



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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 the proposed mixed use planned commercial development with a total building area of up to 62,000 square feet, subject to 9 conditions

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
  4. Submitting a revised landscape plan to Planning Commission Staff for approval, addressing the revisions to the site development plan from the previous approval.
  5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works.
  6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  7. Obtaining an administrative plat approval for the combination of tax parcels 16.01 and 17.02 and recording the approved plat.
  8. Recording an access easement across the property from the entrance on Hardin Valley Rd. to the existing cemetery located behind Building #2.
  9. Recording the approved protective covenants for this Planned Commercial development.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the PC district.

Comments: The applicant is proposing to develop this 12.62 acre site as a planned commercial mixed use development. The Planning Commission approved a use-on-review application (10-K-05-UR) for this site on 10/13/05 for four buildings with a total building area of 64,200 square feet. The applicant has now submitted a revised development plan for five buildings with a total building area of 61,005 square feet. The mixed uses will include two shopping center buildings with a total area of 33,060 square feet, 14,945 square feet of office space and 13,000 square feet of warehouse/business services. The revised plans also include some changes in the drive aisles and parking.

There will be one access drive onto Hardin Valley Rd. that will serve this development. Protective covenants have been prepared for this development.

**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. The existing left turn lane from Hardin Valley Rd. into the development is adequate for the proposed development.
3. The impact of the proposed development on adjacent residential properties will be minimal, because the property fronts on and has access only to Hardin Valley Rd., and does not face any established residential uses. The proposal will have no impact on schools.
4. 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 an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan (updated August 2003) proposes light industrial uses for the site. PC (Planned Commercial) is listed as a permitted zone under the light industrial 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:** 5/11/2006

**Details of MPC action:**

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**Summary of MPC action:**

APPROVE the development plan for the proposed mixed use planned commercial development with a total building area of up to 62,000 square feet, subject to 9 conditions

**Date of MPC Approval:**

5/11/2006

**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:**