CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number:	9-C-23-DP
Application Filed:	7/31/2023
Applicant:	MARK CAMPBELL

PROPERTY INFORM	ATION			
General Location:	West side of Greenland Way, Southside of Hardin Valley Rd			
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 joint permanent access easement, with a 25-ft pavement width within a 40-ft right-of-way.			
GENERAL LAND USE INFORMATION				
Existing Land Use:	Agriculture/Forestry/V	acant Land		
Surrounding Land Use:				
Proposed Use:	Fast Food Restaurant	t	Dens	ity:
Sector Plan:	Northwest County	Sector Plan Designation:	GC (General Commercial)), HP (Hillside Protection)
Growth Policy Plan:	Planned Growth Area			
Neighborhood Context:	This property is a part of the commerical node along Hardin Valley Road just west of the interchange with Pellissippi Parkway. To the north is Pellissippi State Community College and to the west is mostly single family subdivisions.			

Related File Number: Date of Revision:

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

Street:

2187 GREENLAND WAY

PC (Planned Commercial), TO (Technology Overlay)

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

In 2005, the property was rezoned from A (Agricultural) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay). (12-Q-05-RZ / 12-I-05-SP)

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), HP (Hillside Protection)

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:	Whitney Warner
Staff Recomm. (Abbr.):	Approve the development plan for a fast food restaurant with a drive-through facility that has approximately 5,433 sqft of floor area, subject to 7 conditions.
Staff Recomm. (Full):	 Implementing the roadway improvements required by Knox County Engineering and Public Works during permitting, as outlined in the Chick-fil-A Traffic Impact Study prepared by Thouvenot, Wade & Moerchen, Inc. (August 18, 2023). Partnering with Knox County to implement the improvements to Hardin Valley Road by providing funding commensurate to the increase between the pre- and post-construction eastbound and westbound queuing lengths for right and left turning movements onto Greenland Way. The details regarding the shared costs shall be determined during the permitting phase. Provide a sidewalk along the entire Greenland Way frontage to the main entrance of the restaurant per the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code). 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. Meeting all applicable requirements of the Knox County Engineering and Public Works. Meeting all other applicable requirements of the Knox County Zoning Ordinance. Obtaining TTCDA approval of the development plans (Case 9-B-23-TOB).
	With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a development plan.
Comments:	The proposal is for a new Chick-fil-A building and drive through facility in Hardin Valley. The proposed building is 5,433 sq ft and 20 ft, 4.5 inches tall.
	The 1.75-acre site is at the intersection of Hardin Valley Road and Greenland Way. The access is via a single driveway to Spring Bluff Way, which runs along the southern boundary of the site and connects to Greenland Way and Award Winning Way. Per the Knox County Sidewalk Ordinance, a sidewalk is required along the frontage of Greenland Way with internal pedestrian access from the site to sidewalk. The Chick-fil-A Traffic Impact Study (TWM, August 2023) recommends reconfiguring the signal timing for optimization on lane striping and updating the signals, if necessary. Other recommendations are to the private right-of-way system and will not impact the operation of Hardin Valley Road whether or not they are implemented. Staff is recommending that the applicant partner with Knox County to implement the improvements to Hardin Valley Road by providing funding commensurate to the increase of queuing lengths onto Greenland Way (condition #2).
	DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL) In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.
	 ZONING ORDINANCE PC (Planned Commercial): A. It is not the intent of this zone to restrict potential development by limiting uses. 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) GENERAL PLAN - DEVELOPMENT POLICIES A. (2.13) Review development plans to ensure pedestrian needs are being met and that the sidewalk network's continuity is being achieved, especially in the school parental responsibility zones A sidewalk connection will be made from Hardin Valley Road to the adjacent property to the south on

	pleasing streetscape	d use guidelines to foster good architectu es This property is in the Technology O ology Corridor Development Authority) de	verlay and will require	e TTCDA
	A. The property is cl	OUNTY SECTOR PLAN lassified GC (General Commercial). The l e PC zone in the County's Planned Growt		ctor plan allows
	A. The property is w designation are to e the Knox County eco public and private se	RRAGUT - KNOX COUNTY GROWTH P within the Planned Growth Area. The purpo encourage a reasonably compact pattern onomy, offer a wide range of housing cho ectors, particularly with regard to the prov public facilities and services. The propose	oses of the Planned (of development, prom pices, and coordinate rision of adequate roa	note the expansion of the actions of the ads, utilities, schools,
Action:	Approved		Meeting Date:	9/14/2023
Details of Action:				
Summary of Action:	Approve the development plan for a fast food restaurant with a drive-through facility that has approximately 5,433 sqft of floor area, subject to 7 conditions.			
Date of Approval:	9/14/2023	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:	
	LEGISLA	TIVE ACTION AND DISPOSIT	TION	

Legislative Body: Knoxville-Knox County Planning Commission

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: