

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 9-B-23-TOB Related File Number:
Application Filed: 7/31/2023 Date of Revision:
Applicant: MARK CAMPBELL CARTER ENGINEERING

PROPERTY INFORMATION

General Location: Southwest corner of Hardin Valley Rd and Greenland Way
Other Parcel Info.:
Tax ID Number: 103 M A 004 Jurisdiction: County
Size of Tract: 1.75 acres
Accessibility: Access is via Spring Bluff way, a private right-of-way with a 25-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac (Agricultural)
Surrounding Land Use:
Proposed Use: Chikfila building and drive through facility Density:
Sector Plan: Northwest County Sector Plan Designation: GC (General Commercial)
Growth Policy Plan:
Neighborhood Context:

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

Street: 2187 Greenland Way
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:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to five conditions:

- 1) Obtaining Planning Commission approval of the development plan case associated with this request prior to applying for permits. A request for development plan approval is on the September 14, 2023 Planning Commission agenda (Case 9-C-23-DP).
- 2) Coordination and partnership with County Engineering and Public Works to ensure anticipated increases in traffic are mitigated.
- 3) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

The proposal is for a new Chick-Fil-A restaurant with a drive through facility on a 1.75-acre site on Hardin Valley Road. Spring Bluff Way runs along the southern boundary of the property. There will be one driveway access on Spring Bluff Way.

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR BUILDING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

1. The building is setback 50 ft from Hardin Valley Rd. The building setbacks adhere to either the PC zone or the TTCDA guidelines, whichever is more stringent. The building meets the required setbacks, including the 100-ft setback where it abuts the multifamily residential development on Greenland Way.
2. The parking lot has 72 parking spaces, including 5 compact spaces. This meets the minimum requirement, which is 40 spaces and is under the maximum, which is 82 spaces.
3. The parking lot also meets the 20-ft landscape buffer requirements along right of ways.
4. This property has no existing vegetation. The landscape plan is extensive and adheres to all landscape requirements of TTCDA.
5. The lighting plan meets all TTCDA guidelines for lighting intensity. Light poles have full cut off with dark bronze non-reflective finishes.
6. Chick-Fil-A has four building signs and one monument sign. Three building signs are identical and read "Chick-fil-A" spelled in cursive. The letters are LED-illuminated channel letters. They are 37.71 sq ft each with red acrylic trimcap with aluminum returns painted to match the brick. The other building sign is the square shaped Chick-Fil-A logo. It is 36 sq ft. and of cardinal red vinyl. The building has 3 frontages along Hardin Valley Rd, Greenland Way and Spring Bluff Rd, each with a building sign maximum of 100 sq ft. The four signs total 244'-9" in area, which is less than the 300 sq ft allotted by the TTCDA Guidelines. The four building signs are under the maximum at 149 sq ft. The flex faces are decorated with translucent vinyl film on surface of acrylic and is internally illuminated with white LED lights. The monument sign is 50 sq ft on each side for a total of 100 sq ft, which is based on the building frontage up to a maximum of 100 sq ft. The base masonry will match the building. This rectangular sign reads "Chick-fil-A" spelled in cursive. The cabinet is internally illuminated with white LED lights. The finish for all signs is satin. Staff supports this finish as it is not glossy or reflective.

B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.

1. This property is zoned PC (Planned Commercial) / TO (Technology Overlay). In general, uses permitted shall include office, commercial services and light distribution centers. The protective covenants allow commercial uses. This proposal is consistent with the intent of the PC zone.

2. This case is associated with Planning Commission case file # 9-C-23-DP. Knox County Zoning Ordinance 5.33.13. Administration.- A development plan shall be submitted to the Planning Commission for approval.
3. The applicant does not wish to replat the property, so the Subdivision Regulations are not applicable.

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

1. Hardin Valley Road has developed with a range of commercial uses, including other fast food restaurants with drive through windows, so the use is consistent with development along this major corridor.
- 2: The applicant is working with Knox County Engineering and Public Works on any improvements that may be required along Hardin Valley Road.
3. As stated previously, staff supports the landscaping plan as proposed because it meets the TTCDA standards. This will provide plantings between the development and the street, as well as multiple trees within the site.

D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.

1. As stated in the traffic study, Hardin Valley Road is a minor arterial, which experiences high traffic volumes and congestion. A condition of the use on review associated with this request states that the applicant shall coordinate and partner with County Engineering and Public Works to ensure anticipated increases in traffic are mitigated.

Action: Approved **Meeting Date:** 9/11/2023

Details of Action: Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to five conditions:

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- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Summary of Action:

Date of Approval: 9/11/2023 **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:**