# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:2-L-06-URApplication Filed:1/10/2006Applicant:GEORGE EWARTOwner:Comparison

### **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:	2.49 acres		
Accessibility:	Access is via Castaic Ln., a local street with a pavement width of 32' within a 70' right-of-way.		

**Related File Number:** 

Date of Revision:

GENERAL LAND USE INFORMATION					
Existing Land Use:	Vacant lot				
Surrounding Land Use:					
Proposed Use:	Retail Center (12,000 sq. ft.)		Density:		
Sector Plan:	Northwest County	Sector Plan Designation:	Commercial		
Growth Policy Plan:	Planned Growth Area	a			
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

PC (Planned Commercial) & TO (Technology Overlay)

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

Extension of Zone:

History of Zoning: None noted

#### 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 center of 12,000 square feet in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 8 conditions:		
Staff Recomm. (Full):	<ol> <li>Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.</li> <li>Revising the development plan so that the drive aisles meet the 25' width or obtaining approval from the Knox County Board of Zoning Appeals for a variance on a reduction of the required width.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>Submitting engineered drawings for the retaining wall to the Knox County Department of Engineering and Public Works for review and approval.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.</li> <li>Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.</li> <li>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.</li> </ol>		
	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.		
Comments:	The applicant is proposing to develop this 2.49 acre lot as a retail commercial center of 12,000 square feet. The center will have access from Castaic Ln. with no access directly to Hardin Valley Rd. 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 6, 2006. 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.		
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE		
	<ol> <li>Public water and sewer utilities are available in the area to serve this site.</li> <li>The existing street infrastructure on Hardin Valley Rd. and Castaic Ln. is adequate for the proposed development.</li> <li>The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.</li> </ol>		
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE		
	<ol> <li>The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use on review.</li> <li>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</li> </ol>		

	through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.			
		OF THE PROPOSAL TO ADOPT	ED MPC PLANS	
	<ol> <li>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.</li> <li>The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growt Policy Plan map.</li> </ol>			
MPC Action:	Approved MPC Meeting Date: 2/9/2006			
Details of MPC action:	<ol> <li>Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.</li> <li>Revising the development plan so that the drive aisles meet the 25' width or obtaining approval from the Knox County Board of Zoning Appeals for a variance on a reduction of the required width.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>Submitting engineered drawings for the retaining wall to the Knox County Department of Engineering and Public Works for review and approval.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.</li> <li>Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.</li> <li>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.</li> <li>With the conditions noted above, this request meets the requirements for approval in the PC (Planned Commercial) &amp; TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use</li> </ol>			
Summary of MPC action:	on review. APPROVE the development plan for the retail center of 12,000 square feet in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 8 conditions:			
Date of MPC Approval:	2/9/2006	Date of Denial:	Postponements:	
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, Second Reading:

Effective Date of Ordinance:

If "Other":

Amendments:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

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