

# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW



**File Number:** 9-A-19-UR **Related File Number:**  
**Application Filed:** 7/2/2019 **Date of Revision:**  
**Applicant:** HARLEY E. BITTLE, III

### 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  
**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:** General Commercial  
**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:** 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:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Knox County Commission approved the rezoning of this property to PC/TO on October 28, 2013.

### 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.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for two commercial buildings with a total building area of approximately 16,585 square feet, as shown on the development plan, subject to 8 conditions

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (9-A-19-TOB) that will be before the Board on September 9, 2019.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. 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.
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. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
5. 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.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Proposed signage for the commercial center is subject to approval by Planning Staff and the TTCDA Board.
8. 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:

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. 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. There will be a total of 45 parking spaces provided for this site. 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. With the restaurant use, the application is proposing a total of 59 parking spaces for this site.

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.

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 September 9, 2019.

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. That letter is still subject to approval by the Knox County Department of Engineering and Public Works and Planning staff.

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

1. All public utilities are available to serve the site.
2. The proposed commercial development 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**

1. With the recommended conditions, the proposal meets all requirements of the PC/TO zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development with the recommended conditions 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 additional traffic through residential areas since the development is located off of an arterial street. 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 a Mixed Use Special District for this site with the recommendation of a mixed use neighborhood center. The proposed commercial development within Palmer Subdivision is in conformity with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

<b>Action:</b>	Approved with Conditions	<b>Meeting Date:</b>	9/12/2019
<b>Details of Action:</b>			
<b>Summary of Action:</b>	APPROVE the request for two commercial buildings with a total building area of approximately 16,585 square feet, as shown on the development plan, subject to 8 conditions		
<b>Date of Approval:</b>	9/12/2019	<b>Date of Denial:</b>	<b>Postponements:</b>
<b>Date of Withdrawal:</b>	<b>Withdrawn prior to publication?:</b> <input type="checkbox"/> <b>Action Appealed?:</b>		

**LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knox County Board of Zoning Appeals	<b>Date of Legislative Action, Second Reading:</b>	
<b>Date of Legislative Action:</b>		<b>Other Ordinance Number References:</b>	
<b>Ordinance Number:</b>		<b>Disposition of Case, Second Reading:</b>	
<b>Disposition of Case:</b>		<b>If "Other":</b>	
<b>If "Other":</b>		<b>Amendments:</b>	
<b>Amendments:</b>		<b>Effective Date of Ordinance:</b>	
<b>Date of Legislative Appeal:</b>			