

# 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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Knoxville, Tennessee 37902  
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**File Number:** 12-M-06-UR                      **Related File Number:**  
**Application Filed:** 11/13/2006              **Date of Revision:**  
**Applicant:** SITE, INC.  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southeast side of Hardin Valley Rd., southwest side of Castaic Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 103 119.06 & PART OF 118.01                      **Jurisdiction:** County  
**Size of Tract:** 5.06 acres  
**Accessibility:** Access is via Hardin Valley Rd., a three lane minor arterial street within a 75' of right-of-way, Castaic Ln., a local street with a pavement width of 32' within a 70' right-of-way, and a proposed three lane collector street with a 70' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Planned Commercial Development                      **Density:** NA  
**Sector Plan:** Northwest County              **Sector Plan Designation:** C & MU  
**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(k) (Planned Commercial) / TO (Technology Overlay) & PC/TO  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The Knox County Commission approved the zoning change for Parcel 118.01 to PC (Planned Commercial) / TO (Technology Overlay) with conditions on September 25, 2006.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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 the retail/office center of 33,750 square feet in the PC (k) (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 9 conditions:

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.
2. Revising the development plan to remove the 4800 square foot office building and the southern access drive to Valley Vista Rd. This portion of the development as well as the 3600 square foot retail building near Castaic Ln. will be considered under separate Use-on-Review applications.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Submitting engineered drawings for the retaining walls to the Knox County Department of Engineering and Public Works for review and approval.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
8. 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.
9. Approval and recoding of the final plat for the resubdivision of this property.

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

Comments:

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.

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 February 5, 2007. Since plans have not been submitted for the proposed signs for the retail center a separate use-on-review approval will be required for the signage.

This development plan approval will replace the use-on-review approval granted for Parcel 199.06 on February 9, 2006 (2-L-06-UR).

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 improvements to Hardin Valley Rd. and the proposed improvements recommended by the traffic study for the commercial subdivision (10-SH-06-C/10-W-06-UR), 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. 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 substantial 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.

**MPC Action:** Approved

**MPC Meeting Date:** 2/8/2007

**Details of MPC action:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTEDA) for the proposed development.
2. Revising the development plan to remove the 4800 square foot office building and the southern access drive to Valley Vista Rd. This portion of the development as well as the 3600 square foot retail building near Castaic Ln. will be considered under separate Use-on-Review applications.
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**Summary of MPC action:** APPROVE the development plan for the retail/office center of 33,750 square feet in the PC (k) (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 9 conditions:

**Date of MPC Approval:** 2/8/2007

**Date of Denial:**

**Postponements:** 12/14/2006-1/11/2007

**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:**