

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 6-E-18-TOB Related File Number:
Application Filed: 5/7/2018 Date of Revision:
Applicant: SAFE HARBOR DEVELOPMENT

PROPERTY INFORMATION

General Location: Northwest side of Hardin Valley Road, northeast of Cherahala Boulevard.
Other Parcel Info.:
Tax ID Number: 104 00605 Jurisdiction: County
Size of Tract: 1.36 acres
Accessibility: Access is via an access easement out to Hardin Valley Road, a four-lane, median divided, minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Carwash Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 10561 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: NA
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: Not applicable at this time.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plans as submitted, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 5) Any proposed signage will require a separate TTCDA application and approval.

Comments:

- 1) This is a request for approval of a development plan for a carwash facility on a 1.36 acre lot that is located on the northwest side of Hardin Valley Rd., northeast of Cherahala Blvd. The development site will access an existing driveway connection (access easement) to Hardin Valley Rd. at the eastern end of the property. There will be no direct access out to Hardin Valley Rd.
- 2) The Board had approved a development plan for two restaurants and a carwash at this location back on September 11, 2017 (9-C-17- TOB). The site for the restaurants has been developed with Salsarita"s (6-C-18-TOS) to occupy one of the tenant spaces. This request is only for revisions to the carwash site that changes the proposed stormwater detention from an underground facility to above ground, changes the parking layout for the vacuum stations and modifies the building.
- 3) The proposed parking for the carwash complies with both the requirements of the Knox County Zoning Ordinance and the minimum and maximum parking requirements of the TTCDA Design Guidelines.
- 4) The proposed development site is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 5) The proposed landscape plan is consistent with the Design Guidelines.
- 6) The building's exterior siding will be primarily a mix of brown and tan brick and split face running bond CMU. The entrance and windows at the office will have a dark bronze shed roof canopy. The roof system includes a TPO roofing membrane and a dark bronze prefinished metal shed roof. The proposed dumpster enclosure will match the materials and colors used in the carwash building. The mechanical equipment will be roof mounted behind a parapet wall and will be screened from view from the street.
- 7) The proposed lighting for the development includes full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.
- 8) The proposed signage for the carwash will require a separate TTCDA application and approval.
- 9) The proposed carwash site does not require review and approval by The Development Corporation of Knox County, since that site is not subject to the Development Corporation's design requirements.

Action: Approved with Conditions

Meeting Date: 6/11/2018

Details of Action: APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
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- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 5) Any proposed signage will require a separate TTCDA application and approval.

Summary of Action:

Date of Approval: 6/11/2018

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: