

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the revised development plan to permit the construction of up to 75 additional parking spaces as shown on the plan subject to 10 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all requirements of the previously approved use on review and concept plan (6-J-06-UR & 7-SK-06-C))
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. No driveways that will permit two- way access to or from the site to Hardin Valley Rd. will be permitted within 400' of the proposed main entrance to the development
5. Provision of access to the rear of the out parcels from Spring Bluff Wy.
6. Replatting the out parcels via the appropriate subdivision process
7. A separate use on review request will be required for each out parcel
8. Obtaining the required Certificate of Appropriateness from the Tenn. Technology Corridor Development Authority prior to commencing any grading on this site
9. Provision of a landscaping plan for review and approval by MPC staff. All landscaping to be installed within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of engineering and Public Works to guarantee such installation
10. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and approval prior to commencing any grading on this site

Comments: The owner has approval for a mixed use development that contains a shopping center and multi-family dwellings. The shopping center occupies 20.5 acres of the site and was approved to contain 127,000 square feet of retail space and four out parcels. The multi-family development was approved for up to 168 apartments to be located on 11.77 acres of the site.

The owner is leasing a portion of the proposed retail space to an educational use. The proposed tenant has a need for additional parking to be provided to meet the needs of the future students and staff. The development plan proposes the addition of 75 parking spaces to the previously approved plan. In order to provide these parking spaces the depth of the three western most out parcels is being decreased. This change will require that the out parcels be replatted through the subdivision process.

The original development plan for the out parcels provided for limited access to Hardin Valley Rd. with additional access from the rear of the lots from Spring Bluff Wy. The proposed parking lot cuts off the rear access to those lots. Staff will continue to recommend access to Hardin Valley Rd. be limited, therefore the rear access to the out parcels must be restored in some form.

Since the TO (Technology Overlay) zone governs this site, the applicants will still need to obtain approval of the development plan for the parking lot from the Tennessee Technology Corridor Development Authority (TTCCA).

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

1. The proposed parking lot will have no impact on local services. All utilities are readily available to the site.
2. Traffic capacity exists to support this project due to the recent improvements to Hardin Valley Road.
3. The proposed parking lot as part of the commercial subdivision is consistent in use and density with the zoning and development in the area.
4. Storm drainage will be directed into the existing drainage ways on this site. Stormwater detention, grading and drainage plans will be required that meet Knox County's regulations.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed development meets the standards for development within the PC (Planned Commercial) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan as amended proposes commercial uses for this site.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PC (Planned Commercial Zone).
 - C. The use is compatible with the character of the neighborhood where it is proposed.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. Hardin Valley Rd. is classified as a minor arterial street. With that classification, it is expected to move traffic to and through the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for Commercial use.
2. The site is identified as being within the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan

Action: Approved **Meeting Date:** 7/8/2010

Details of Action:

Summary of Action: APPROVE the revised development plan to permit the construction of up to 75 additional parking spaces as shown on the plan subject to 10 conditions

Date of Approval: 7/8/2010 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Not applicable

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:**