

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: 11-K-07-UR **Related File Number:**
Application Filed: 10/1/2007 **Date of Revision:**
Applicant: KEY REAL ESTATE HOLDINGS, LLC.

PROPERTY INFORMATION

General Location: Northeast side of Valley Vista Rd., southeast of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 120.07 **Jurisdiction:** County
Size of Tract: 8.1 acres
Accessibility: Access is via a shared access drive to Valley Vista Rd., a proposed three lane collector street with a 70' right-of-way with access to Hardin Valley Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Professional office buildings **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located near the interchange of Pellissippi Parkway and Hardin Valley Road in an area that has a mix of professional office, retail, institutional and residential uses in the Technology Corridor.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC(k) (Planned Commercial) /TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The Knox County Commission approved the zoning change to PC (Planned Commercial)/TO (Technology Overlay) with conditions on 9/25/2006.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for 3 professional office buildings, subject to the following 11 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Connecting the development to sanitary sewer, as well as meeting all other requirements of the Knox County Health Department.
 5. Valley Vista Rd. shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a certificate of occupancy being issued for these buildings.
 6. Meeting all requirements of the American Disabilities Act with regards to the proposed sidewalks.
 7. Providing a greenway connection to the existing walking trail along Pellissippi Parkway.
 8. Eliminating the 2 parking spaces that back out into the main driveway and, if necessary, obtaining a parking reduction variance from the Knox County Board of Zoning Appeals.
 9. Installing heavy duty pavement along the main driveway and the outside perimeter drive-aisle to accommodate truck traffic as per Knox County Department of Engineering and Public Works.
 10. Adherence to all requirements outlined in the previously recorded protective covenants for this Planned Commercial development.
 11. Installing landscaping as shown on the landscape 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 to guarantee such installation.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the PC (k) zoning district.

Comments: The applicant is proposing to develop 3, two-story professional business office buildings on this 8.10 acre site. The total area contained in the 3 buildings is 48,341 sq. ft. of professional and business office space and 19,303 sq. ft. of warehouse space. The buildings range in size from approximately 11,399 sq. ft. to 38,000 sq. ft. This property is part of a previously approved concept plan (10-SH-06-C/10-W-06-UR) referred to as Vista Dei Monte / Hardin Valley Town Center. The development plan currently accommodates 221 parking spaces for employees and customers. The applicant will be required to remove the two parking spaces that back out into the main driveway. The removal of these spaces may require the applicant to obtain a variance from the Knox County Board of Zoning Appeals.

The subject property fronts has access to Valley Vista Rd. through a shared access driveway. Staff has recommended a condition that Valley Vista Rd. be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a certificate of occupancy being issues for these buildings. A traffic impact study was submitted as part of the previously approved concept plan and addressed the proposed office uses. Since this is a planned commercial development, the applicant will be required meet all requirements outlined in the protective covenants which were recorded for the initial concept/use-on-review.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the TTCDA. The TTCDA will consider this request at their November 5, 2007 meeting.

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. Valley Vista Rd. is being constructed as a collector street and will have adequate capacity for the proposed office buildings.
3. The impact of the proposed development on adjacent properties will be minimal since the property does not face any established residential uses.
4. The proposal will have no impact on schools.
5. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern which has been developed with professional office, retail and institutional uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY 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 offices are 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes mixed uses for this site which supports office/warehouse uses.
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: 11/8/2007

Details of MPC action:

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Summary of MPC action:

APPROVE the development plan for 3 professional office buildings, subject to the following 11 conditions:

Date of MPC Approval:

11/8/2007

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: