

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 5-G-10-UR **Related File Number:**
Application Filed: 3/29/2010 **Date of Revision:**
Applicant: MCDONALD'S USA, LLC

PROPERTY INFORMATION

General Location: Southwest side of Castaic Ln., southeast side of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 11906 **Jurisdiction:** County
Size of Tract: 1.68 acres
Accessibility: Access is via Castaic Ln., a local street with a 32' pavement width within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: McDonald's Restaurant **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
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.

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

Street: 10708 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: None noted

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 development plan for a McDonald's fast food restaurant with drive-thru in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 11 conditions:

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed development.
2. Obtaining approval from the Knox County Board of Zoning Appeals for any required variances for the proposed storage building, parking lot and drive aisles.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Installation of the street improvements to Castaic Ln. as recommended in the Traffic Impact Study prepared by Wilbur Smith Associates. Prior to issuance of a grading permit for the site, the applicant shall work with the Knox County Department of Engineering and Public Works on the design, timing and implementation of the recommended street improvements.
5. Providing a traffic control plan for the internal vehicular circulation to the Knox County Department of Engineering and Public Works prior to issuance of a grading permit for the site.
6. Submitting engineered drawings for any new or altered retaining walls to the Knox County Department of Engineering and Public Works for review and approval as a part of the grading and storm water management submittals.
7. Providing a letter from the owner of the retail/office development to the west (CLT #103-11801) authorizing the proposed changes to the existing driveway connection along the southern property boundary.
- 8.. Installation of the sidewalks and safety railings as shown on the development plan meeting American Disability Act requirements.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
11. 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 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:

The applicant is proposing to develop this 1.68 acre site for a McDonald's fast food restaurant with a drive-thru window. The restaurant has a building area of approximately 4,365 square feet. The proposed restaurant will have two access drives from Castaic Ln. with a connection to Hardin Valley Rd., and Valley Vista Rd. through the retail and office center located to the west.

A use on review approval (12-B-09-UR) was granted for this development by the Planning Commission on January 14, 2010. The applicant has submitted this revised application for a redesign of the circulation plan between this site and the commercial development to the west, addition of a storage building adjacent to the dumpster enclosure, and a revision to the ADA accessibility plan.

The revised site design includes a proposal to eliminate the driveway connection along the southern boundary line between this site and the retail/office center located to the west. This revision is needed to allow the grades to work for the McDonald's site. The previous plan allowed for the driveway connection but required a significant alteration to the existing parking lot for the retail center. The owner of the retail center would not agree to the change.

The Traffic Impact Study prepared by Wilbur Smith Associates for the proposed McDonald's includes a

recommendation for widening of Castaic Ln. to accommodate two northbound and one southbound lane. The widening should occur from the Hardin Valley Road intersection south to the southern driveway for the McDonald's site. This recommendation is included as a condition of the approval.

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 May 10, 2010.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. With the recent and proposed improvements to Hardin Valley Rd., and the proposed improvements to Castaic Ln as recommended by the traffic impact study prepared for the restaurant, there will be adequate road capacity to handle the traffic generated by this 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. With the recommended conditions, 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 additional traffic through residential areas. 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 the site. The proposed use 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.

Action: Approved **Meeting Date:** 5/13/2010

Details of Action:

Summary of Action: APPROVE the development plan for a McDonald's fast food restaurant with drive-thru in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 11 conditions:

Date of Approval: 5/13/2010 **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: **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:**