

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-L-05-UR **Related File Number:**
Application Filed: 9/6/2005 **Date of Revision:**
Applicant: HARDIN VALLEY, LLC
Owner:

PROPERTY INFORMATION

General Location: North of Hardin Valley Rd., west of Westcott Blvd.
Other Parcel Info.:
Tax ID Number: 104 17 **Jurisdiction:** County
Size of Tract: 8.49 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a four lane with center median section within a 250' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Offices, warehouse/business services and athletic field **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LI & STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in an area of mixed residential and business park development.

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

Street: Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) & F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned from A (Agricultural) to PC (Planned Commercial) by Knox County Commission on 2/28/2005.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for the proposed mixed use planned commercial development and athletic field with a total building area of 23,020 square feet, subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works.
5. Obtaining a variance from the Knox County Board of Zoning Appeals from the minimum floor elevation requirement. The variance will be to allow the finished floor elevation at 938.6'.
6. Obtaining a variance from the Knox County Board of Zoning Appeals from the requirement for a detailed engineering study to justify fill in the no-fill zone for the proposed access drive and parking lot, and submitting a mitigation plan to the Knox County Department of Engineering and Public Works demonstrating a balance of the cut and fill within the no-fill zone.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Recording the approved protective covenants for this Planned Commercial development.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the PC district.

Comments: The applicant is proposing to develop this 8.49 acre site as a planned commercial mixed use development. The development will include three buildings with a total building area of 23,020 square feet. The mixed uses will include 18,020 square feet of office space and 5,000 square feet of warehouse/business services. A multi-use/soccer field is also proposed for the site. The field is located within the floodway and no-fill zone for this site.

There will be one access drive onto Hardin Valley Rd. that will serve this development and the proposed development by Reveiz Custom Homes, LLC that is also being reviewed at this meeting (10-K-05-UR). A traffic impact analysis has been conducted for both developments and it has been determined that the existing left turn lane on Hardin Valley Rd. into the development is adequate for the proposed traffic.

The applicant will be requesting two variances from the Knox County Board of Zoning Appeal (BZA). The first variance is from the County's minimum floor elevation requirement for this site. The variance will be to allow the finished floor elevation at 938.6'. The second variance is from the requirement for a detailed engineering study to justify fill in the no-fill zone. Instead the developer will mitigate by balancing cut and fill within the no-fill zone.

The Engineering Department agrees that the soccer field would be an acceptable buffer in the Floodway Zone. They will also allow porous pavement or gravel parking within the buffer zone.

Protective covenants have been prepared for this development.

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 existing left turn lane from Hardin Valley Rd. into the development is adequate for the proposed development.
3. The impact of the proposed development on adjacent residential properties will be minimal, because the property has access only to Hardin Valley Rd., and does not face any established residential uses. The proposal will have no impact on schools.
4. 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 zoning district as well as the general criteria for approval of a use on review.
2. The proposed commercial development 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 Northwest County Sector Plan (updated August 2003) proposes light industrial uses for the site. PC (Planned Commercial) is listed as a permitted zone under the light industrial designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved **MPC Meeting Date:** 10/13/2005

- Details of MPC action:**
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Summary of MPC action: APPROVE the development plan for the proposed mixed use planned commercial development and athletic field with a total building area of 23,020 square feet, subject to 8 conditions

Date of MPC Approval: 10/13/2005 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: