CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 3-P-06-UR Related File Number: 3-SF-06-C

Application Filed: 2/6/2006 Date of Revision:

Applicant: RDP, INC.

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side of Hardin Valley Rd., east side of Schaeffer Rd.

Other Parcel Info.:

Tax ID Number: 104 93, 95, 96 & 97 Jurisdiction: County

Size of Tract: 44.5 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Planned commercial subdivision Density:

Sector Plan: Northwest County Sector Plan Designation: TP, C & SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 10606 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:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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

APPROVE the development plan for up to eight planned commercial development lots, subject to 3 Staff Recomm. (Abbr.):

conditions:

Staff Recomm. (Full): 1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for

any proposed development on the lots.

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

3. Meeting all applicable requirements of the approved concept plan.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PC

District and the other criteria for approval of a Use-on-Review.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND Comments:

THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are available in the area to serve this site.

2. With the recommended improvements as identified in the traffic impact study, the existing and proposed road system will be adequate to handle the proposed development.

3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING **ORDINANCE**

1. The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use on review.

2. 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 through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial and technology park uses for the site. The proposed planned commercial development is consistent with the PC (Planned Commercial) zoning district and sector plan designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 3/9/2006

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

> 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

3. Including the 60' right-of-way dedication along Bud Hawkins Rd. on the final plat.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both

1/31/2007 12:43 PM Page 2 of 3 directions on Bud Hawkins Rd. at the subdivision entrance and for Lots 31 - 35 on the north side of Bud Hawkins Rd. If 300' of sight distance cannot be achieved for the entire frontage of Lots 31 - 35, specific driveway locations shall be identified on the plan where the sight distance is met.

- 6. Providing on-site turnarounds for the driveways for Lots 31 35.
- 7. Providing a note on the final plat that Lots 1, 17 19 and 29 shall have access only to the internal street system.
- 8. Meeting all applicable requirements and obtaining all required permits from the U.S. Army Corps of Engineers and Tennessee Department of Environment and Conservation for any alteration of the wetlands and blueline stream.
- 9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
- 10. Prior to certification of the final plat for the subdivision, recording all applicable documents for the conservation easement protecting the wetland and creek.
- 11. Meeting all requirements of the approved use on review development plan.
- 12. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Summary of MPC action: APPROVE the development plan for up to eight planned commercial development lots, subject to 3 conditions:

Date of MPC Approval: 3/9/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

Knox County Board of Zoning Appeals

Legislative Body:

LEGISLATIVE ACTION AND DISPOSITION

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| 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: |

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