

# CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 3-C-17-TOB

Related File Number:

Application Filed: 2/6/2017

Date of Revision:

Applicant: RUSTY BITTLE

## PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., southwest of Valley Vista Rd.

Other Parcel Info.:

Tax ID Number: 103 115

Jurisdiction: County

Size of Tract: 2 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 3 lane section with a 44' pavement width within an 80' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Commercial center

Density:

Sector Plan: Northwest County

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

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

Street: 10810 Hardin Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / 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

**Variances Requested:** Not applicable at this time.

## OTHER INFORMATION (where applicable)

**Other Bus./Ord. Amend.:**

## TTCTA ACTION AND DISPOSITION

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** 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) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
- 5) Providing the sidewalk connections as identified on the development plan, subject to meeting Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
- 6) Proposed signage will require a separate TTCTA application and approval.
- 7) Obtaining a use on review approval from the Planning Commission for the proposed development (3-N-17-UR) that will be before the MPC on March 9, 2017.

**Comments:**

- 1) This is a request for a commercial center with two buildings and a proposed building area of approximately 12,537 square feet. The 2 acre development site is located on the southeast side of Hardin Valley Rd, approximately midway between Greenland Way and Valley Vista Rd. Access to the site will be the eastern entrance to Palmer Subdivision that was approved as a Concept Plan by the Planning Commission in February, 2016. The site is located just to the west of the new Zaxby's restaurant.
- 2) The commercial center includes driveway connections to the future frontage lots for Palmer Subdivision that will be located to the west. Sidewalk connections will also be provided within the commercial subdivision.
- 3) The proposed building that is closest to Hardin Valley Rd. is approximately 7,149 square feet and will be marketed for restaurant and retail use. The rear building with approximately 5,388 square feet will be for office use. There will be a total of 91 parking spaces to serve the center. Under the Design Guidelines the proposed mix of uses would require a minimum of 53 parking spaces and a maximum of 93 spaces. The proposed parking falls within that range.
- 4) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 6) The landscape plan is consistent with the Design Guidelines.
- 7) The building's exterior siding will include a mix of tan masonry trim and wainscot, red brown brick with grey accent brick, tan EIFS siding and white canopy, storefronts and coping. The mechanical equipment will be located on the flat roof of the building and will be screened from view from the street. The proposed dumpster enclosure will match the materials in the buildings with brick walls and a white metal gates.
- 8) The proposed lighting for the parking lot and main building includes full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.
- 9) Proposed signage will require a separate application and approval.
- 11) The use on review application (3-N-17-UR) for the proposed commercial center will be before the Planning Commission on March 9, 2017.

**Action:** Approved

**Meeting Date:** 3/6/2017

**Details of Action:** APPROVE this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Installing all landscaping as identified on the landscape plan within six months of the issuance of an

occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.

5) Providing the sidewalk connections as identified on the development plan, subject to meeting Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.

6) Proposed signage will require a separate TTCDA application and approval.

7) Obtaining a use on review approval from the Planning Commission for the proposed development (3-N-17-UR) that will be before the MPC on March 9, 2017.

**Summary of Action:**

**Date of Approval:** 3/6/2017

**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:**