

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

▶ **FILE #:** 3-K-17-UR

**AGENDA ITEM #:** 57

**AGENDA DATE:** 3/9/2017

▶ **APPLICANT:** RICHARD NORRIS  
 OWNER(S): Knoxville Eye Surgery Center

TAX ID NUMBER: 131 L B 005 AND 006

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 160 Capital Dr

▶ **LOCATION:** Southeast side of Capital Dr., east of Fox Rd.

▶ **APPX. SIZE OF TRACT:** 6.55 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Capital Dr., a local street with a 36' pavement width within a 50' right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking Creek

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

▶ **EXISTING LAND USE:** Medical facility and vacant land

▶ **PROPOSED USE:** Eye surgery center

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed businesses - PC (Planned Commercial) & PC-1 (Retail and Office Park)

South: Vacant land - PC (Planned Commercial)

East: Residences - RAE (Exclusive Residential)

West: Mixed businesses - PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This site is located in an area of office and mixed commercial uses near the intersections of Kingston Pike, Fox Rd. and Capital Dr. that have developed under PC and PC-1 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for the eye surgery center expansion with a total building area of approximately 22,772 square feet, subject to 8 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of the sidewalk connections as identified on the development plan, subject to meeting the Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
3. Installation of landscaping as shown on the landscape plan within six months of the issuance of an

occupancy permit for this project. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along the public street.

4. Meeting all applicable requirements of the Knoxville Urban Forester.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Any lighting for the new parking lot on the east side of the existing building shall be full cut-off fixtures so as to eliminate any spillover onto the residential lots to the east.
7. Proposed signage for the facility is subject to approval by Planning Commission Staff and the Knoxville Plans Review & Inspections Division. The proposed monument sign identified on the landscape plan needs to be relocated to an area that complies with the setback requirements.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinances.

With the conditions noted above, this request meets all requirements for approval in the PC-1 zoning district, as well as other criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing an expansion to the Knoxville Eye Surgery Center that is located on the southeast side of Capital Dr., and south of Kingston Pike. Access to the site includes one additional driveway connection to Capital Dr.

The existing 26,000 square foot two building will include two one story additions with a total area of 4,700 square feet. A new parking lot will be added on the east side of the existing building adding 33 spaces to the site. The vacant lot (2.57 acres) located on the west side of the existing facility will be developed with a new one story 18,072 square foot building. This building will become the new eye surgery center with the existing building being used for medical offices.

A traffic impact study was required for this development. The study concluded that the traffic generated from the proposed development will not have a significant impact on the existing road network.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. 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 KNOXVILLE ZONING ORDINANCE**

1. The proposal meets all requirements of the PC-1 zoning district as well as the general criteria for approval of a use on review.
2. The proposed medical facility 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

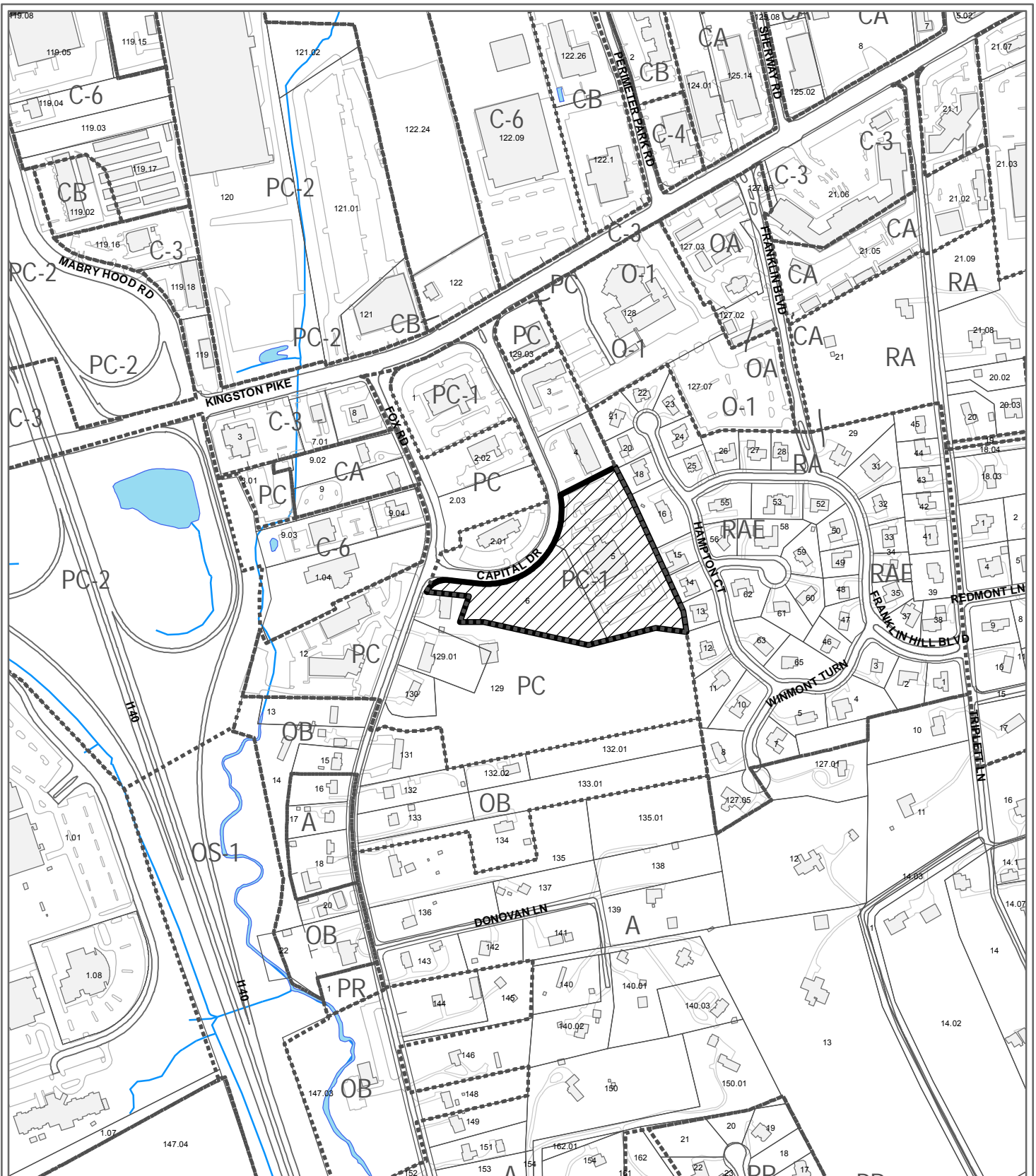
#### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Southwest County Sector Plan proposes office uses for the site. The Knoxville One Year Plan proposes general commercial uses for the site. The proposed medical facility conforms to the adopted plans.
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.



**3-K-17-UR  
USE ON REVIEW**



Eye surgery center in PC-1 (Retail and Office Park)

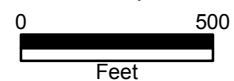
Original Print Date: 2/15/2017  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

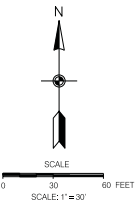
Revised:

Petitioner: Norris, Richard

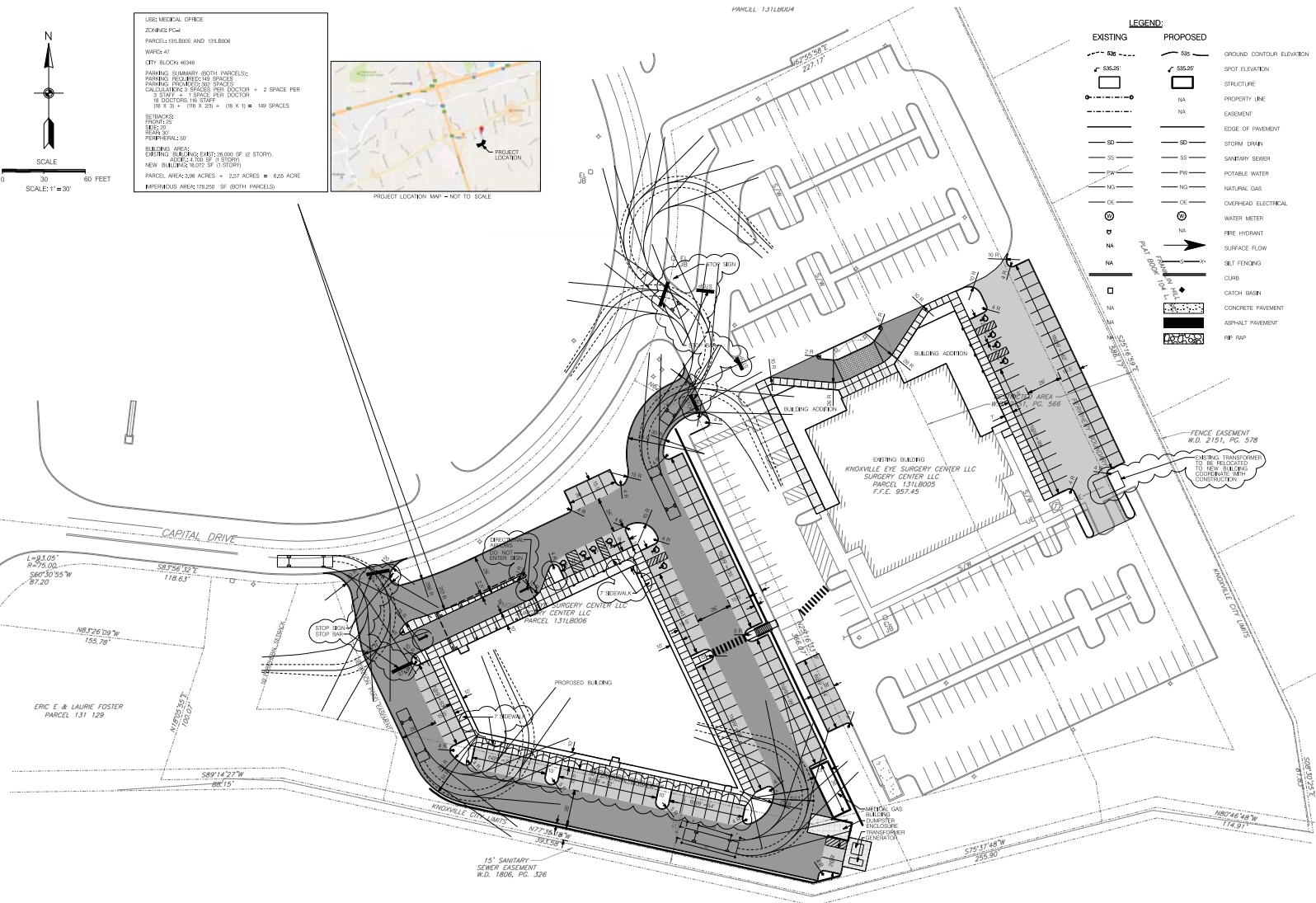
Map No: 131

Jurisdiction: City





USE: MEDICAL OFFICE  
 ZONING: FC-1  
 PARCELS: 131L8006 AND 131L8008  
 MAP: 47  
 CITY BLOCK: 46348  
 PARKING SUMMARY (BOTH PARCELS):  
 PARKING REQUIRED: 149 SPACES  
 PARKING PROVIDED: 205 SPACES  
 CALCULATION: 3 SPACES PER DOCTOR + 2 SPACES PER  
 10 DOCTORS IN OFFICE  
 10 X 30 + (10 x 20) + (0 x 1) = 149 SPACES  
 UTILITIES:  
 FUTURE:  
 GAS  
 WATER  
 SANITARY  
 POTABLE  
 OVERHEAD ELECTRICAL  
 PERMANENT: 50'  
 BUILDING AREA:  
 EXISTING BUILDING: 291,000 SF (2 STORY)  
 EXISTING: 4,700 SF (1 STORY)  
 NEW BUILDING: 5,000 SF (1 STORY)  
 PARCEL AREA: 3.00 ACRES + 0.27 ACRES = 3.27 ACRES  
 IMPERVIOUS AREA: 178,200 SF (BOTH PARCELS)



**LEGEND:**

EXISTING	PROPOSED	DESCRIPTION
(Symbol: Dashed line with dots)	(Symbol: Solid line with dots)	GROUND CONTOUR ELEVATION
(Symbol: Dashed line)	(Symbol: Solid line)	SPOT ELEVATION
(Symbol: Dashed line)	(Symbol: Solid line)	STRUCTURE
(Symbol: Dashed line)	(Symbol: Solid line)	PROPERTY LINE
(Symbol: Dashed line)	(Symbol: Solid line)	EASEMENT
(Symbol: Dashed line)	(Symbol: Solid line)	EDGE OF PAVEMENT
(Symbol: Dashed line)	(Symbol: Solid line)	STORM DRAIN
(Symbol: Dashed line)	(Symbol: Solid line)	SANITARY SEWER
(Symbol: Dashed line)	(Symbol: Solid line)	POTABLE WATER
(Symbol: Dashed line)	(Symbol: Solid line)	NATURAL GAS
(Symbol: Dashed line)	(Symbol: Solid line)	OVERHEAD ELECTRICAL
(Symbol: Dashed line)	(Symbol: Solid line)	WATER METER
(Symbol: Dashed line)	(Symbol: Solid line)	FIRE HYDRANT
(Symbol: Dashed line)	(Symbol: Solid line)	SURFACE FLOW
(Symbol: Dashed line)	(Symbol: Solid line)	SILT FENCING
(Symbol: Dashed line)	(Symbol: Solid line)	CURB
(Symbol: Dashed line)	(Symbol: Solid line)	CATCH BASIN
(Symbol: Dashed line)	(Symbol: Solid line)	CONCRETE PAVEMENT
(Symbol: Dashed line)	(Symbol: Solid line)	ASPHALT PAVEMENT
(Symbol: Dashed line)	(Symbol: Solid line)	RF / RSP

3-K-17-UR  
 Revised: 2/24/2017

A NEW FACILITY FOR  
**KNOXVILLE EYE SURGERY CENTER, LLC**

CAPITAL DRIVE, KNOXVILLE, TN

**DIA**  
**Design Innovation**  
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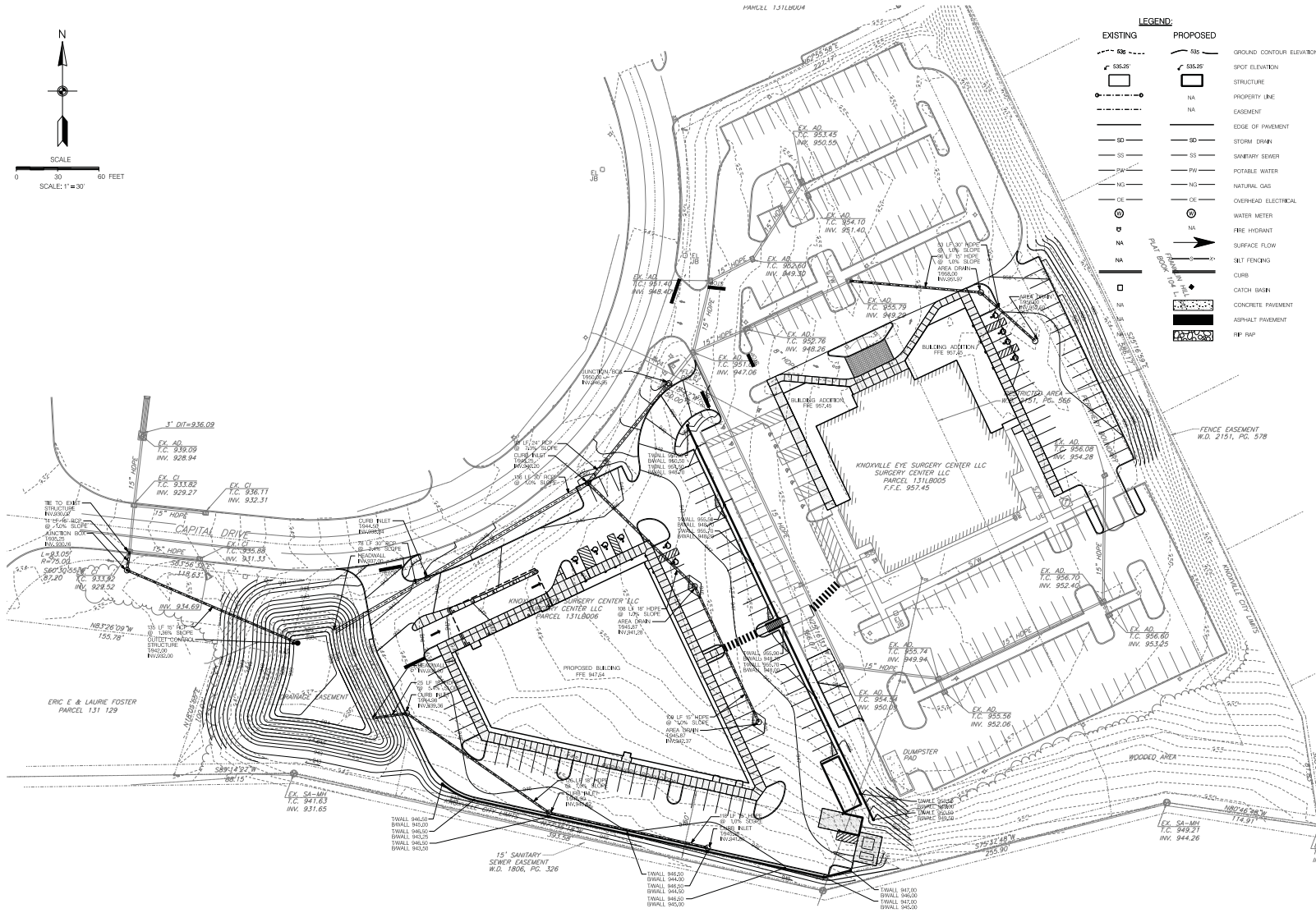
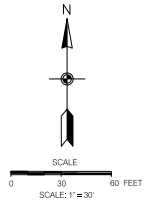
No.	Description	Date
1	MPC Comments	02.23.17

This is a preliminary drawing. It is not to be used for construction or other purposes without the written consent of the architect. It is subject to change without notice. The architect assumes no responsibility for the accuracy or completeness of the information provided herein, and no liability for any errors or omissions. The architect's services are limited to the design and construction administration phases of the project.

Sheet Title

CONCEPT SITE PLAN

Project Number	14040	Sheet Number	MPC01
Date	01/27/17		



**LEGEND:**

EXISTING	PROPOSED	
E6	S6	GROUND CONTOUR ELEVATION
S36.26	S36.25	SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RP / RSP

3-K-17-UR  
Revised: 2/24/2017

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A NEW FACILITY FOR  
**KNOXVILLE EYE SURGERY CENTER, LLC**

CAPITAL DRIVE, KNOXVILLE, TN

No.	Description	Date
1	MPC Comments	02.23.17

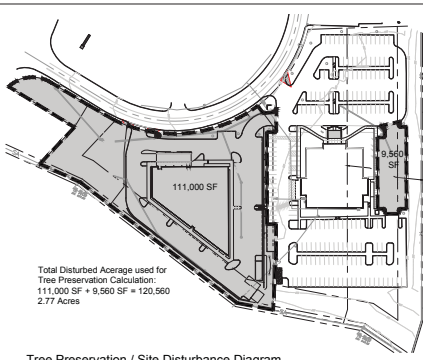
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Sheet Title

CONCEPT GRADING PLAN

Project Number: 14040  
Date: 01/27/17

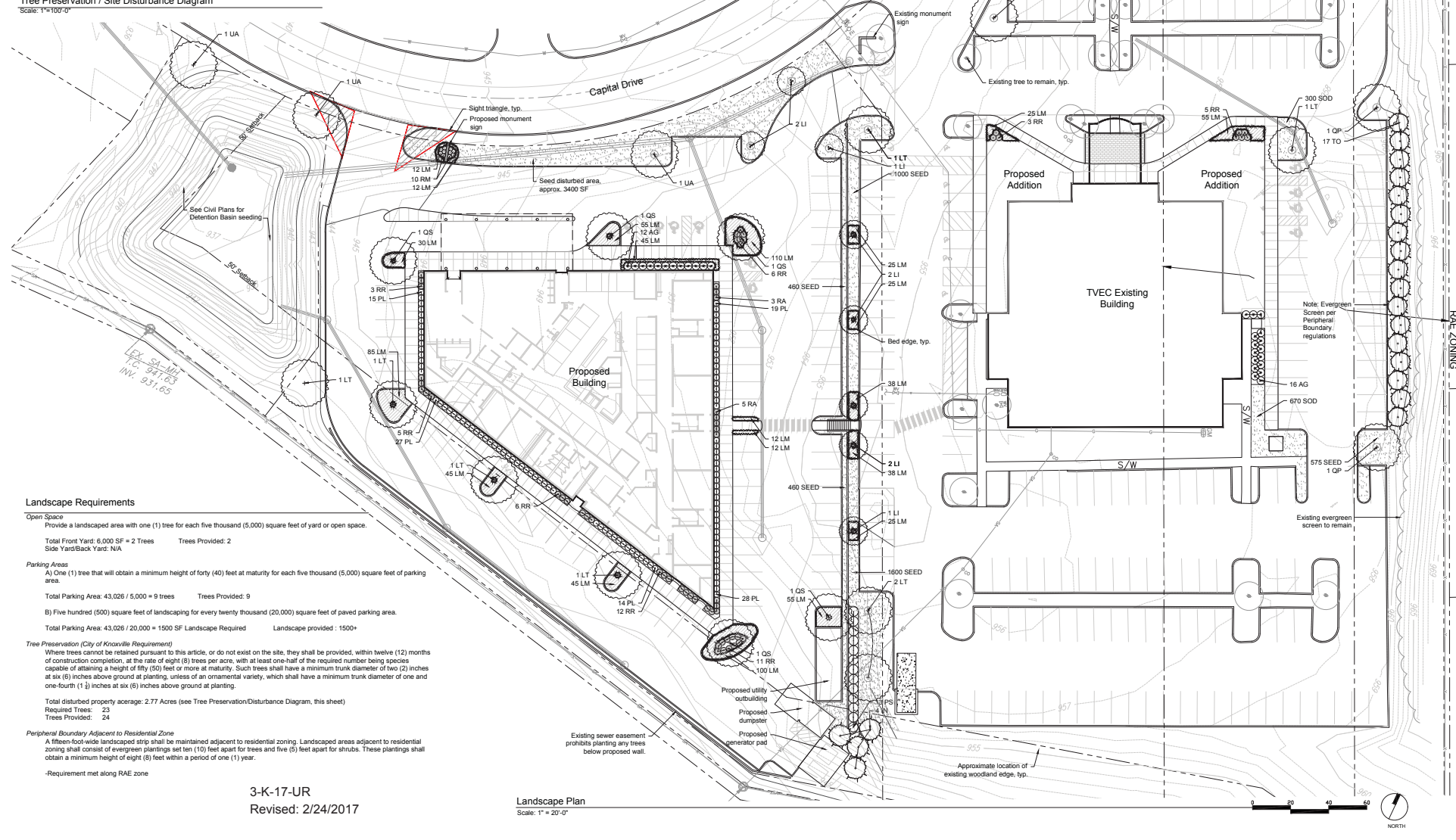
Sheet Number: MPC02



**Plant Schedule**

Key	Quantity	Botanical Name	Common Name	Size	Notes
<b>SHADE TREES</b>					
TR	4	Liquidambar styraciflua	Black Sycamore	27 cal.	CI Central leader, M & well branched
WTR	4	Quercus prinus	White Oak	27 cal.	CI Central leader, M & well and low branched
DR	5	Quercus shumardii	Shumard Oak	27 cal.	CI Central leader, M & well
UA	7	Ulmus americana	American Elm	Provisional	CI Central leader, M & well and low branched
<b>EVERGREEN TREES</b>					
PL	4	Thuja occidentalis	Eastern White Cedar	8 ft. min.	FI 10, open branching
TR	17	Thuja occidentalis	Eastern White Cedar	8 ft. min.	FI 10, well branched
<b>ORNAMENTAL TREES</b>					
PL	8	Lagerströmia indica	Flame Tree	8 ft. min.	M 1, 3 cal. min., M & well branched, white flowers
<b>SHRUBS</b>					
PL	26	Abelia x Howard Gaultii	Shrub Abelia	3 gal.	FI 4, 5, M & well, pink flowers
PL	103	Phoradendron flavescens	Wintergreen	3 gal.	FI 4, 5, M & well
PL	15	Phoradendron virginianum	Wintergreen	3 gal.	FI 4, 5, M & well
PL	8	Phoradendron autumn colorans	Autumn Limbed Wintergreen	3 gal.	FI 4, 5, M & well, red flowers
PL	11	Shrub Rose	Shrub Rose	3 gal.	FI 4, 5, M & well, red flowers
<b>GROUNDCOVERS &amp; PERENNIALS</b>					
LM	800	Luzula meyeri	Variegated Liriodendron	1 gal.	18" x 18"
LM	50	Hosta Menziesii	Hosta Menziesii	1 gal.	18" x 18" in. pink flowers
SOO	970	Festuca arundinacea	Turf-type Tall Fescue	wt.	18" x 18" in. pink flowers
SEED	7,000	Festuca arundinacea	Turf-type Tall Fescue	wt.	

Note: See Sheet L200 for Plant Schedule, Planting Notes, and Plant Details



**Landscape Requirements**

**Open Space**  
Provide a landscaped area with one (1) tree for each five thousand (5,000) square feet of yard or open space.  
Total Front Yard: 6,000 SF = 2 Trees    Trees Provided: 2  
Side Yard/Back Yard: N/A

**Parking Areas**  
A) One (1) tree that will obtain a minimum height of forty (40) feet at maturity for each five thousand (5,000) square feet of parking area.  
Total Parking Area: 43,026 / 5,000 = 9 trees    Trees Provided: 9  
B) Five hundred (500) square feet of landscaping for every twenty thousand (20,000) square feet of paved parking area.  
Total Parking Area: 43,026 / 20,000 = 1500 SF Landscape Required    Landscape provided: 1500+

**Tree Preservation (City of Knoxville Requirement)**  
Where trees cannot be retained pursuant to this article, or do not exist on the site, they shall be provided, within twelve (12) months of construction completion, at the rate of eight (8) trees per acre, with at least one-half of the required number being species capable of attaining a height of fifty (50) feet or more at maturity. Such trees shall have a minimum trunk diameter of two (2) inches at six (6) inches above ground at planting, unless of an ornamental variety, which shall have a minimum trunk diameter of one and one-fourth (1 1/4) inches at six (6) inches above ground at planting.  
Total disturbed property acreage: 2.77 Acres (see Tree Preservation/Disturbance Diagram, this sheet)  
Required Trees: 23  
Trees Provided: 24

**Peripheral Boundary Adjacent to Residential Zoning**  
A fifteen-foot-wide landscaped strip shall be maintained adjacent to residential zoning. Landscaped areas adjacent to residential zoning shall consist of evergreen plantings set ten (10) feet apart for trees and five (5) feet apart for shrubs. These plantings shall obtain a minimum height of eight (8) feet within a period of one (1) year.  
-Requirement met along RAE Zone

3-K-17-UR  
Revised: 2/24/2017

Landscape Plan  
Scale: 1" = 20'-0"

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

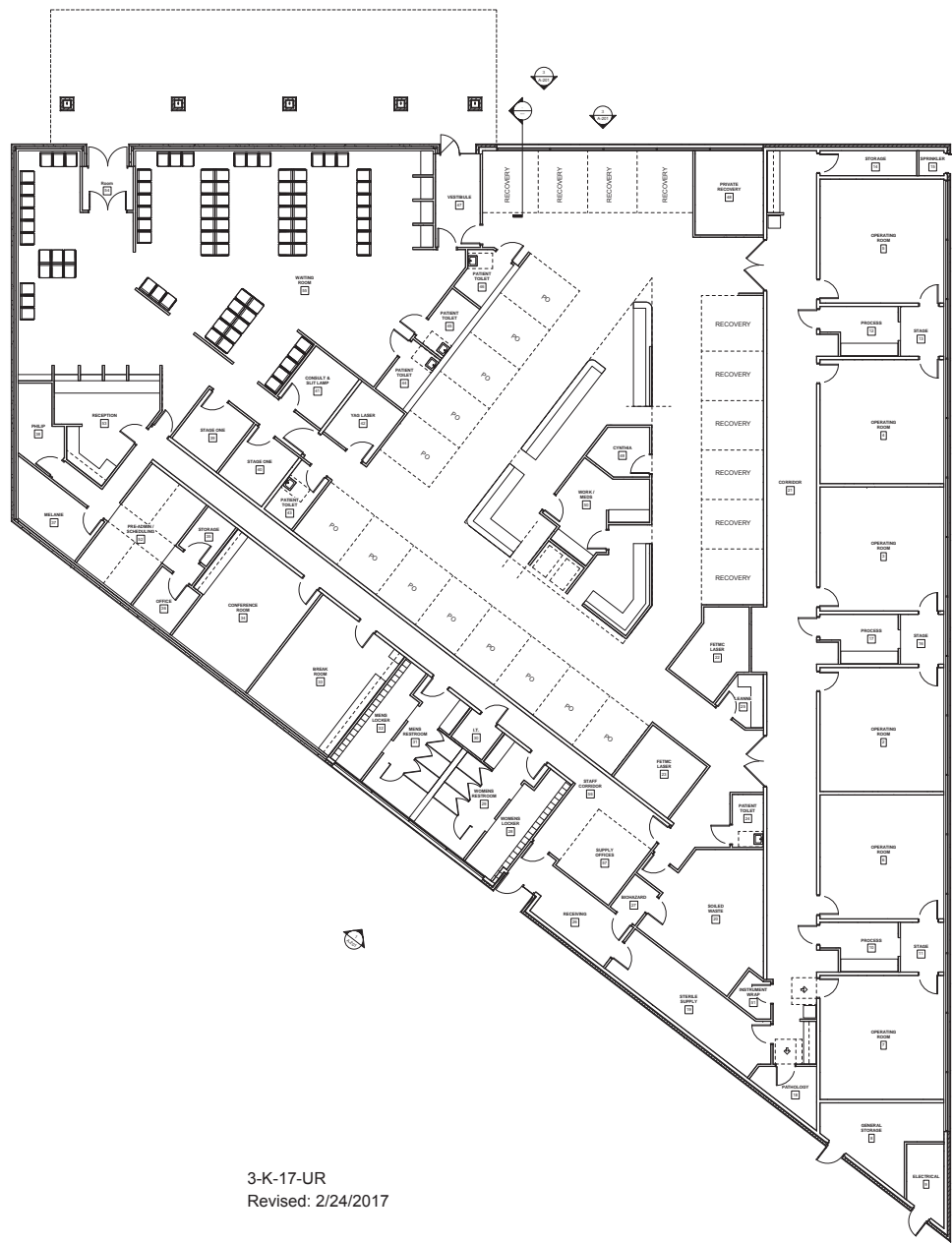
RAE ZONING

City of Knoxville Seal

No.	Description	Date

Sheet Title: **Landscape Plan**

Project Number: 16118	Sheet Number: L100
Date: 02/23/17	



3-K-17-UR  
Revised: 2/24/2017

**1** FLOOR PLAN  
1/8" = 1'-0"

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

KNOXVILLE EYE SURGERY CENTER  
KNOXVILLE, TN

No.	Description	Date

Sheet Title  
**PLANS**

Project Number 16118	Sheet Number A-101
Date 01/23/17	



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

KNOXVILLE EYE SURGERY CENTER  
 KNOXVILLE, TN

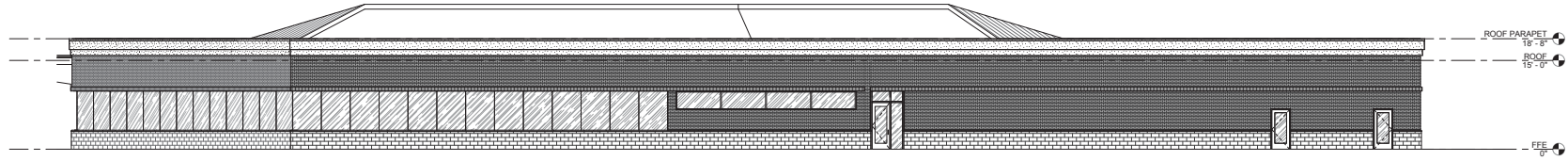
3-K-17-UR  
 Revised: 2/24/2017

No.	Description	Date

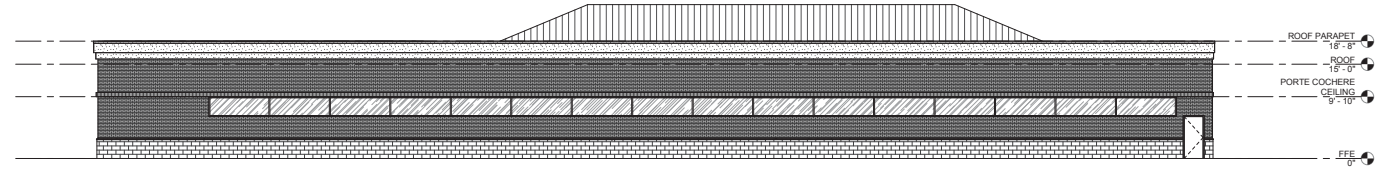
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Sheet Title  
**ELEVATIONS**

Project Number 16118	Sheet Number A-201
Date 01/23/17	



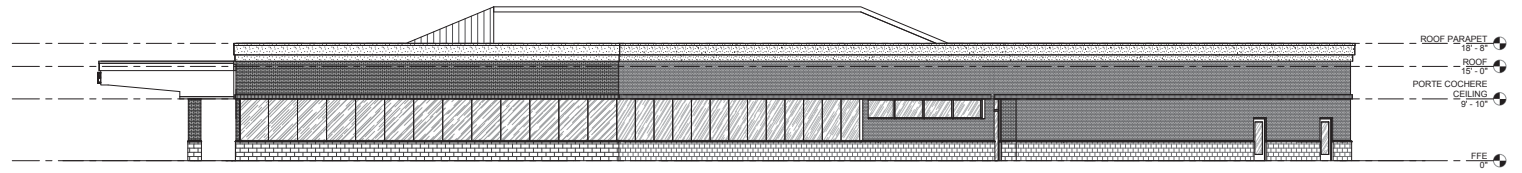
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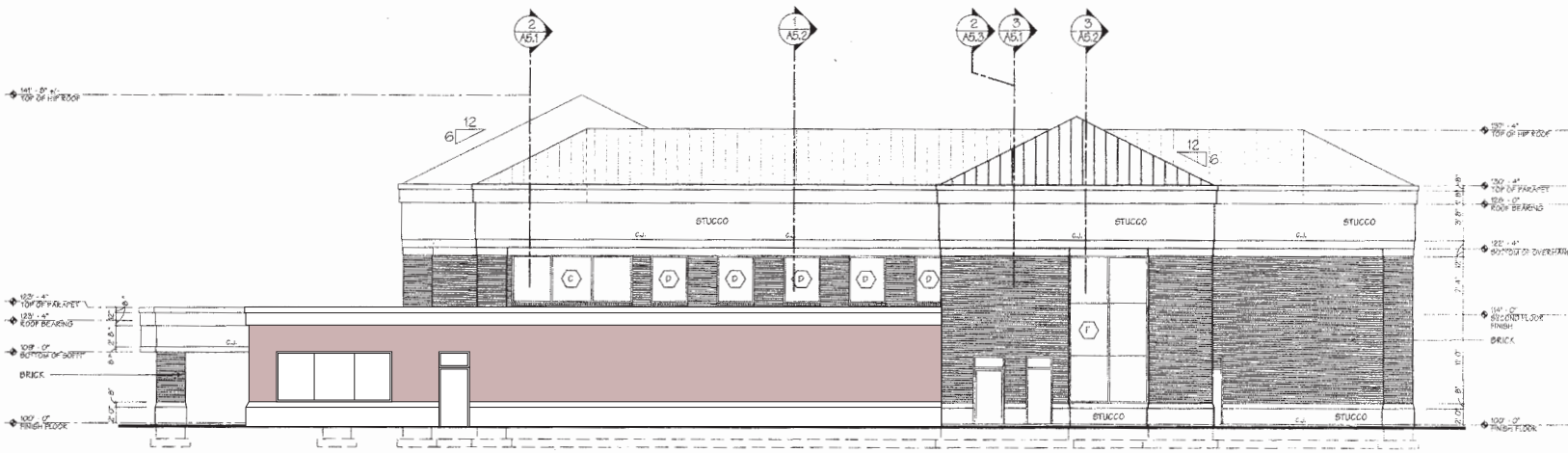
2 EAST  
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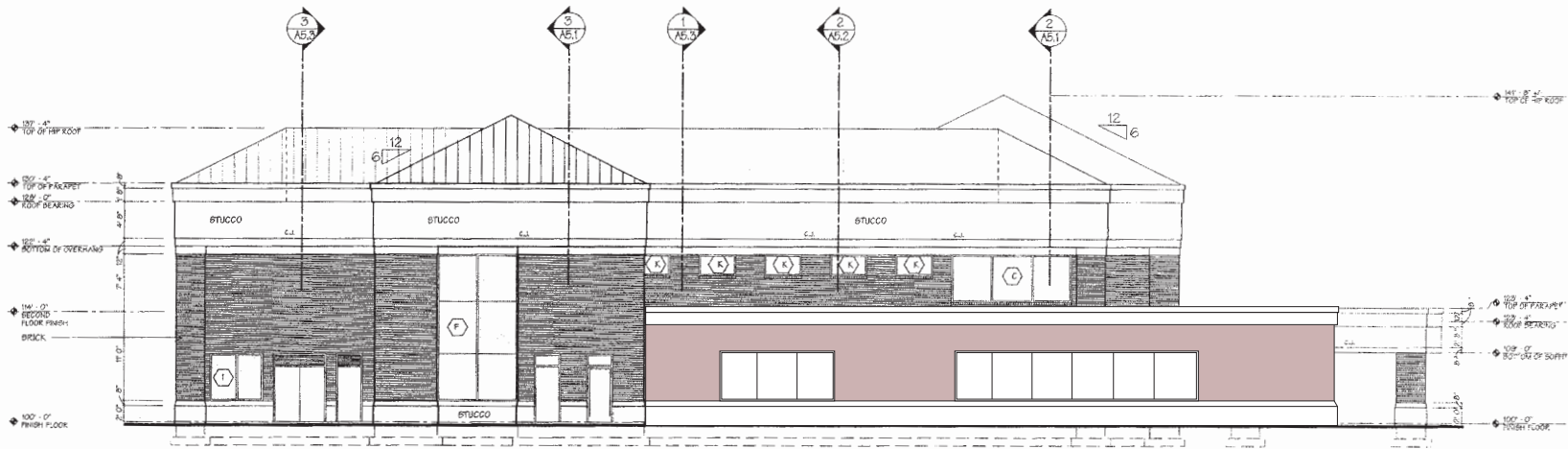
3 NORTH  
 1/8" = 1'-0"



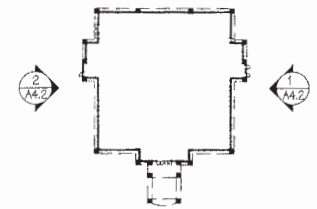
4 WEST  
 1/8" = 1'-0"



1 EAST ELEVATION  
SCALE: 1/8" = 1' - 0"



2 WEST ELEVATION  
SCALE: 1/8" = 1' - 0"



ELEVATION KEY PLAN

3-K-17-UR  
Revised: 2/24/2017



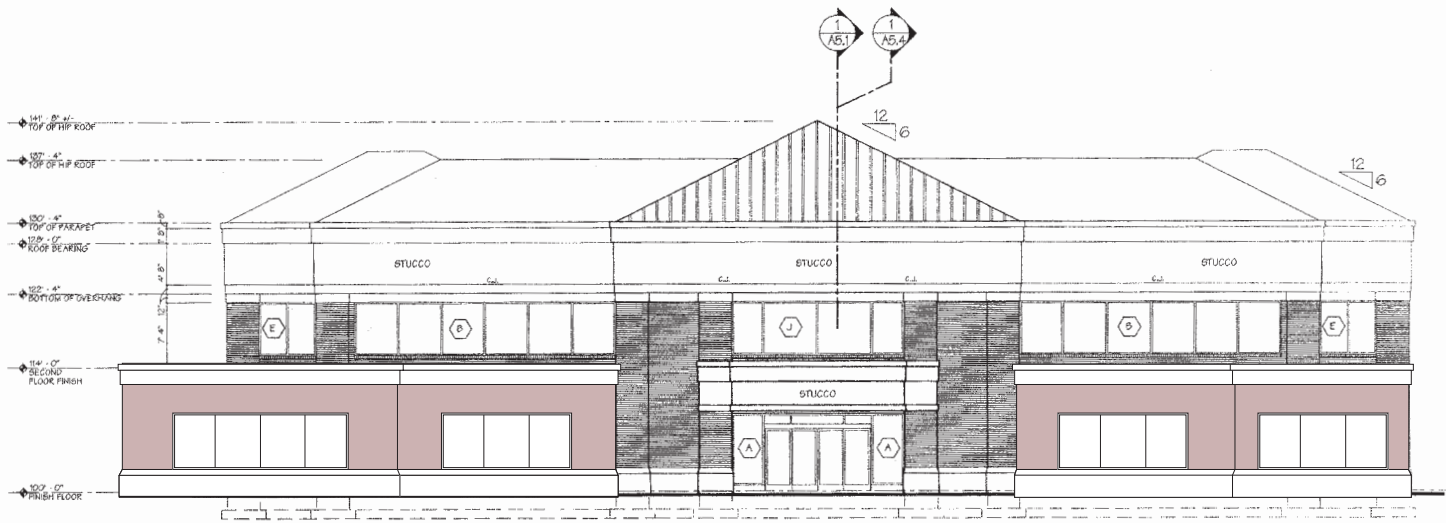
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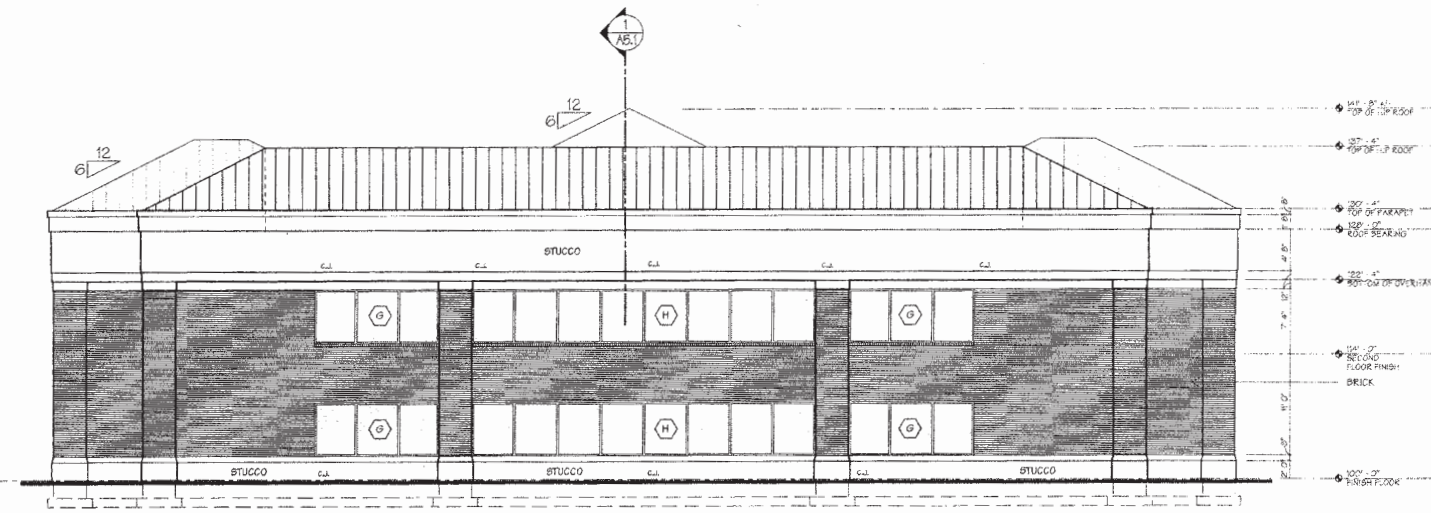
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ISSUED 6/20/16  
REVISED  
KNOXVILLE EYE SURGERY CENTER  
KNOXVILLE, TENNESSEE

ISSUED 6/20/16  
REVISED

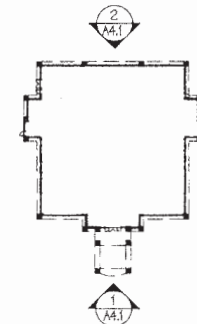
A4.2



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



ELEVATION KEY PLAN

3-K-17-UR  
Revised: 2/24/2017

MPC March 9, 2017

Agenda Item # 57



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JOB NO	CONTENTS
3-K-17-UR	EXTERIOR ELEVATIONS
<b>KNOXVILLE EYE SURGERY CENTER</b>	
KNOXVILLE, TENNESSEE	

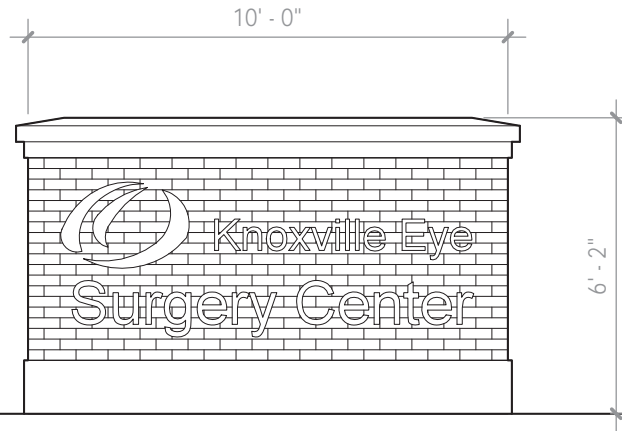
ISSUED	REVISIONS
6/30/09	

A4.1

1

South

1/4" = 1'-0"



3-K-17-UR

Revised: 2/24/2017

# PROJECT	16118
DATE:	01/23/17
SHEET #:	A-201s
REFERENCE:	

Project Status  
**KNOXVILLE EYE SURGERY CENTER**  
 KNOXVILLE, TN

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Use on Review  Development Plan

Name of Applicant: RICHARD NORRIS

Date Filed: 01/27/2017 Meeting Date: 02/09/2017

Application Accepted by: Marc Payne

Fee Amount:    #    File Number: Development Plan    #   

Fee Amount: 2700.00 File Number: Use on Review 3-K-17-UR



**PROPERTY INFORMATION**

Address: 0 CAPITAL DR, KNOXVILLE

General Location: SOUTHEAST OF MISSISSIPPI PARKWAY & KINGSTON PIKE INTERSECTION

Tract Size: 2.57 ACRES No. of Units:    

Zoning District: 6-55 PC-1

Existing Land Use: VACANT / UNUSED LAND

Planning Sector: SOUTHWEST COUNTY

Sector Plan Proposed Land Use Classification: OFFICE

Growth Policy Plan Designation: Building Addition

Census Tract: 57.06

Traffic Zone: 171

Parcel ID Number(s): 131LB006 + 005

Jurisdiction:  City Council 2 District  
 County Commission 3 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT Name: Melanie Burgess

Company: Knoxville Eye Surgery Center

Address: 140 Capital Dr.

City: Knoxville State: TN Zip: 37922

Telephone: 865-251-0338

Fax: 865-692-3480

E-mail: melanieb@trveecenter.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: RICHARD NORRIS

Company: DESIGN INNOVATION ARCHITECTS

Address: 402 S. DAY ST, STE 201

City: KNOXVILLE State: TN Zip: 37902

Telephone: 637-~~5840~~ 8540

Fax: 544-3840

E-mail: RNORRIS@DIA-ARCH.COM

**APPROVAL REQUESTED**

Development Plan:  Residential  Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Melanie Burgess

PLEASE PRINT Name: Melanie Burgess

Company: Knoxville Eye Surgery Center

Address: 140 Capital Dr.

City: Knoxville State: TN Zip: 37922

Telephone: 865-251-0338

E-mail: melanieb@trveecenter.com

