

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 12-H-17-UR **Related File Number:**
Application Filed: 10/30/2017 **Date of Revision:**
Applicant: GBS ENGINEERING

PROPERTY INFORMATION

General Location: North side Hardin Valley Rd, east of Westcott Blvd.
Other Parcel Info.:
Tax ID Number: 104 082 **Jurisdiction:** County
Size of Tract: 3.2 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median/turn-lane within 200' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Hardware store (17,000 sqft) **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with residential uses under A and PR zoning. The subject property is zoned PC (Planned Commercial) and has an existing veterinary clinic. There is I (Industrial) zoning to the northwest. Beaver Creek forms the northern boundary of the site.

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

Street: 10009 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Sector Plan amendment from O to GC was approved in August 2017 (8-A-17-SP)

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the Development Plan for a retail hardware store of approximately 17,000 square feet, subject to 8 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Installation of the internal and external sidewalks as designaged on the development plan, or as otherwise approved by the Knox County Department of Engineering and Public Works.
4. Installation of a Type "A" landscape screen (see attached) on the north side (rear) of the outdoor garden center on the east side of building.
5. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project.
6. Establishing a 30' the greenway easement as shown on the development plan when a Final Plat is submitted to the Planning Commission for approval for this site.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of Knox County sign regulations (Article 3, Section 3.90) subject to approval by Knox County Codes Administration and Planning Commission staff.

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

Comments:

This proposal is for a 17,000 square-foot hardware store with two driveways accessing Hardin Valley Rd. The western driveway is located at an existing median cut and has full access. The eastern driveway is right-in/right-out only. On the western end of the parking lot there is a driveway stubout that will allow the neighboring veterinary clinic to connect. On the eastern side of the store there is an outdoor sales yard surrounded by a 6' tall, black chainlink fence. A 7' wide sidewalk will be installed along the Hardin Valley Rd. frontage and a sidewalk will come into the site along the eastern driveway. On the north side of the property a greenway easement is provided along the creek to allow for construction of the proposed greenway.

Staff is recommending that a dense evergreen landscape screen be installed to the rear of the outdoor garden center to screen the merchandise and lighting from view from the adjacent neighborhood.

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

1. All public utilities are available to serve the site.
2. The proposed shopping center is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PC zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development with the recommended conditions 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 since the development is located off of an arterial street. No surrounding land

uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial uses for this site. The proposed retail store is in conformity with the Sector Plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map

Action: Approved **Meeting Date:** 1/11/2018

- Details of Action:**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 3. Installation of the internal and external sidewalks as designated on the development plan, or as otherwise approved by the Knox County Department of Engineering and Public Works.
 4. Installation of a Type "A" landscape screen (see attached) on the north side (rear) of the outdoor garden center on the east side of building.
 5. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project.
 6. Establishing a 30' the greenway easement as shown on the development plan when a Final Plat is submitted to the Planning Commission for approval for this site.
 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 8. Meeting all applicable requirements of Knox County sign regulations (Article 3, Section 3.90) subject to approval by Knox County Codes Administration and Planning Commission staff.

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

Summary of Action: APPROVE the Development Plan for a retail hardware store of approximately 17,000 square feet, subject to 8 conditions.

Date of Approval: 1/11/2018 **Date of Denial:** **Postponements:** 12/14/2017

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:**