

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: 12-B-09-UR **Related File Number:**
Application Filed: 10/26/2009 **Date of Revision:**
Applicant: MCDONALD'S USA, LLC

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., southwest side of Castaic Ln.
Other Parcel Info.:
Tax ID Number: 103 119.06 **Jurisdiction:** County
Size of Tract: 1.68 acres
Accessibility: Access is via Castaic Ln., a local street with a 32' pavement width within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: McDonald's restaurant **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

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

Street: 10708 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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. With the recent and proposed improvements to Hardin Valley Rd., and the proposed improvements to Castaic Ln as recommended by the traffic impact study prepared for the restaurant, there will be adequate road capacity to handle the traffic generated by this development.
3. 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. With the recommended conditions, 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 additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial uses for the site. The proposed use is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

The applicant is proposing to develop this 5.06 acre site as a commercial center with 16,500 square feet of retail shops and 17,250 square feet of office space. The site includes Lots 2 and 3 of the proposed Vista Dei Monte Subdivision that was approved under concept plan review at the Planning Commission's November 9, 2006 meeting (10-SH-06-C/10-W-06-UR). The proposed center will have access from Castaic Ln., Hardin Valley Rd., and Valley Vista Rd., the proposed three lane collector street that will serve the subdivision.

Action: Approved **Meeting Date:** 1/14/2010

Details of Action:

Summary of Action: APPROVE the development plan for a McDonald's fast food restaurant with drive-thru in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 10 conditions:

Date of Approval: 1/14/2010 **Date of Denial:** **Postponements:** 12/10/2009

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:**