

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 11-F-20-SU                      **Related File Number:**  
**Application Filed:** 9/28/2020                      **Date of Revision:**  
**Applicant:** HESS-WHITE PROPERTIES, LLC (FORMERLY HARB-WHITE PROPERTIES, LL

## PROPERTY INFORMATION

**General Location:** Southwest side of Bridgewater Rd., south of Comstock Rd., north of I-40/I-75  
**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:** Expansion of existing event center                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** GC (General Commercial)  
**Growth Policy Plan:** N/A  
**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 RN-1, RA and RB. Mostly office and commercial uses are located on the south side of the Interstate and to the west, zoned OP, C-H, 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:** OP (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 and the zoning was changed to OP when the new City zoning ordinance became effective January 2020.

## 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 development plan for an approximate 5,700 square foot expansion of this existing event facility, subject to 4 conditions.

Staff Recomm. (Full):

1. Use of the facility shall be restricted to the uses identified on PC-1 Proposed Uses list (dated July 31, 2013) provided by the applicant, with the exclusion of the daycare use (see Exhibit A). Since the daycare use has specific requirements that cannot be met by the existing facilities, a separate special use approval is required.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the landscape plan (sheet LA1).

With conditions noted above, this request meets the requirements of the former PC-1 zone (current zoning OP/PD), the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

Comments:

This proposal is for an expansion of the existing Bridgewater Place event center of approximately 5,700 sqft. The expansion will include a new entrance and lobby at the northwest corner of the building, which includes a bar for the events, and additional storage and restrooms at the southwest corner of the building. The parking lot will be modified to the west of the structure and the parking lot expansion to the northwest of the building was previously approved by the Planning Commission (3-J-15-UR).

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed building expansion will have a minimal impact on adjacent properties.

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

1. The proposed expansion of the existing event center meets the standards for development within the former PC-1 (Retail and Office Park) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions.
2. The proposed development 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 significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site has direct access to a major collector street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan and the Knoxville One Year Plan allow commercial uses on this site. The proposed expansion of the event facility is consistent with the Sector and One Year Plans.
2. The site is located within the city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 11/12/2020

**Details of Action:**

**Summary of Action:** APPROVE the development plan for an approximate 5,700 square foot expansion of this existing event facility, subject to 4 conditions.

**Date of Approval:** 11/12/2020

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**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:**