

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 development plan for the proposed office building in the PC (k) (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 9 conditions:

- Staff Recomm. (Full):
1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTEDA) for the proposed development.
 2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
 3. Valley Vista Rd. shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a certificate of occupancy being issued for this building.
 4. Submitting engineered drawings for the retaining walls to the Knox County Department of Engineering and Public Works for review and approval.
 5. Revising the profile drawing and grading plan for the driveway connection to the existing office building site to the northeast (tax parcel 119.04) to provide a 15% grade or less and a K-value of 5 at either end for transition to the existing and proposed parking areas. If the requested revisions cannot be achieved, the driveway connection between the two parcels will have to be eliminated.
 6. Certification by a registered land surveyor that 400' of site distance can be achieved in both directions along Valley Vista Rd. at the proposed driveway cut prior to a building permit being issued for this development.
 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 9. 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 install so as not to interfere with the sight triangles and visibility along public streets.

With the conditions noted above, this request meets the requirements for approval in the PC (k) (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 6048 square foot two story office building on a portion of Lot 2 of Vista Dei Monte Subdivision. The Planning Commission had approved a commercial center with 16,500 square feet of retail shops and 17,250 square feet of office space on Lot 2 on February 8, 2007. An office building was proposed in this location on a revised site plan submitted with the previous plans, but since Staff did not have adequate time to evaluate the change, a condition of the development approval required the office building to be removed from the development plan.

The revised site plan submitted for this development includes a driveway connection to the existing office building site to the northeast (tax parcel 119.04). As proposed the driveway grade exceeds 19% with transitions to the existing and proposed parking areas with a K-value of only 3.18. This design is not acceptable and Staff is recommending a condition that the profile drawing and grading plan for the driveway be revised to provide a 15% grade or less and a K-value of 5 at either end for transition to the existing and proposed parking areas. If the requested revisions cannot be achieved, the driveway connection between the two parcels will have to be eliminated.

This proposed development has a connection to Valley Vista Rd., a proposed public street that has not been completed. Staff has recommended a condition that Valley Vista Rd. be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a certificate of occupancy being issued for this building.

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 (TTCCA). The TTCCA will consider this request on July 9, 2007.

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. With the recent improvements to Hardin Valley Rd. and the proposed improvements recommended by the traffic study for the commercial subdivision (10-SH-06-C/10-W-06-UR), there will be adequate road capacity to handle the traffic generated by this development.
3. 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 office 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 proposes commercial uses for the site. The proposed use is consistent with the PC (Planned Commercial) zoning district and sector plan 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: 7/12/2007

Details of MPC action:

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Summary of MPC action:

APPROVE the development plan for the proposed office building in the PC (k) (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 9 conditions:

Date of MPC Approval:

7/12/2007

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: