

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-A-18-UR **Related File Number:**
Application Filed: 11/17/2017 **Date of Revision:**
Applicant: HARBWHITE PROPERTIES

PROPERTY INFORMATION

General Location: Southwest side of Bridgewater Rd., north side of I40/I75.
Other Parcel Info.:
Tax ID Number: 119 L A 01601 **Jurisdiction:** City
Size of Tract: 6.75 acres
Accessibility: Access is via Bridgewater Rd., a major collector street with a four lane divided median street section within a required right-of-way of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Event Center
Surrounding Land Use:
Proposed Use: Amend the previously granted Use on Review Condition #2. (3-J-15-UR / 3-12-2015) **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** GC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located on the north side of I-40/75 and the southeast side of Ten Mile Creek. Residential uses are located to the north and east of the site, zoned RP-1, RA and RB. Mostly commercial uses are located on the south side of the Interstate and to the west, zoned C-3, C-4, C-6 and CA.

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

Street: 205 Bridgewater Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned to PC-1 by Knoxville City Council on September 3, 2013.

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:

Tom Brechko

Staff Recomm. (Abbr.):

WITHDRAW as requested by the applicant.

Staff Recomm. (Full):

The applicant has submitted a revised sidewalk layout to the Knoxville Department of Engineering for review and approval.

Comments:

The applicant is requesting that the Planning Commission remove a condition of approval (condition #2) from their use on review approval (3-J-15-UR) granted on March 12, 2015 for the parking lot expansion for the Bridgewater Place Event Center. A use on review approval (9-J-13-UR) was granted for the conversion of this former church facility into a multi-purpose event facility on September 12, 2013.

The condition of approval reads as follows: "2. Adding a sidewalk and driveway pedestrian crossings that will provide a connection from the sidewalks around the building out to Bridgewater Rd., paralleling the street and extending northwest to the intersection of Bridgewater Rd. and Comstock Rd. This will allow for a future connection to the greenway that is located along the creek. The sidewalk and crossings shall be in compliance with the requirements of the City of Knoxville."

Staff has reviewed the request to remove the condition for the sidewalk connection from the building entrance for Bridgewater Place out to the sidewalk that has been installed out along Bridgewater Rd., at the driveway entrance for the facility, and sees no justification for supporting this request. Planning Commission staff has discussed this issue with City Engineering staff and we do not see any hardship in complying with the condition. No documentation has been provided to show that a sidewalk connection meeting the Americans with Disabilities Act (ADA) standards cannot be made.

Except for a small 200' section of street frontage along Bridgewater Rd. on the north side of Comstock Rd., this connection will provide access to the Ten Mile Creek Greenway Park (located just north of the site) and approximately 5.8 miles of connected greenways. The driveway entrance for the Bridgewater Place facility is approximately 600' from the existing greenway.

Action:

Withdrawn

Meeting Date: 7/12/2018

Details of Action:

Summary of Action:

WITHDRAW as requested by the applicant.

Date of Approval:

Date of Denial:

Postponements: 1/11/18-4/12/18

Date of Withdrawal:

7/12/2018

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: