

CASE SUMMARY

APPLICATION TYPE: PLANNED DEVELOPMENT



File Number: 11-A-24-PD **Related File Number:**
Application Filed: 9/20/2024 **Date of Revision:**
Applicant: BELLTOWN

PROPERTY INFORMATION

General Location: South side of W Emory Rd, south of Tower Bell St
Other Parcel Info.:
Tax ID Number: 66 122, 121 (PART OF EACH) **Jurisdiction:** County
Size of Tract: 11.24 acres
Accessibility: Access is via W Emory Road, a major arterial street with 24-ft of pavement width within 60-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Modification of a final plan for a medical office building in Belltown Center **Density:**
Planning Sector: Northwest County **Plan Designation:** TN (Traditional Neighborhood), RC (Rural Conservation), S
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is located approximately .5 miles west of Clinton Hwy. The area is developed with a mix of detached residential on varying lot sizes, attached residential, and agricultural uses. There also commercial uses located along Clinton Hwy. Beaver Creek runs along the southern boundary of the development.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4714 W EMORY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), PD (Planned Development), F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:

History of Zoning: The Belltown preliminary Planned Development plan was approved in 2022 (11-A-22-PD).

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:
No. of Lots Proposed: No. of Lots Approved: 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds
Staff Recomm. (Abbr.): Approve the modification of a final plan for a medical office building, increasing the maximum floor area of a single business from 10,000 sqft to 10,894 sqft because the changes are in general conformance with the approved final plan, subject to 1 condition.
Staff Recomm. (Full): 1) The increase in floor area is specific to medical office use within the proposed medical office building.
Comments: This proposal is to increase the maximum floor area for a single business from 10,000 sqft to 10,894 sqft in Belltown Center, which is the commercial area within the Belltown planned development. The building meets the design guidelines in Section 8.4, Commercial Designation Area, in the Belltown preliminary plan (see Exhibit B) except for the maximum floor area. The location of the proposed structure is shown in Exhibit C.

The development standards for Belltown were approved through the "planned development approval" process in Article 6.80 of the Knox County Zoning Ordinance. The Belltown "preliminary plan" (11-A-22-PD) was approved by the County Commission in January 2023. The preliminary plan outlines the proposed public benefits, requested waivers to the dimensional standards and uses within the A (Agricultural) zone, transportation improvements, and project phasing. The final plan(s) are the detailed development plans that must be in conformance with the adopted standards in the preliminary plan.

The Planning Commission has the authority approve "major modifications" to final plans that do not qualify as "minor modifications", which are specific modifications approvable by Planning and Knox County Engineering and Public Works staff (Article 6.80.07). All major modifications must be approved by the Planning Commission, and may only approve changes to the final plan if they find such changes are in general conformance with the approved final plan, necessary for the continued successful functioning of the planned development, respond to changes in conditions that have occurred since the final plan was approved, and/or respond to changes in adopted county land use policies.

Action: Approved with Conditions **Meeting Date:** 11/14/2024

Details of Action:

Summary of Action: Approve the modification of a final plan for a medical office building, increasing the maximum floor area of a single business from 10,000 sqft to 10,894 sqft because the changes are in general conformance with the approved final plan, subject to 1 condition.

Date of Approval: 11/14/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission
Date of Legislative Action: 12/9/2024 **Date of Legislative Action, Second Reading:**
Ordinance Number: **Other Ordinance Number References:**

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: