

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 4-D-18-TOB Related File Number:
Application Filed: 2/26/2018 Date of Revision:
Applicant: PETER MEDLYN OLIVER SMITH REALTY COMPANY

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., southwest of Valley Vista Rd.
Other Parcel Info.:
Tax ID Number: 103 PART OF 11504 Jurisdiction: County
Size of Tract: 1.92 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 3 lane section with a 44' pavement width within an 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail, restaurant and office 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: A waiver is being requested to reduce the required building setback from 100' to 60' from a residential zoning district (Design Guidelines Section 1.4.1) that is located on the south side of the development.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends APPROVAL of the requested Waiver to reduce the required building setback from a residential zoning district (Design Guidelines Section 1.4.1) from 100' to 60'. Staff is recommending approval of the waiver due to site constraints and the fact that there are no residences on the adjoining property.

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 TTCDA application and approval.
- 7) Obtaining a use on review approval from the Planning Commission for the proposed development (4-H-18-UR) that will be before the MPC on April 12, 2018.

Comments:

- 1) This is a request for a commercial center with two buildings and a proposed building area of approximately 11,733 square feet. The 1.92 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) A Certificate of Appropriateness (3-C-17-TOB) was previously granted for this site by the TTCDA Board on March 6, 2017. The proposed development is back before the Board due to site changes that include a drive-thru window for the restaurant, and a change in traffic flow around the front building from two-way to one-way traffic on the east and south sides of the building.
- 3) 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.
- 4) The proposed building that is closest to Hardin Valley Rd. is approximately 6,345 square feet and will be marketed for restaurant and retail use. The restaurant includes a drive-thru window. The rear building with approximately 5,388 square feet will be for office use. There will be a total of 79 parking spaces to serve the center. Under the Design Guidelines the proposed mix of uses would require a minimum of 57 parking spaces and a maximum of 104 spaces. The proposed parking falls within that range.
- 5) 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.
- 10) The use on review application (4-H-18-UR) for the proposed commercial center will be before the

Planning Commission on April 12, 2018.

Action: Approved with Conditions **Meeting Date:** 4/9/2018

Details of Action: APPROVE the requested Waiver to reduce the required building setback from a residential zoning district (Design Guidelines Section 1.4.1) from 100' to 60'. Approval of the waiver is due to site constraints and the fact that there are no residences on the adjoining property.

Based on the application and plans as submitted and revised, APPROVE the 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.
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- 7) Obtaining a use on review approval from the Planning Commission for the proposed development (4-H-18-UR) that will be before the MPC on April 12, 2018.

Summary of Action:

Date of Approval: 4/9/2018 **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: