

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 3-A-18-TOG Related File Number:
Application Filed: 1/25/2018 Date of Revision:
Applicant: LKM PROPERTIES, L. P.

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., west side of Cherahala Blvd., and south side of Pentwater Dr.
Other Parcel Info.:
Tax ID Number: 104 00105 Jurisdiction: County
Size of Tract: 2.771 acres
Accessibility: Access is via Hardin Valley Road, a four-lane, median divided, minor arterial street, and Pentwater Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Proposed right-in/right-out curb cut onto Hardin Valley Rd. Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 10611 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: NA
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variations Requested: Not applicable at this time.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plans as submitted, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit - grading plan for a right-in/right-out curb cut onto Hardin Valley Rd., subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Obtaining approval from the Knox County Department of Engineering and Public Works for the design of the proposed access to Hardin Valley Rd.
- 3) Any further development of this site will require connection to the stub-out driveway from the existing Weigel's Store located directly to the west.
- 4) With the approval of this additional curb cut onto Hardin Valley Rd., there will be no curb cut from this site to Cherahala Blvd. Access will be permitted to Pentwater Dr.
- 5) Obtaining approval from The Development Corporation of Knox County for the proposed curb cut.
- 6) Any further development of this site will require review and approval from the TTEDA Board.

Comments:

- 1) This is a request for a right-in/right-out curb cut onto Hardin Valley Rd. for a vacant lot located at the northwest corner of the intersection of Hardin Valley Rd. and Cherahala Blvd. The application is being reviewed as a building permit - grading plan. Other than the curb cut, there are no specific development plans for this site before the Board at this time for review.
- 2) The Board had previously considered and approved a shopping center on this site (9-C-16-TOB) back on November 7, 2016. When a parking lot expansion was approved for the Weigel's Store (11-G-17-TOB) to the west on November 6, 2017, the property owner submitted a letter officially cancelling the previous approval (See attached letter).
- 3) The proposed new curb cut will be located approximately 265' west of Cherahala Blvd., and 205' east of the Weigel's Store curb cut (Distances are measured from centerline to centerline.)
- 4) Both MPC and Knox County Department of Engineering and Public Works staff support the additional access onto Hardin Valley Rd. with the addition of access conditions. It is staff's position that further development of this site shall require a connection to the stub-out driveway from the existing Weigel's Store located directly to the west. Access would also be allowed to Pentwater Dr. that is located on the north side of the property. There shall be no vehicular access to Cherahala Blvd. In addition to being the main access street for Pellissippi Corporate Center, Cherahala Blvd. will be reclassified as a collector street when the County completes the construction of the Cherahala Blvd extension project that will extend up to Coward Mill Rd. and Horseshoe Bend Ln.
- 5) The proposed curb cut will require review and approval by The Development Corporation of Knox County since a portion of the site is located within the boundaries of the Pellissippi Corporate Center.

Action: Approved with Conditions

Meeting Date: 3/5/2018

Details of Action:

Based on the application and plans as submitted, APPROVE this request for a Certificate of Appropriateness for a building permit - grading plan for a right-in/right-out curb cut onto Hardin Valley Rd., subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Obtaining approval from the Knox County Department of Engineering and Public Works for the design of the proposed access to Hardin Valley Rd.
- 3) With the approval of this additional curb cut onto Hardin Valley Rd., there will be no curb cut from this site to Cherahala Blvd. Access will be permitted to Pentwater Dr.
- 4) Obtaining approval from The Development Corporation of Knox County for the proposed curb cut.
- 5) Any further development of this site will require review and approval from the TTEDA Board.

Summary of Action:

Date of Approval: 3/5/2018

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: