CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



KNOXVILLE•KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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www•knoxmpc•org

Owner:

PROPERTY INFORMATION

General Location:	North side of Hardin Valley Rd., west of Westcott Blvd.		
Other Parcel Info.:			
Tax ID Number:	104 16.01 & 17.02	Jurisdiction:	County
Size of Tract:	12.62 acres		
Accessibility:	Access is via Hardin Valley Rd., a minor arterial street with a four lane with center median section within a 250' right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land and cemetery		
Surrounding Land Use:			
Proposed Use:	Commercial Center		Density:
Sector Plan:	Northwest County	Sector Plan Designation: LI & STPA	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This site is located in an area of mixed residential and business park development.		

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

Street:

10229 Hardin Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

PC (Planned Commercial) & F (Floodway)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

Property (Parcel 17.02) rezoned to PC (Planned Commercial) by Knox County Commission on 2/28/2005. Parcel 16.01 was rezoned to PC (Planned Commercial) by Knox County Commission on 12/19/2005.

PLAN INFORMATION (where applicable)

Current 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):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knox County Zoning Ordinance. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Submitting a revised landscape plan to Planning Commission Staff for approval, addressing the revisions to the site development plan from the previous approval. 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Obtaining an administrative plat approval for the combination of tax parcels 16.01 and 17.02 and recording the approved plat. 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
	 Public water and sewer utilities are available in the area to serve this site. The existing left turn lane from Hardin Valley Rd. into the development is adequate for the proposed development. 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. 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

	approval of a use of 2. The proposed of permitted on review and Sector Plan. The use is compat significantly injure through residential environment for the CONFORMITY OF 1. The Northwest OPC (Planned Comp	on review. commercial development is consistent w: The proposal is consistent with the fhe use is in harmony with the generiable with the character of the neighbour the value of adjacent property. The areas. No surrounding land uses we proposed use. THE PROPOSAL TO ADOPTED I County Sector Plan (updated Augus mercial) is listed as a permitted zon	ing district as well as the general criteria for nt with the following general standards for uses he adopted plans and policies of the General Plan ral purpose and intent of the Zoning Ordinance. orhood where it is proposed. The use will not use will not draw substantial additional traffic vill pose a hazard or create and unsuitable MPC PLANS t 2003) proposes light industrial uses for the site. e under the light industrial designation. on the Knoxville-Knox County-Farragut Growth
MPC Action:	Approved		MPC Meeting Date: 5/11/2006
Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knox County Zoning Ordinance. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Submitting a revised landscape plan to Planning Commission Staff for approval, addressing the revisions to the site development plan from the previous approval. 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Obtaining an administrative plat approval for the combination of tax parcels 16.01 and 17.02 and recording the approved plat. Recording an access easement across the property from the entrance on Hardin Valley Rd. to the existing cemetery located behind Building #2. Recording the approved protective covenants for this Planned Commercial development. 		
	district.	· · ·	nents for approval of a Use-on-Review in the PC
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	n?: 🔲 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: