

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 2-A-22-TOB Related File Number:
Application Filed: 12/29/2021 Date of Revision:
Applicant: R2R STUDIO, LLC

PROPERTY INFORMATION

General Location: Northeast corner of the intersection of Hardin Valley Rd and Charlevoix
Other Parcel Info.:
Tax ID Number: 104 00106 Jurisdiction: County
Size of Tract: 20205 square feet
Accessibility: Access is via Charlevoix Road, a local road with 36 ft of pavement width including a separated left turn lane inside a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Weigle's Convenience store at front of lot; vacant land at rear of lot
Surrounding Land Use:
Proposed Use: New restaurant proposed for rear of site behind Weigel's Convenience Store Density:
Sector Plan: Northwest County Sector Plan Designation: GC (General Commercial)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10625 Hardin Valley Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / 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

Variations Requested: 1) Waiver to increase the allowable footcandles to 1.9 fc along sidewalks.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plans as submitted and revised, staff recommends approval of the required waivers from the Design Guidelines:
1) Waiver to increase the allowed lighting levels along sidewalks from 1.0 fc to 1.9 fc to increase safety and minimize trip hazards.

Based on the application and plans as submitted and revised, staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:
1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
4) Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
5) No signage is requested at this time. If signage is desired in the future, a signage package would need to be submitted and would be required to meet all applicable requirements of the TTEDA.

Comments:

- 1) The applicant is requesting approval of new restaurant in the CA (General Business) / TO (Technology Overlay) zones.
- 2) The proposal would be an infill development with the restaurant located in the landscaped area behind the Weigel's fronting on Hardin Valley Road. The parcel would be subdivided so the new restaurant would be located on a new, smaller parcel.
- 3) The plat shows the new parcel would consist of 20,205 square feet. The CA zone does not have a minimum lot size for commercial uses, so the lot size is in compliance with the zoning ordinance.
- 4) Access would be off of Charlevoix Road, a side road off of Hardin Valley Drive.
- 5) The building is to be one-story with a proposed area of 3,312 square feet.
- 6) The ground area coverage (GAC) and Floor Area Ratio (FAR) are in compliance with the Design Guidelines.
- 7) The site has proposed permeable pavers to lessen the Impervious Area Ratio (IAR). The County's Department of Engineering and Public Works has County has approved the use of permeable pavers at this location and determined that permeable pavers could count as 100% permeable. Therefore, the area paved with these pavers did not count towards the IAR.
- 8) Parking is located on the southern and western sides of the site. On the western side, it is located between the building and the street, so it requires a 60-ft setback with 20 feet of landscaped area between parking areas and the right-of-way. The proposed building location meets all setback requirements and a landscaped area exceeding 20 feet is proposed between the parking area and the right-of-way.
- 9) Proposed parking is in compliance with the TTEDA Guidelines, which require a minimum of 25 spaces and allow a maximum of 49 spaces. 28 spaces are proposed.
- 10) The building features a mix of brick veneer, Exterior Insulation and Finish System (EIFS), wood cladding, and architectural metal panels on the facades with a standing seam metal roof. Metal canopies extend over the pass-through window and building entries. Another canopy extends over the bay of windows on the north-facing and west-facing façades. The bay of windows on the south façade do not have a canopy overhead.
- 11) The landscape plan meets the landscaping requirements of the TTEDA Guidelines.
- 12) The proposed lighting includes 5 light poles along the edges of parking lots and building-mounted lights on the building for safety and security. The proposed light fixture design meets the TTEDA Guidelines. Lighting levels are in compliance with the TTEDA Guidelines with the exception of lighting along sidewalks, which slightly exceeds the maximum footcandles (fc) allowed. The proposed plan requires a waiver of the Section 1.8.5(C) requirement to increase the footcandles (fc) allowed along sidewalks from 1.0 fc to 1.9 fc to provide additional safety along sidewalks.
- 13) No signage is proposed at this time. Should signage be desired, it should be submitted in a separate application at a future time.

Action: Approved

Meeting Date: 2/7/2022

Details of Action:

Based on the application and plans as submitted and revised, staff recommends approval of the required waivers from the Design Guidelines:

1) Waiver to increase the allowed lighting levels along sidewalks from 1.0 fc to 1.9 fc to increase safety and minimize trip hazards.

Based on the application and plans as submitted and revised, staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all applicable requirements of the Knox County Fire Marshall's office.
- 5) Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
- 6) No signage is requested at this time. If signage is desired in the future, a signage package would need to be submitted and would be required to meet all applicable requirements of the TTCDA.

Summary of Action:

Date of Approval: 2/7/2022

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: