

▶ **FILE #:** 7-E-11-UR

**AGENDA ITEM #:** 41

**AGENDA DATE:** 7/14/2011

▶ **APPLICANT:** HADEN REID

OWNER(S): Hardin Valley Land Partners

TAX ID NUMBER: 103 120.04

JURISDICTION: County Commission District 6

▶ **LOCATION:** East side of Valley Vista Rd., west side of Pellissippi Parkway, south of Hardin Valley Rd.

▶ **APPX. SIZE OF TRACT:** 15.34 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Valley Vista Rd., a three lane collector street with a 70' right-of-way with access to Hardin Valley Rd. and Carmichael Rd.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial) (k) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office / Warehouse

HISTORY OF ZONING: The Knox County Commission approved the zoning change to PC (Planned Commercial) / TO (Technology Overlay) with conditions on September 25, 2006.

SURROUNDING LAND USE AND ZONING: North: Vacant land and day care facility / PC (Planned Commercial) (k) / TO (Technology Overlay)

South: Vacant land / PC (Planned Commercial) (k) / TO (Technology Overlay) and BP (Business & Technology) / TO

East: Vacant land / PC (Planned Commercial) (k) / TO (Technology Overlay)

West: Vacant land / PC (Planned Commercial) (k) / TO (Technology Overlay) and PR (Planned Residential) / TO

NEIGHBORHOOD CONTEXT: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a business services office building with a light distribution warehouse component subject to the following 6 conditions**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.

2. Obtaining approval from the Knox County Board of Zoning Appeals for the proposed reduction in parking stall size from 200 square feet to 162 square feet.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along public streets.

With the conditions noted above, this request meets all requirements of the PC (Planned Commercial) zoning district, as well as other criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing to develop a two story 14,000 square foot business services office building with an 8,000 square foot light distribution warehouse component. The building will not be open to the public and will have no retail component. The proposed site will be located on a building site that was graded as part of the subdivision approval for the Vista Dei Monte development. This 2.81 acre site is being subdivided out of a 15.34 acre lot. The development shares an access drive out to Valley Vista Rd. with one other building site.

The applicant is proposing 9' x 18' parking stalls which will require approval from the Knox County Board of Zoning Appeals.

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 (TTCDA). The TTCDA will consider this request on August 8, 2011.

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

1. The proposed development has access to Valley Vista Rd which was constructed as a collector street and has adequate capacity for the proposed facility.
2. Public water and sewer utilities are available to serve the development.
3. The proposal will have no impact on schools.

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

1. The proposed office/warehouse facility is consistent with the general standards for uses permitted on review: The proposed development 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.
2. The proposal meets all requirements for approval of a office/warehouse facility in the PC (Planned Commercial) zoning district.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes mixed uses for this site which is in conformity with the proposed use.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 323 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.