

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 9-A-19-TOB

Related File Number:

Application Filed: 7/2/2019

Date of Revision:

Applicant: HARLEY BITTLE

PROPERTY INFORMATION

General Location: South side of Hardin Valley Road, east side of Gliding Hawk Lane, west of Valley Vista Road.

Other Parcel Info.:

Tax ID Number: 103 11508 & 11509

Jurisdiction: County

Size of Tract: 2.83 acres

Accessibility: Access is via Gliding Hawk Ln. a local street with a 26' pavement width within a 60' right-of-way with access out to Hardin Valley Rd., a minor arterial street with a 3 lane section with a 44' pavement width within an 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Commercial businesses including a restaurant, retail space and a tire sales and service center. **Density:**

Sector Plan: Northwest County **Sector Plan Designation:**

Growth Policy Plan:

Neighborhood Context:

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

Street: 10838 Hardin Valley Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / 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: Waiver to exceed the maximum number of parking spaces allowed for the tire sales and service center under the Design Guidelines (Design Guidelines Section 1.7.5) by allowing an increase from 36 spaces to 45 spaces as identified on the development plan.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends APPROVAL of the requested Waiver to exceed the maximum number of parking spaces allowed for the tire sales and service center under the Design Guidelines by allowing an increase from 36 spaces to 45 spaces as identified on the development plan.

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

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Installation of all sidewalks and any required crosswalks as identified on the development plan, subject to meeting Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works. This includes the sidewalks along Gliding Hawk Ln. from the existing sidewalk along Hardin Valley Rd. to the southern property line for this site with connections to the internal sidewalk system. The crosswalk and lane markings shall also be installed for Gliding Hawk Ln at the intersection with Hardin Valley Rd.
- 3) 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. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
- 4) Approval of the Traffic Impact Letter update for Palmer Subdivision (submitted by CDM Smith on September 3, 2019) by the Knox County Department of Engineering and Public Works and Planning staff.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Proposed signage will require separate TTEDA applications and approval.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 8) Obtaining a use on review approval from the Planning Commission for the proposed commercial development (9-A-19-UR) that will be before the MPC on September 12, 2019.6.

Comments:

- 1) This is a request for development approval for Lots 1R3 and 1R4 in Palmer Subdivision which is located on the south side of Hardin Valley Road, east side of Gliding Hawk Lane, just west of Valley Vista Road.
- 2) Lot 1R3 which has a lot area of 1.33 acres will be the site for Matlock Tire. The tire center which will have a building area of approximately 10,240 square feet, will include a total of 13 service bays.
- 3) Under the Design Guidelines, the proposed tire center would be allowed a maximum of 36 parking spaces. The applicant is proposing a total of 45 parking spaces for this site which requires the approval of a waiver by the Board from the Design Guidelines for maximum parking spaces. In their waiver request, the applicant has identified that based on the number of service bays included in the building, their experience at other locations is that the proposed spaces are needed. Staff supports the requested waiver.
- 4) Lot 1R4 which has a lot area of 1.5 acres will be the site of a 6,345 square foot retail building which is proposed for a restaurant and retail space. The application is proposing a total of 59 parking spaces for this site.
- 5) Access for the site will be out to Gliding Hawk Ln to the west, and the interior driveways for the retail center located on the east side of the site. There is no direct access out to Hardin Valley Rd. Sidewalk connections are proposed from the retail center to the east and the sidewalks that will be installed along Gliding Hawk Ln with a connection out to the sidewalks along Hardin Valley Rd.
- 6) A traffic impact study had been previously approved for this commercial subdivision. The applicant was required to install street and driveway improvements on Hardin Valley Rd. as a part of the Subdivision approval. The applicant was required to provide a Traffic Impact Letter update for Palmer Subdivision (submitted by CDM Smith on September 3, 2019) to analyze the changes in proposed uses for the site to determine if any additional street improvements would be required.

- 7) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 8) The landscape plan is consistent with the Design Guidelines.
- 9) The exterior siding for the buildings will include a mix of tan masonry trim and wainscot, red brown brick with accent brick, tan EIFS siding and bronze storefronts. The mechanical equipment will be located on the flat roof of the retail building and behind the tire center and will be screened from view from the street. The proposed dumpster enclosures will match the materials in the buildings.
- 10) The proposed lighting for the parking lot and main building includes full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.
- 11) Proposed signage will require a separate application and approval.
- 12) The use on review application (9-A-19-UR) for the proposed commercial development will be before the Planning Commission on September 12, 2019.

Action: Approved **Meeting Date:** 9/9/2019

Details of Action: APPROVE the Waiver to exceed the maximum number of parking spaces allowed for the tire sales and service center under the Design Guidelines by allowing an increase from 36 spaces to 45 spaces as identified on the development plan.

Based on the application and plans as submitted and revised, APPROVE the request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Installation of all sidewalks and any required crosswalks as identified on the development plan, subject to meeting Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works. This includes the sidewalks along Gliding Hawk Ln. from the existing sidewalk along Hardin Valley Rd. to the southern property line for this site with connections to the internal sidewalk system. The crosswalk and lane markings shall also be installed for Gliding Hawk Ln at the intersection with Hardin Valley Rd.
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- 4) Approval of the Traffic Impact Letter update for Palmer Subdivision (submitted by CDM Smith on September 3, 2019) by the Knox County Department of Engineering and Public Works and Planning staff.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Proposed signage will require separate TTCCA applications and approval.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 8) Obtaining a use on review approval from the Planning Commission for the proposed commercial development (9-A-19-UR) that will be before the MPC on September 12, 2019.6.

Summary of Action:

Date of Approval: 9/9/2019 **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: