

# 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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www.knoxmpc.org

File Number: 3-N-17-UR

Related File Number:

Application Filed: 1/30/2017

Date of Revision:

Applicant: B. D. PARTNERSHIP I

## PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., east of Greenland Way.

Other Parcel Info.:

Tax ID Number: 103 PART OF 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: Mixed use

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with a mix of residential, office and commercial uses, under A, PR, OB and PC zoning.

## 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:

Previous Requests:

Extension of Zone:

History of Zoning: Knox County Commission approved the rezoning of this property to PC/TO on October 28, 2013.

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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 request for a commercial center with approximately 12,537 square feet, as shown on the development plan, subject to 9 conditions

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed development (3-C-17-TOB) that will be before the Board on March 6, 2017.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. 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.
4. The final design of the east bound deceleration lane on Hardin Valley Rd. is subject to approval by the Knox County Department of Engineering and Public Works. The deceleration lane shall meet the same pavement design requirements as was used for Hardin Valley Rd.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. 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.
7. Approval of the revised Traffic Impact Study for Palmer Subdivision as prepared by CDM Smith with a revised date of February, 2016. The revised Study is subject to review and approval by the Knox County Department of Engineering and Public Works and Planning Commission Staff prior to any building permits being issued for this development. The applicant shall be responsible for installing the street and driveway improvements recommended in the Study. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.
8. Proposed signage for the commercial center is subject to approval by Planning Commission Staff and the TTCCA Board.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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:

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.

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. 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.

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 (TTCCA). The TTCCA will consider this request on March 6, 2017.

A traffic impact study was required for the commercial subdivision. Final approval of that traffic impact study is still required.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. All public utilities are available to serve the site.
2. The proposed commercial center is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PC/TO zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development with the recommended conditions 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 additional traffic through residential areas since the development is located off of an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial uses for this site. The proposed commercial center is in conformity with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 3/9/2017

- Details of Action:**
1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (3-C-17-TOB) that will be before the Board on March 6, 2017.
  2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  3. 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.
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  8. Proposed signage for the commercial center is subject to approval by Planning Commission Staff and the TTCDA Board.
  9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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.

**Summary of Action:** APPROVE the request for a commercial center with approximately 12,537 square feet, as shown on the development plan, subject to 9 conditions

**Date of Approval:** 3/9/2017 **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:**

**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:**