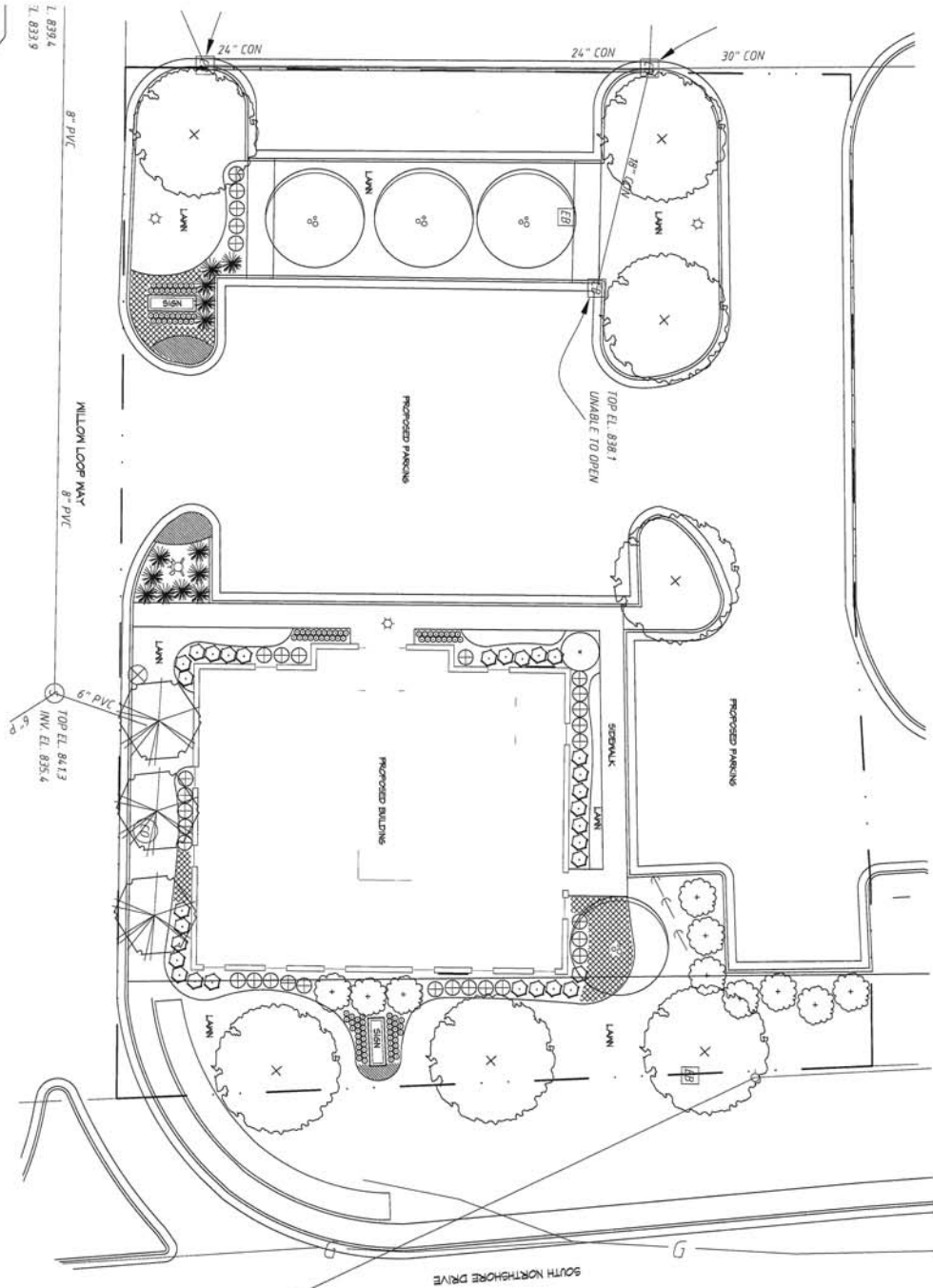
DATE: 2/27/13
 FILE NAME:
 PROJECT NO.: 12808

SITE PLAN

A New Facility for:
ALLERGY, ASTHMA AND SINUS CENTER
 South Northshore Drive
 Knoxville, Tennessee

PRELIMINARY
 2/27/13

Johnson Architecture
 2200 Sutherland Ave., Suite 105
 Knoxville, TN 37918
 615.528.9100
 www.johnsonarch.com

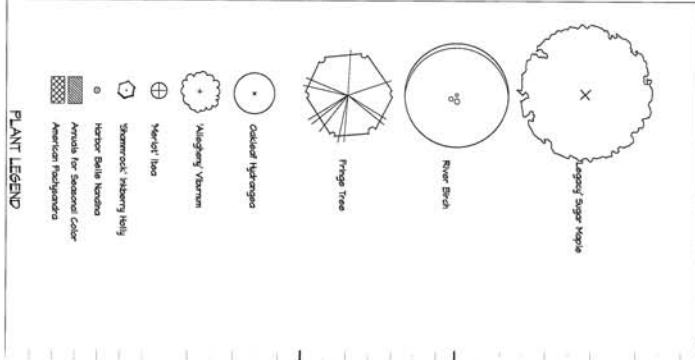


LANDSCAPE PLAN
 SCALE: 1" = 10'
 NORTH

L. 839.4
 I. 833.9

TOP EL. 84.13
 INV. EL. 835.4

3-C-13-UK



A New Facility for:
ALLERGY, ASTHMA AND SINUS CENTER
 South Northshore Drive
 Knoxville, Tennessee

PRELIMINARY
 1/28/13

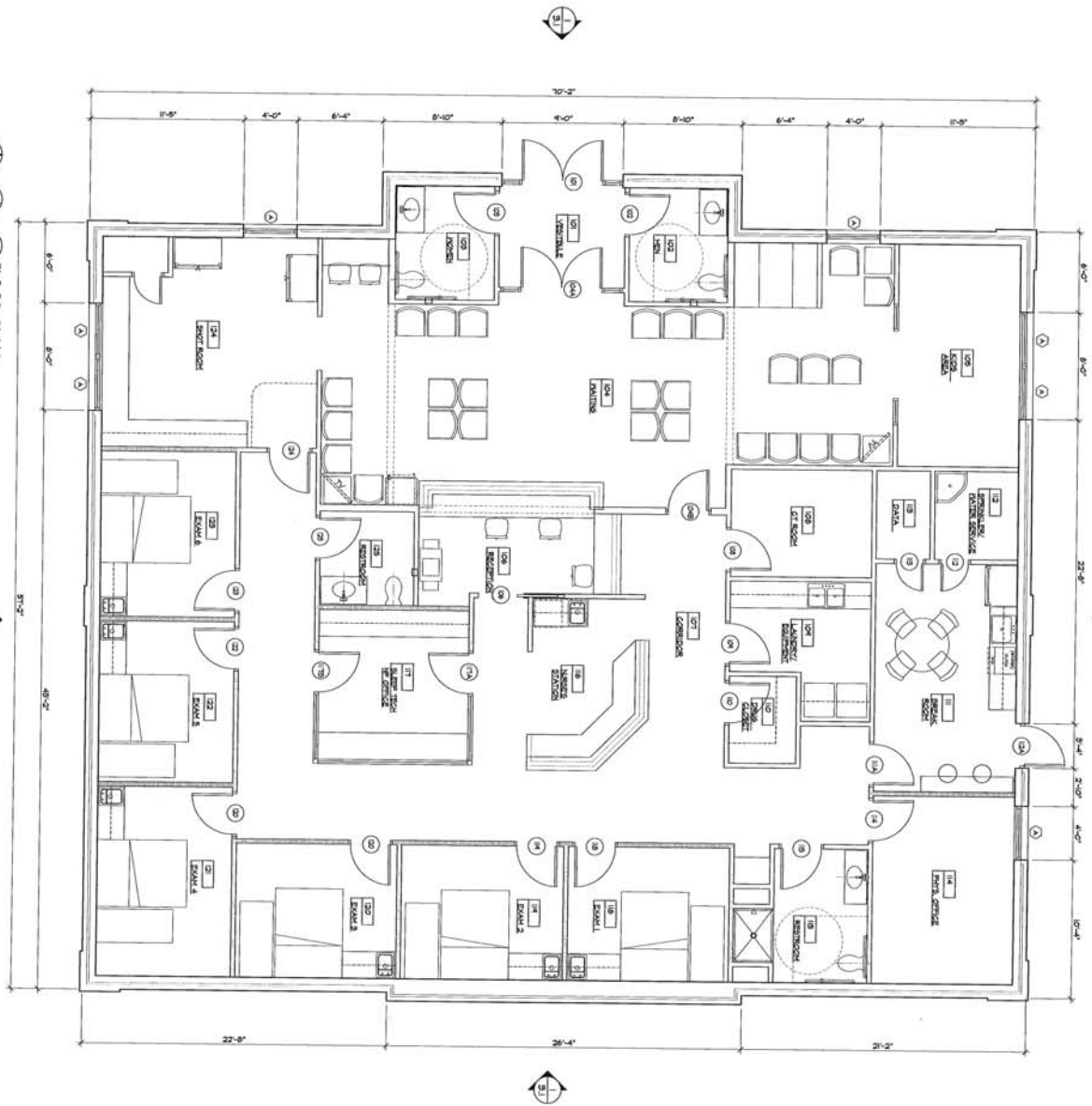


USE ON REVIEW

DATE: January 26, 2013
 FILE NAME:
 PROJECT NO:

L1.0

 BUILDING ORIENTED NORTH
 NORTH
 NORTH
FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2/27/13
REVISED
 3-C-13-V-C

A2.1

DATE	2/27/13
FILE NAME	
PROJECT NO.	12008

FLOOR PLAN
 A New Facility for:
ALLERGY, ASTHMA AND SINUS CENTER
 South Northshore Drive
 Knoxville, Tennessee

PRELIMINARY
 2/27/13



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 Architecture
 2213 Sutherland Ave., Suite 105
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