CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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:

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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: Tom Brechko

Staff Recomm. (Abbr.): 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:

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.

- 2. Obtaining approval from the Knox County Board of Zoning Appeals for any required variances for the proposed parking lot and drive aisles.
- 3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4. Installation of the street improvements to Castaic Ln. as recommended in the Traffic Impact Study prepared by Wilbur Smith Associates. Prior to issuance of a grading permit for the site, the applicant shall work with the Knox County Department of Engineering and Public Works on the design, timing and implementation of the recommended street improvements.
- 5. Providing a traffic control plan for the internal vehicular circulation to the Knox County Department of Engineering and Public Works prior to issuance of a grading permit for the site.
- 6. Submitting engineered drawings for any new or altered retaining walls to the Knox County Department of Engineering and Public Works for review and approval as a part of the grading and storm water management submittals.
- 7. Providing a letter from the owner of the retail/office development to the west (CLT #103-11801) authorizing the proposed changes to the driveway and parking lot along the southern property boundary. Documentation must also be provided that the retail/office development still meets the parking requirements with the proposed reduction of four parking spaces.
- 8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 9. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 10. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along public streets.

With the conditions noted above, this request meets the requirements for approval in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

The applicant is proposing to develop this 1.68 acre site for a McDonald's fast food restaurant with a drive-thru window. The restaurant has a building area of approximately 4,365 square feet. The proposed restaurant will have two access drives from Castaic Ln. with a connection to Hardin Valley Rd., and Valley Vista Rd. through the retail and office center located to the west.

The Traffic Impact Study prepared by Wilbur Smith Associates for the proposed McDonald's includes a recommendation for widening of Castaic Ln. to accommodate two northbound and one southbound lane. The widening should occur from the Hardin Valley Road intersection south to the southern driveway for the McDonald's site. This recommendation is included as a condition of the approval.

The proposed site design includes a proposal to alter the driveway and parking lot along the southern boundary line for the retail/office center located to the west. This revision is needed to allow the grades to work for the McDonald's site

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on January 11, 2010.

Comments:

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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.

Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			
Date of Approval:	1/14/2010	Date of Denial:	Postponements:	12/10/2009
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:			
Details of Action:				
Action:	Approved		Meeting Date:	1/14/2010

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	nox 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:	

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