



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

▶ **FILE #:** 8-E-14-UR

AGENDA ITEM #: 46

AGENDA DATE: 8/14/2014

▶ **APPLICANT:** AMERICAN FAMILY CARE

OWNER(S): American Family Care

TAX ID NUMBER: 132 02805

JURISDICTION: City Council District 2

STREET ADDRESS: 0 Kingston Pike

▶ **LOCATION:** North side of Kingston Pike, west side of N. Cedar Bluff Rd.

▶ **APPX. SIZE OF TRACT:** 1.43 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access to the site will be via the shopping center's internal street system that provides access to Kingston Pike and N. Cedar Bluff Road, both of which are 6 lane median divided arterial streets at this location.

UTILITIES: Water Source: First Utility District

Sewer Source: First Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** PC-1 (Retail and Office Park)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Health Care Facility & commercial lease space

HISTORY OF ZONING: PC-1 zoning was approved for this site on 6/29/2010.

SURROUNDING LAND USE AND ZONING: North: General commercial / PC-1 commercial

South: General commercial / C-3 & SC commercial

East: General commercial / PC-1 commercial

West: General commercial / PC-1 commercial

NEIGHBORHOOD CONTEXT: This site is located in an area that is dominated by shopping centers and general commercial uses. The zoning in the area is C-3, C-6, SC, SC-3, PC-1 and PC-2 commercial zones.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a commercial building containing up to 8,253 sq., ft. as shown on the site plan subject to 6 conditions**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
4. Meeting all applicable requirements of the Knoxville City Arborist.

5. Meeting all applicable requirements of the Knoxville Engineering Dept.
6. Provide as the free standing sign on the site a monument type sign with the overall height not to exceed 12'

With the conditions noted, this plan meets the requirements for approval in the PC-1 district and the other criteria for approval of a use on review

COMMENTS:

The applicant is proposing to develop a 8,253 square foot medical clinic and speculative commercial space on a 1.43 acre out-parcel at the Kroger's shopping center located in the northwest quadrant of the intersection of N. Cedar Bluff Rd. and Kingston Pike. While the lot has frontage along Kingston Pike and Cedar Bluff Rd., there will be no direct access from the site onto either street. Access to the site will be through the driveway network for the shopping center which provides access to Kingston Pike, North Cedar Bluff Rd., and Market Place Blvd. The traffic impact study submitted for the shopping center anticipated the traffic impact of the development of this lot. All required road improvements as shown on the development plan for the Kroger's Shopping Center (2-D-11-UR) have been installed.

The staff has expressed concerns to the applicant's representative regarding their proposed free standing sign. Their proposal is for a 22' tall pole sign. Recent efforts in the community with regard to signage have impacted the development of the other out parcels in this development as well as the numerous requests MPC has heard dealing with the development of the property on the east side of N. Cedar Bluff Rd. Recent approvals in this area have resulted in monument signs for each project that are 9' to 15' in height. Staff will recommend this applicant revise their site plan to show a monument sign not to exceed 12' in height.

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

1. Public water and sewer utilities are in place to serve this development.
2. With the construction of the road improvements required for the Kroger's Shopping Center approval, the traffic impact of this development will be minimized.
3. The proposed medical clinic/ commercial space is compatible with the scale and intensity with the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed development is consistent with all requirements of the PC-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 draw substantial additional traffic through residential areas.

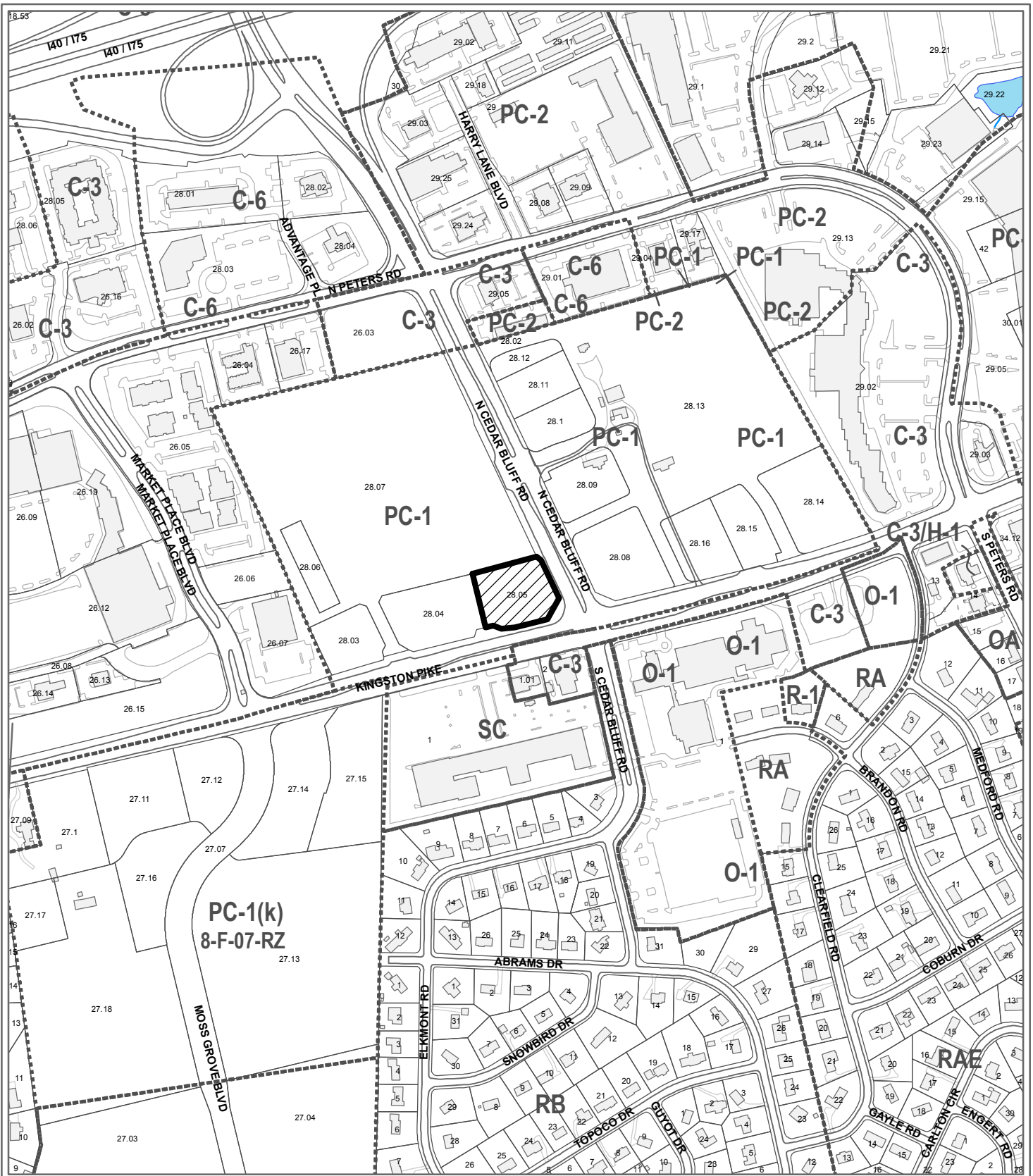
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan the North City Sector Plan propose commercial use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.



**8-E-14-UR
USE ON REVIEW**

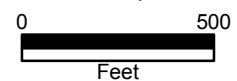


Health Care Facility in PC-1 (Retail and Office Park)

Petitioner: American Family Care

Map No: 132

Jurisdiction: City



Original Print Date: 7/17/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

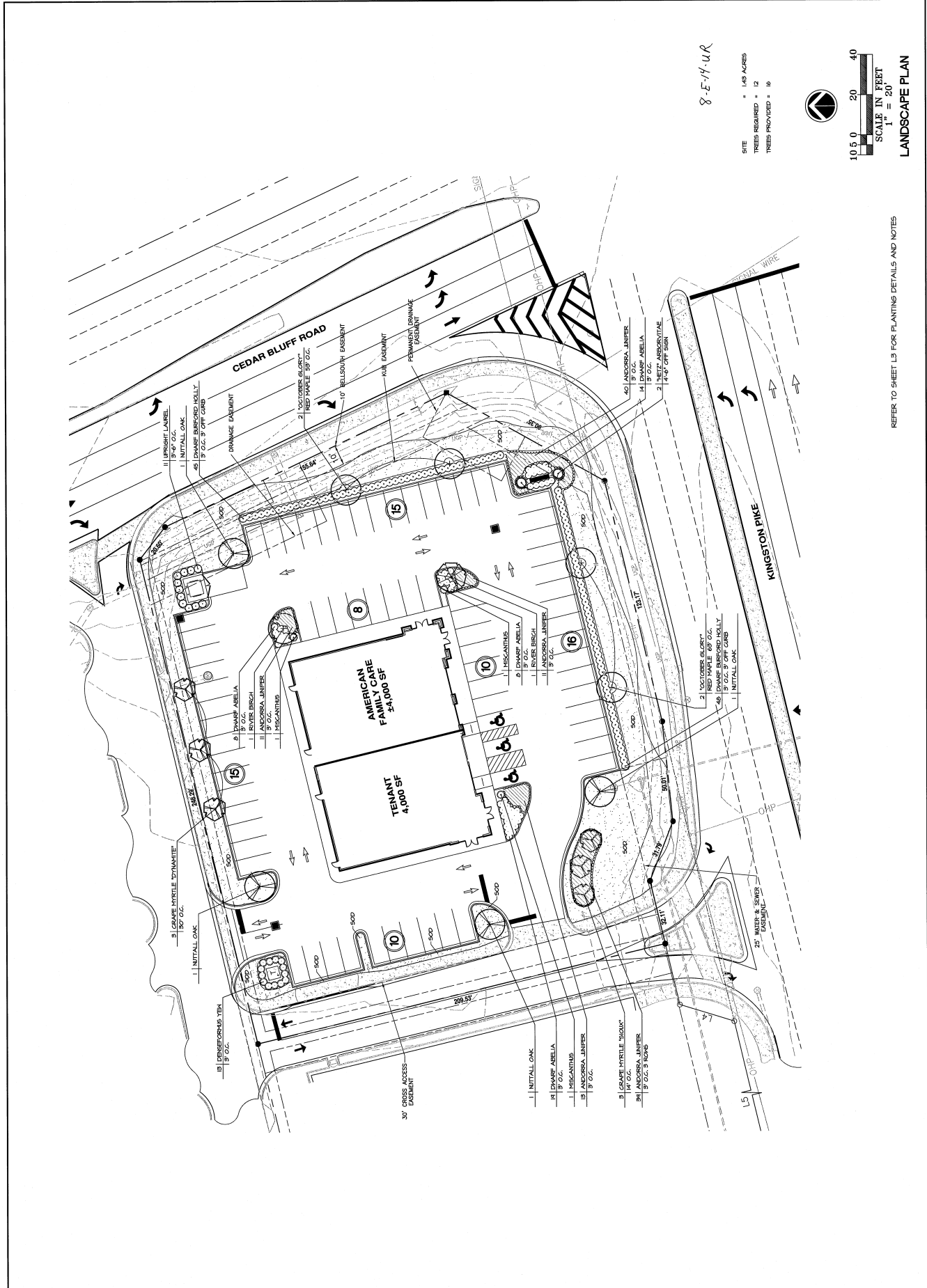
NO.	REVISIONS	DATE

AMERICAN FAMILY CARE
KINGSTON PIKE + NORTH CEDAR BLUFF ROAD
BRINGHAM, ALABAMA

Robert Pirk & Associates, P.C.
Landscape Architecture - Site Planning
& Golf Course Design
2155 Old Rocky Ridge Road
Birmingham, Alabama 35216
205/988-4720



SHEET
L1-F0
SEQUENCE OF 3
PROJECT: 1412



NO.	REVISIONS
1	ISSUED FOR APPROVAL
DATE	

SITE LAYOUT PLAN

AMERICAN FAMILY CARE

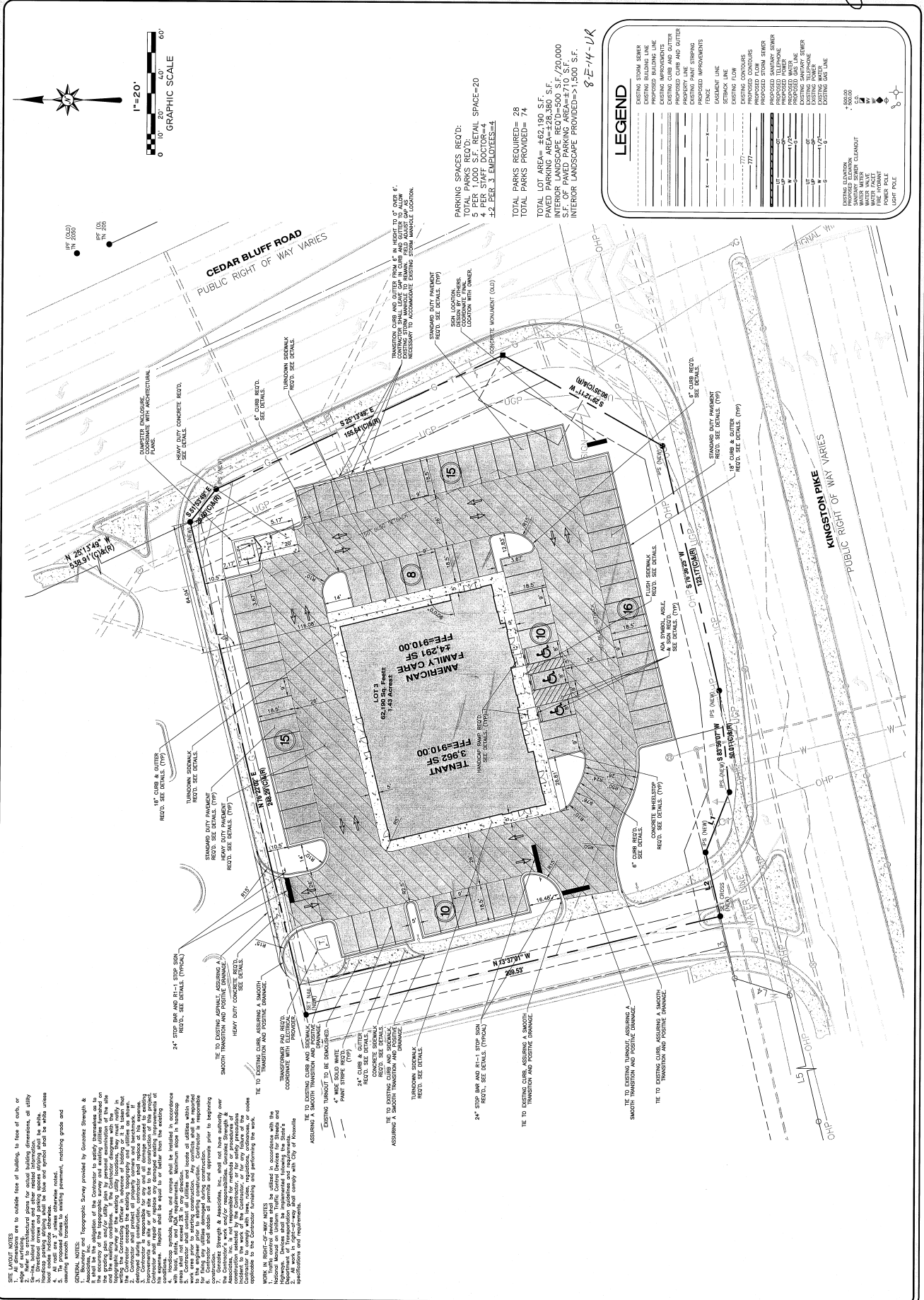
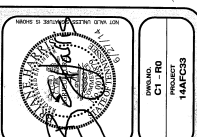
AMERICAN FAMILY CARE
KINGSTON PIKE & CEDAR BLUFF RD
KNOXVILLE, TN
MEMPHIS, ALABAMA

DATE: _____
SCALE: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

GONZALEZ - STRENGTH & ASSOCIATES, INC.

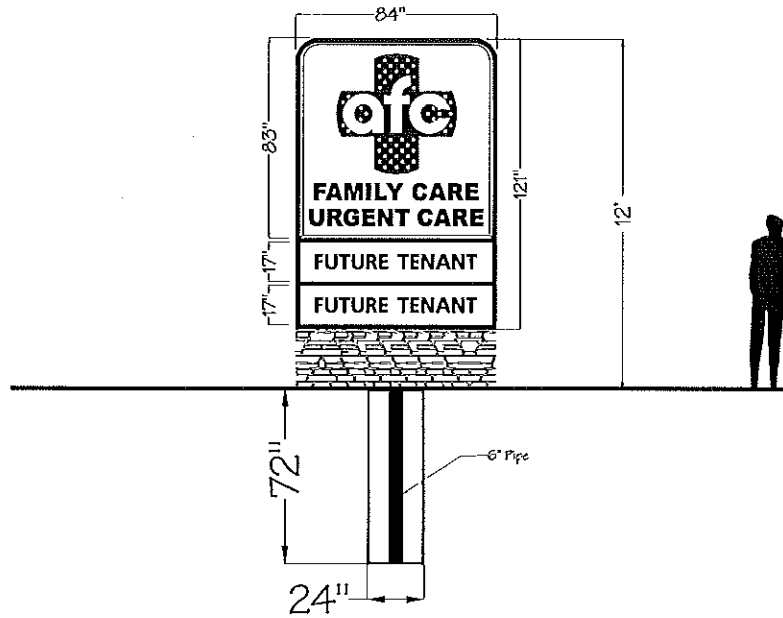
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRANSPORTATION
117 HOOPER, ALABAMA 35244
PHONE: (205) 942-2488
FAX: (205) 942-2488
WWW.GONZALEZ-STRENGTH.COM

© Copyright 2008



Cedar Bluff
Knoxville, TN

70 Square Feet



Side "A"



Side "B"

■ PMS 185c - Red
■ Black

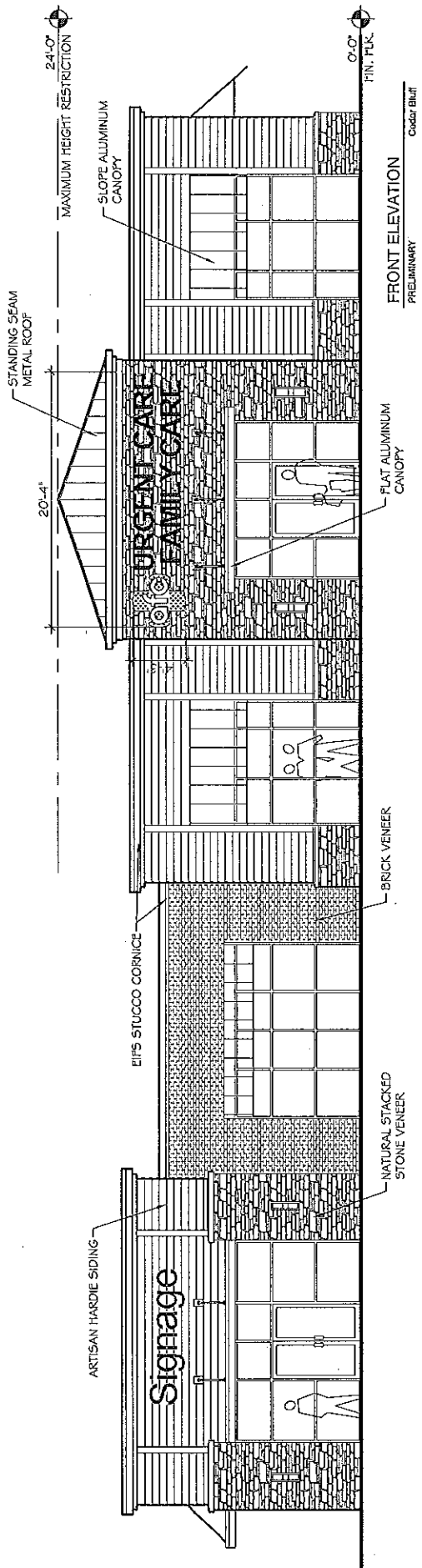
Approved: _____
Date: _____

DRAWING NO: AFC-Knoxville-0003	 Inc.	PH: (205) 702-4004
DATE: 8-5-14		FAX: (205) 702-4006
REP: LT		8871 SPRUIELL STREET LEEDS, AL 35094

THIS DRAWING IS THE PROPERTY OF PRO-SIGNS INC., AND ALL RIGHTS TO ITS USE FOR REPRODUCTION ARE RESERVED BY PRO-SIGNS INC., LEEDS, ALABAMA

REVISION
3/7/14

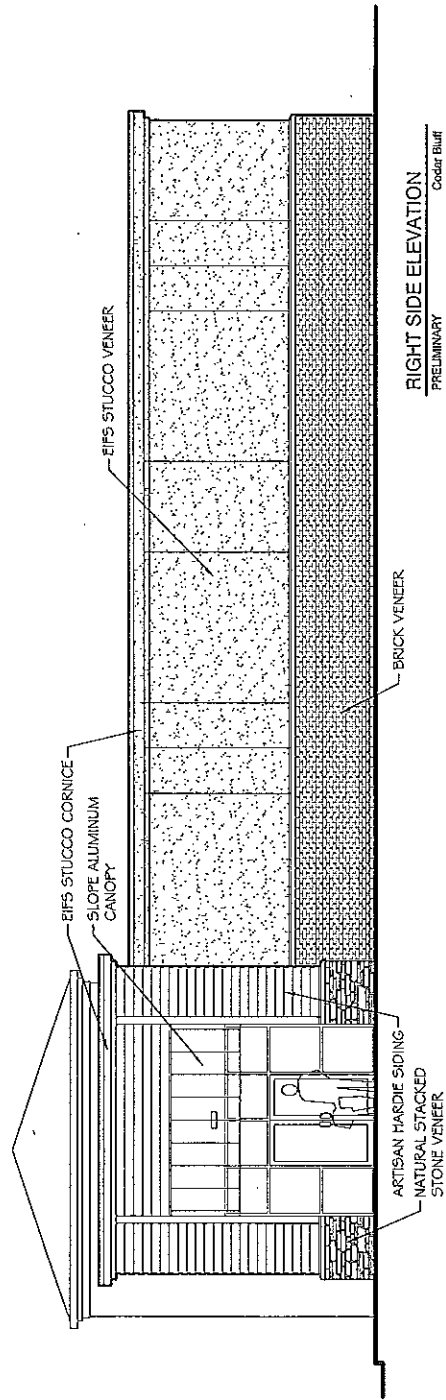
B-E-14-UR
40

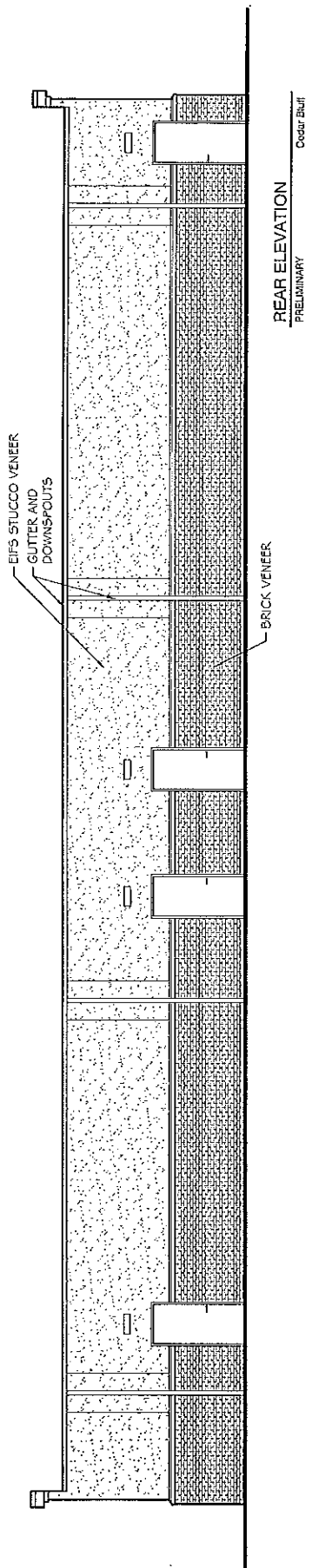


FRONT ELEVATION
PRELIMINARY

8-E-14-UR

8-E-14-UR





8-E-14-UR

8-E-14-UK

