

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 12-B-25-TOB                      Related File Number:  
Application Filed: 1/30/2026                      Date of Revision:  
Applicant: SCOTT WILLIAMS W. SCOTT WILLIAMS & ASSOCIATES

## PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd, east of Performing Arts Way  
Other Parcel Info.:  
Tax ID Number: 103 103                      Jurisdiction: County  
Size of Tract: 4.03 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Commercial  
Surrounding Land Use:  
Proposed Use: New commercial building with drive-through in an existing shopping center.                      Density:  
Planning Sector: Northwest County                      Plan Designation: CI (Civic and Institutional)  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 10837 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: N/A  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTEDA ACTION AND DISPOSITION

**Planner In Charge:** Kelsey Bousquet

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Staff approved a Certificate of Appropriateness for a Building Permit on 1/30/2026.

**Comments:**

This proposal is for a new commercial building with a drive-through in an existing shopping center. The original shopping center was approved in 2016 (5-B-16-TOB) and updated in 2019 for an additional commercial building (12-A-19-TOB).

The development plan proposes a new 2400 sq ft detached building with a drive-through in place of the existing patio on the east side of the main multi-tenant building. An outdoor seating area connecting to the building to the south will be provided.

-- The building façade will feature gray metal paneling with blue Ridge Regent brick and millstone brick, matching the existing buildings in the shopping center.

-- The previous 2019 approval permitted 164 parking spaces for the entire shopping center, but only 162 were constructed. The scope of this proposal will affect the existing parking on the northeast corner of the site by removing 10 spaces, leaving a total of 152. The proposed parking spaces would match the existing pervious pavers.

-- For the entire site, the GAC (Ground Area Coverage) and FAR (Floor Area Ratio) have increased to 16.1% and the IAR (Impervious Area Ratio) has increased to 23.2%.

-- All sides of the building would be landscaped with small and medium trees and shrubbery. Two large Red Sunset Maple trees have been added near the renovated parking areas and patio area to provide adequate canopy coverage. Additional evergreen screening has been provided along the eastern lot line parallel to the drive-through building as required by the Knox County Zoning Ordinance (Article 4, Section 4.108.1.b).

**Action:** Approved

**Meeting Date:** 1/30/2026

**Details of Action:**

**Summary of Action:**

**Date of Approval:** 1/30/2026

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:**

**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:**