

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 9-C-16-TOB Related File Number:
Application Filed: 8/1/2016 Date of Revision:
Applicant: 10611 HARDIN VALLEY PLAZA

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., west side of Cherahala Blvd.
Other Parcel Info.:
Tax ID Number: 104 00103, 00104 & 103EA001 Jurisdiction: County
Size of Tract: 2.91 acres
Accessibility: Access is via Hardin Valley Road, a four-lane, median divided, minor arterial street, Cherahala Blvd., a median divided local street that serves the Pellissippi Corporate Center, and Pentwater Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Shopping center Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 10611 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / 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: Waivers to:
1) Exceed the maximum number of parking spaces allowed for a shopping center under the Design Guidelines by allowing an increase from 57 spaces to 118 spaces as identified on the development plan.
2) Increase the height of the yard sign from 6 feet to 8 feet.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends APPROVAL of the requested Waivers to:

- 1) Exceed the maximum number of parking spaces allowed for a shopping center under the Design Guidelines by allowing an increase from 57 spaces to 118 spaces as identified on the development plan.
- 2) Increase the height of the yard sign from 6 feet to 8 feet.

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) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Obtaining approval from the Knox County Department of Engineering and Public Works for the design of the proposed access to Cherahala Blvd., and the design of the changes to the median in Cherahala Blvd.
- 3) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 4) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 5) 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.
- 6) Obtaining approval from The Development Corporation of Knox County for the proposed development.
- 7) The building signs for the individual tenants will require separate TTCDA applications and approval.

Comments:

- 1) This is a request for a shopping center with a proposed building area of approximately 16,281 square feet. The development site of 2.91 acres is located on the north side of Hardin Valley Rd. and the west side of Cherahala Blvd. Proposed access to the site includes a shared driveway from the Weigels store onto Hardin Valley Rd., and access to both Cherahala Blvd. and Pentwater Dr. The proposed driveway connection to Cherahala Blvd. includes a cut in the median of Cherahala Blvd. that will allow a north bound left turn into the site off of Cherahala Blvd. The exit from the site at that location will be a right turn only.
- 2) The minimum parking required for this shopping center by the Knox County Zoning Ordinance is 82 spaces. The TTCDA Design Guidelines have a minimum parking standard of 33 spaces and a maximum standard of 57 spaces for a shopping center with 16,281 square feet. The applicant is proposing 118 parking spaces which exceeds the maximum off-street parking requirements allowed by the Design Guidelines for a shopping center. A waiver will be required from the Design Guidelines.
- 3) Staff is recommending approval of the waiver request based on the following analysis: a. The Design Guidelines maximum number of spaces is less than the minimum requirements of the Knox County Zoning Ordinance for a shopping center; and b. The shopping center parking standards do not clearly account for restaurant space within the center. The applicant has indicated that approximately 7675 square feet (47%) of the center may be leased for restaurant use. Under the Guidelines, the maximum number of spaces for a shopping center is 3.5 spaces per 1000 sq. ft. of Gross Floor Area (GFA) versus 15 spaces per 1000 sq. ft. of GFA for a restaurant. With the assignment of 47% for restaurant use, the maximum number of spaces under the Guidelines would be 146 spaces which would support the request for 118 spaces.
- 4) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 5) The proposed landscape plan is consistent with the Design Guidelines.
- 6) The building's exterior siding will be primarily a mix of brown and tan brick, with a tan EIFS cornice.

The dark bronze storefront systems will include a mix of dark bronze cantilevered and shed canopies over the store entrances. The proposed dumpster enclosures will match the materials and colors used in the shopper center building. The mechanical equipment will be located on the ground behind the building and will be screened from view from the street.

7) The proposed lighting for the development includes full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.

8) The building which has approximately 200 feet of frontage on Hardin Valley Rd., will allow a sign area of up to 100 square feet for the proposed yard sign. The yard sign meets the 20 foot setback requirement from Hardin Valley Rd. The proposed sign is 8 feet in height and has approximately 47 square feet of sign message area per side for a total of 94 square feet. The sign structure includes brick on a cultured stone base with colors to match the colors in the building facade. The lighting for the yard sign will be shielded LED ground mounted lights.

9) A waiver is required to allow an increase in height of the yard sign from 6 feet to 8 feet. Staff is recommending approval of the waiver since the sign is consistent in height with the sign approved for the shopping center directly across Hardin Valley Rd., and the sign is subject to approval by The Development Corporation of Knox County.

10) The building signs for the individual tenants will require a separate TTCDA applications and approval.

11) The proposed development will require review and approval by The Development Corporation of Knox County, since the retail center is subject to the Development Corporation's design requirements.

Action: Approved with Conditions

Meeting Date: 11/7/2016

Details of Action: APPROVAL of the requested Waivers to:

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Summary of Action:

Date of Approval: 11/7/2016

Date of Denial:

Postponements: 9/6/2016,
10/10/2016

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: