CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number:6-D-15-URApplication Filed:4/23/2015Applicant:BRANDON BARRETT

Related File Number: Date of Revision:
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PROPERTY INFORMATION

General Location:	Southeast side of Hardin Valley Rd., southwest of Valley Vista Rd.		
Other Parcel Info.:			
Tax ID Number:	103 116	Jurisdiction:	County
Size of Tract:	2.453 acres		
Accessibility:	Access is via Hardin Valley Rd., a minor arterial street with 3 lane section with a 44' pavement width within an 80' right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and vacant land		
Surrounding Land Use:			
Proposed Use:	Zaxby's Restaurant	Density:	
Sector Plan:	Northwest County Sector Plan Des	ignation: Mixed use	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This area is developed with a mix of residential, office and commercial uses, under A, PR, OB and PC zoning.		

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

Street:

10800 Hardin Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay) pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

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 request for a 90 seat restaurant containing approximately 3,847 square feet of floor area as shown on the development plan, subject to 7 conditions
Staff Recomm. (Full):	 Obtaining approval from Knox County Commission of the rezoning request for this property to PC (Planned Commercial) / TO (Technology Overlay). Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Access to the remaining eight acres of this parcel that is zoned A (Agricultural) / TO (Technology Overlay), shall be restricted to two dwelling units unless a revised access plan is approved by the Planning Commission. Any future development of the property should look at a shared access drive with the property to the west. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 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. Meeting all applicable requirements of the Knox County Zoning Ordinance.
	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 a Zaxby's restaurant with approximately 3,847 square feet of floor area, including 90 seats and a drive-thru window. The development site of 2.34 acres is located on the southeast side of Hardin Valley Rd., just southwest of Valley Vista Rd. Access to the site will be off of Hardin Valley Rd. Staff has recommended a restriction for access to the remaining eight acres of this parcel that is zoned A (Agricultural) / TO (Technology Overlay). To reduce future curb cuts onto Hardin Valley Rd., shared access drives with adjoining parcels are recommended.
	The Planning Commission recommended approval of the request to rezone the property from A (Agricultural) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay) on May 14, 2015. The Knox County Commission will consider the request at their June 22, 2015 meeting.
	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 June 8, 2015.
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE
	 All public utilities are available to serve the site. The traffic impact study that had been prepared for the proposed restaurant concluded that the existing street infrastructure would adequately handle the proposed development. The proposed restaurant is compatible with the scale and intensity of the surrounding development and zoning pattern.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

Legislative Body:	Knox County B	oard of Zoning Appeals			
	LEGIS	SLATIVE ACTION AND	DISPOSITION		
Date of Withdrawal:		Withdrawn prior to public	cation?: Action Appealed?:		
Date of Approval:	6/11/2015	Date of Denial:	Postponements:		
Summary of Action:	APPROVE the request for a 90 seat restaurant containing approximately 3,847 square feet of floor area as shown on the development plan, subject to 7 conditions				
Details of Action:					
Action:	Approved		Meeting Date:	6/11/2015	
	 plans and policies of the General Plan and Sector Plan. The use is in harmony with the ge purpose and intent of the Zoning Ordinance. The use is compatible with the character of th neighborhood where it is proposed. The use will not significantly injure the value of adjace The use will not draw additional traffic through residential areas since the development is lo an arterial streets. No surrounding land uses will pose a hazard or create and unsuitable of the proposed use. CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS 1. The Northwest County Sector Plan proposes mixed use development for this site which the proposed use. 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farrage Policy Plan map. 				
	well as the gen 2. The propose following gener	eral criteria for approval of a use ed commercial development with al standards for uses permitted o	the recommended conditions is con review: The proposal is consist	onsistent with the ent with the adopted	

If "Other":

Amendments:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

Effective Date of Ordinance:

Date of Legislative Action:

Date of Legislative Appeal:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments: