



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 7-J-06-UR **AGENDA ITEM #:** 102
POSTPONEMENT(S): 7/13/2006 **AGENDA DATE:** 8/10/2006

▶ **APPLICANT:** **HOLROB INVESTMENT, LLC**
OWNER(S): HOLROB KARNS GENERAL PARTNERSHIP

TAX ID NUMBER: 91 00103

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Northwest side of Oak Ridge Hwy., southeast side of Beaver Ridge Rd.**

▶ **APPX. SIZE OF TRACT:** **1.68 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with a 32' pavement width within an 88' right-of-way, and Beaver Ridge Rd., a local street, with a 19' pavement width within a 40' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **ZONING:** **PC (Planned Commercial)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Shopping Center**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential)

South: Office Building / OB (Office, Medical, & Related Services)

East: Residences / RA (Low Density Residential) & PC (Planned Commercial)

West: Community Center / A (Agriculture)

NEIGHBORHOOD CONTEXT: This property is located in an area that has a mix of commercial and residential land uses.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for the proposed retail center, with a total building area of 15,400 square feet in the PC (Planned Commercial) zoning district, subject to the following 15 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.

6. Receiving driveway entrance permits from the Tennessee Department of Transportation.
7. Providing a two-way left-turn lane onto Oak Ridge Hwy. adjacent to the site.
8. Providing separate left and right lanes egressing the site to Oak Ridge Hwy.
9. Providing a traffic signal at the intersection of Oak Ridge Hwy. and the proposed west access if deemed necessary by TDOT.
10. Provide a 100-foot long right-turn lane on Oak Ridge Hwy. to the proposed west access.
11. Adherence to conditions outlined in the Traffic Impact Study.
12. Recording the approved protective covenants for this Planned Commercial development prior to issuance of any grading permits.
13. For this phase of development, access will be limited to Oak Ridge Hwy.
14. Meeting all applicable requirements of TDEC regarding the wetland area.
15. Submitting a revised development plan to MPC staff for review and approval, reflecting the conditions of approval of this plan prior to any grading permits for this site.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the PC zoning district.

COMMENTS:

The applicant is proposing to develop a 1.68 acre portion of this 5.75 acre site as a planned commercial retail center. There are five remaining out parcels included in this property that are proposed to be developed with retail and commercial uses during a later phase of development. A traffic impact study has been submitted for the entire 5.75 acre site; however, updates may be necessary if or when the applicant decides to develop the remaining parcels.

This request is for a retail center with a total building area of 15,400 square feet. The retail center will include 9 units, ranging from 1,400 sq. ft. to 2,100 sq. ft. The property fronts along both Oak Ridge Hwy. and Beaver Ridge Rd. Due to the fact that Beaver Ridge Rd. is a local, primarily residential street, staff is recommending that access to this site be limited to Oak Ridge Hwy. for this first phase of development. Access to Beaver Ridge Rd. will be considered when the remaining parcels are developed. The applicant is proposing to construct 2 access drives onto Oak Ridge Hwy. that will serve this retail center. Driveway entrance permits will have to be issued by the Tennessee Department of Transportation (TDOT).

There are significant wetlands located on the subject property. The current plan shows that these wetlands will be included in the detention area of this project. The applicant will be required to meet all applicable requirements of the Knox County Department of Engineering and the Tennessee Department of Environment and Conservation (TDEC) regarding the wetland area and potential drainage issues.

Since this is a planned commercial development, the applicant will be required to record the approved protective covenants for this development. If or when the applicant decides to develop the remaining 5 out parcels, they will need approval of another use on review with MPC and adhere to the protective covenants recorded for this project.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. Oak Ridge Hwy. is a major arterial street and has sufficient capacity to handle the additional traffic which will be generated by this development. The property fronts along both Oak Ridge Hwy. and Beaver Ridge Rd.; however, staff is limiting access to Oak Ridge Hwy. The impact of the proposed development on adjacent properties will be minimal, because the property has access only to Oak Ridge Hwy. and does not face any established residential uses.
3. The proposal will have no impact on schools.
4. The proposed 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

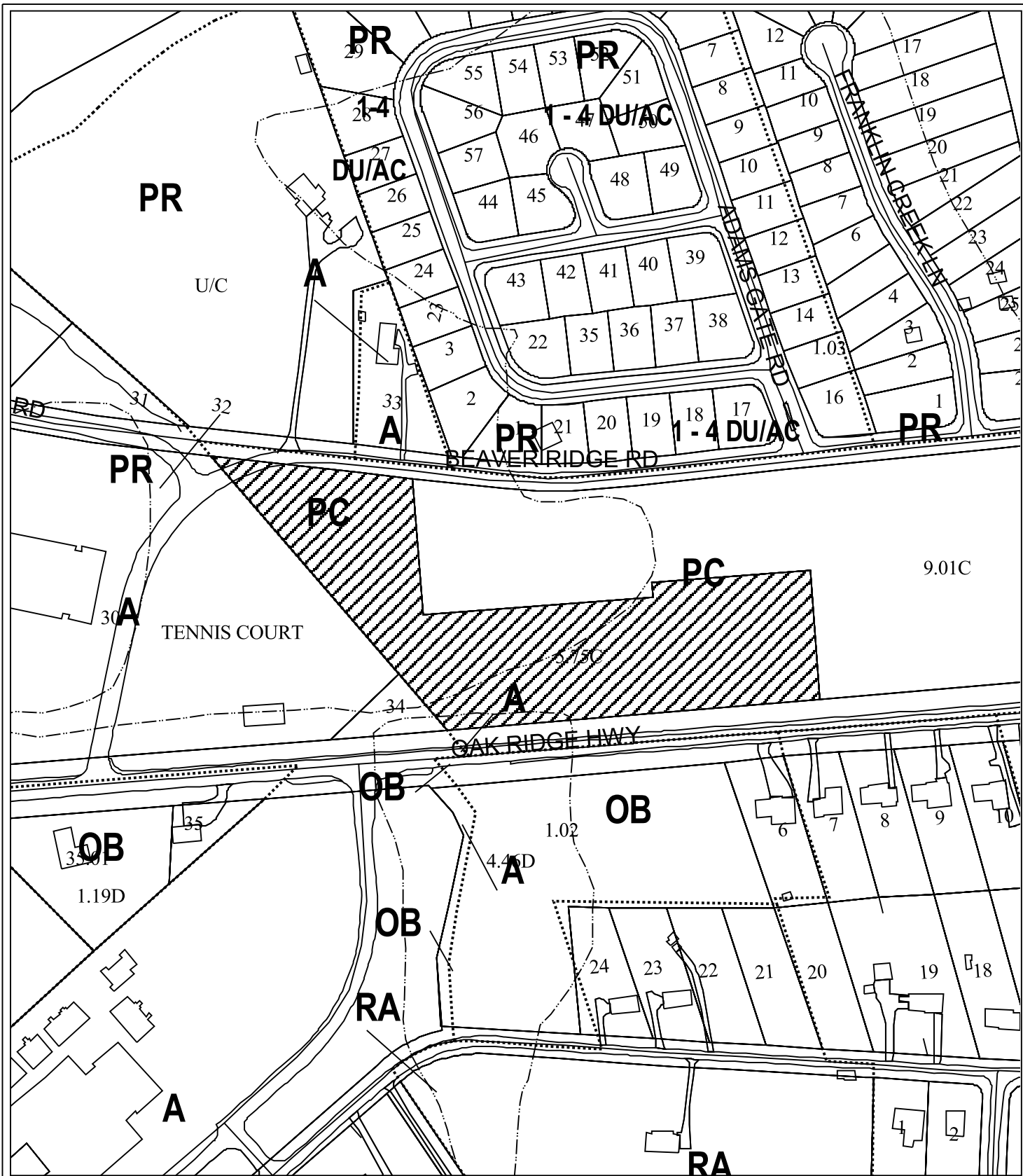
1. The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed retail center is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies 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 substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS


1. The Northwest County Sector Plan proposes commercial and stream protection uses for this site. PC (Planned Commercial) is listed as a permitted zone under the commercial designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



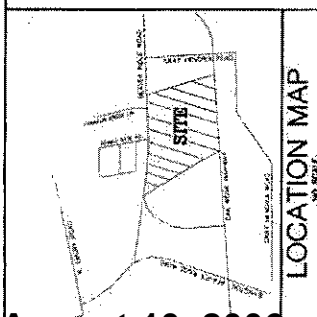
7-J-06-UR
 USE ON REVIEW

Petitioner: Holrob Investment, LLC
 Map No: 91
 Jurisdiction: County

 Shopping Center in PC (Planned Commercial)

Original Print Date: 06/21/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

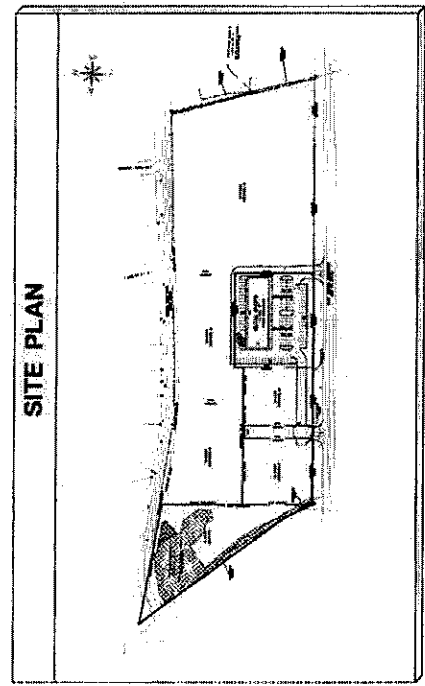




Proposed Development Plans For: Gallery at Karns

**Oak Ridge Highway
Knoxville, Tennessee**

Owner/Developer:
Holrob-Karns General Partnership
5500 Lonas Drive, Suite 300
Knoxville, Tennessee 37909
Contact Tom Schaffler



Index to Drawings

SHEET NO.	DATE	DESCRIPTION
001	10/10/06	CONTRACT SHEET
002	10/10/06	GENERAL NOTES
003	10/10/06	PROPOSED DEVELOPMENT PLAN
004	10/10/06	PROPOSED PAVING AND DRAINAGE PLAN
005	10/10/06	PROPOSED ELECTRICAL PLAN
006	10/10/06	PROPOSED MECHANICAL PLAN
007	10/10/06	PROPOSED PLUMBING PLAN
008	10/10/06	PROPOSED STRUCTURAL PLAN
009	10/10/06	PROPOSED LANDSCAPE PLAN
010	10/10/06	PROPOSED SIGNAGE PLAN
011	10/10/06	PROPOSED TRAFFIC SIGNAGE PLAN
012	10/10/06	PROPOSED UTILITIES PLAN
013	10/10/06	PROPOSED SITE ELEVATION
014	10/10/06	PROPOSED SITE SECTION

ASG
INCORPORATED

Retail Shops
A New Retail Development For
DEVELOPER / OWNER
Knoxville, Tennessee
Oak Ridge Highway
Holrob-Karns General Partnership

Cover Sheet
C-0.0

7-3-06-UR
REVISED
U.O.R.
DATE 10/10/06

List of Project Contacts

MUNICIPAL PLANNER	BUILDING DEPT.	PLANNING DEPT.	TELEPHONE	MAILING	GIS	ELECTRICAL	CIVIL ENGINEER	INSURANCE	AGENCY
City of Knoxville Planning Department 1000 Market Street Knoxville, TN 37902 Contact: [Name]	City of Knoxville Building Department 1000 Market Street Knoxville, TN 37902 Contact: [Name]	City of Knoxville Planning Department 1000 Market Street Knoxville, TN 37902 Contact: [Name]	City of Knoxville Planning Department 1000 Market Street Knoxville, TN 37902 Contact: [Name]	City of Knoxville Planning Department 1000 Market Street Knoxville, TN 37902 Contact: [Name]	City of Knoxville GIS Department 1000 Market Street Knoxville, TN 37902 Contact: [Name]	City of Knoxville Electrical Department 1000 Market Street Knoxville, TN 37902 Contact: [Name]	City of Knoxville Civil Engineering Department 1000 Market Street Knoxville, TN 37902 Contact: [Name]	City of Knoxville Insurance Department 1000 Market Street Knoxville, TN 37902 Contact: [Name]	City of Knoxville Agency Department 1000 Market Street Knoxville, TN 37902 Contact: [Name]

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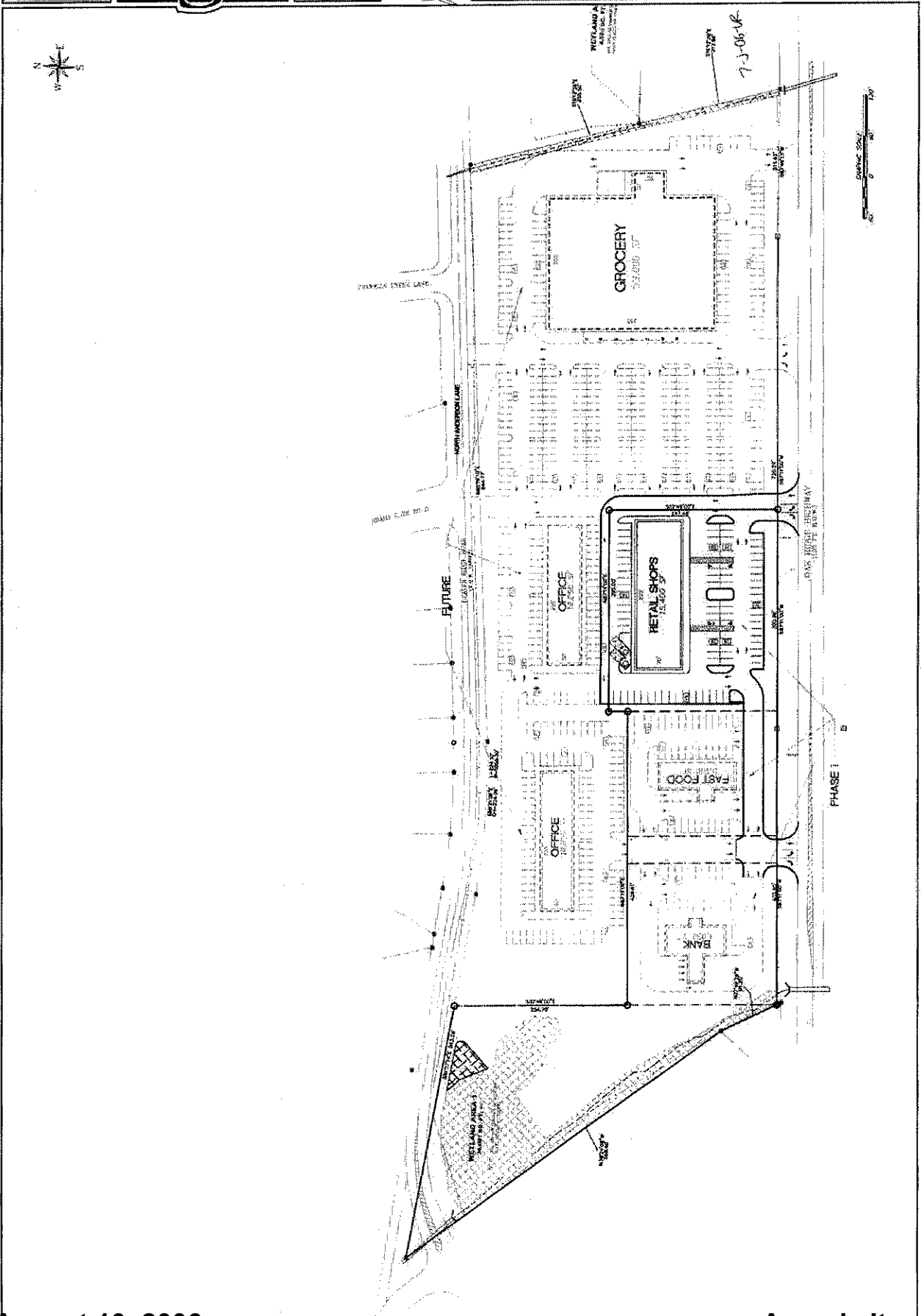
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THE GREAT SEAL OF THE STATE OF TENNESSEE
 1796

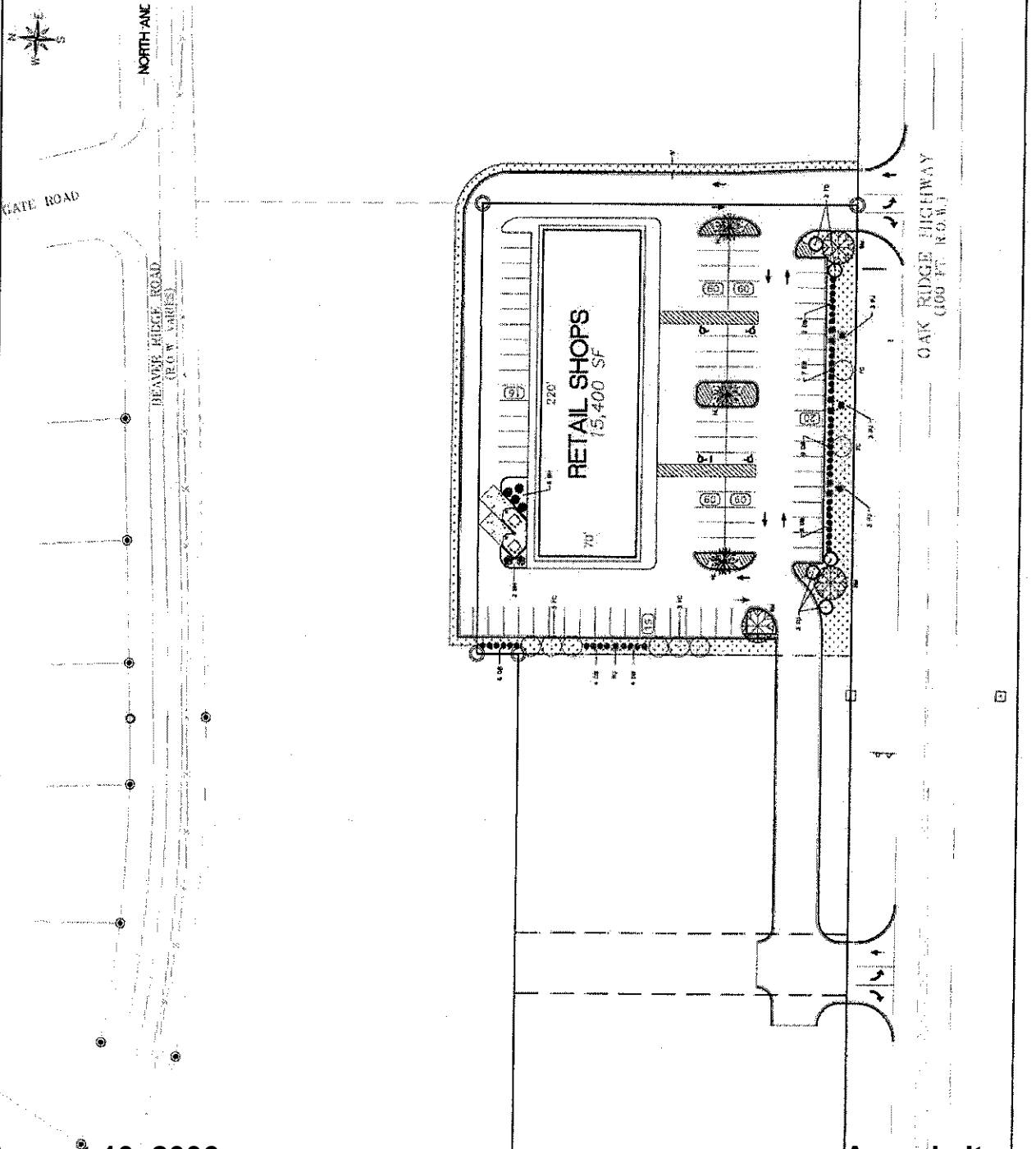


Franklin Creek
 Oak Ridge Highway
 Knoxville, Tennessee
 developed in partnership
 Hollob-Karns General Partnership

Site
 Development
 Plan
 EX-1



SYMBOL	DESCRIPTION	DATE	BY	CHKD
(Symbol)	PLANT WITHIN EXISTING			
(Symbol)	PLANT TO BE REMOVED			
(Symbol)	PLANT TO BE INSTALLED			
(Symbol)	PLANT TO BE MAINTAINED			
(Symbol)	PLANT TO BE REPLACED			
(Symbol)	PLANT TO BE TRANSPLANTED			
(Symbol)	PLANT TO BE DESTROYED			
(Symbol)	PLANT TO BE PRESERVED			
(Symbol)	PLANT TO BE MAINTAINED			
(Symbol)	PLANT TO BE REPLACED			
(Symbol)	PLANT TO BE TRANSPLANTED			
(Symbol)	PLANT TO BE DESTROYED			
(Symbol)	PLANT TO BE PRESERVED			



ARCHITECTURAL SERVICES
 GROUP, INCORPORATED
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 Ft. Lauderdale, FL 33304
 Phone: 754-561-1234
 Fax: 754-561-1235

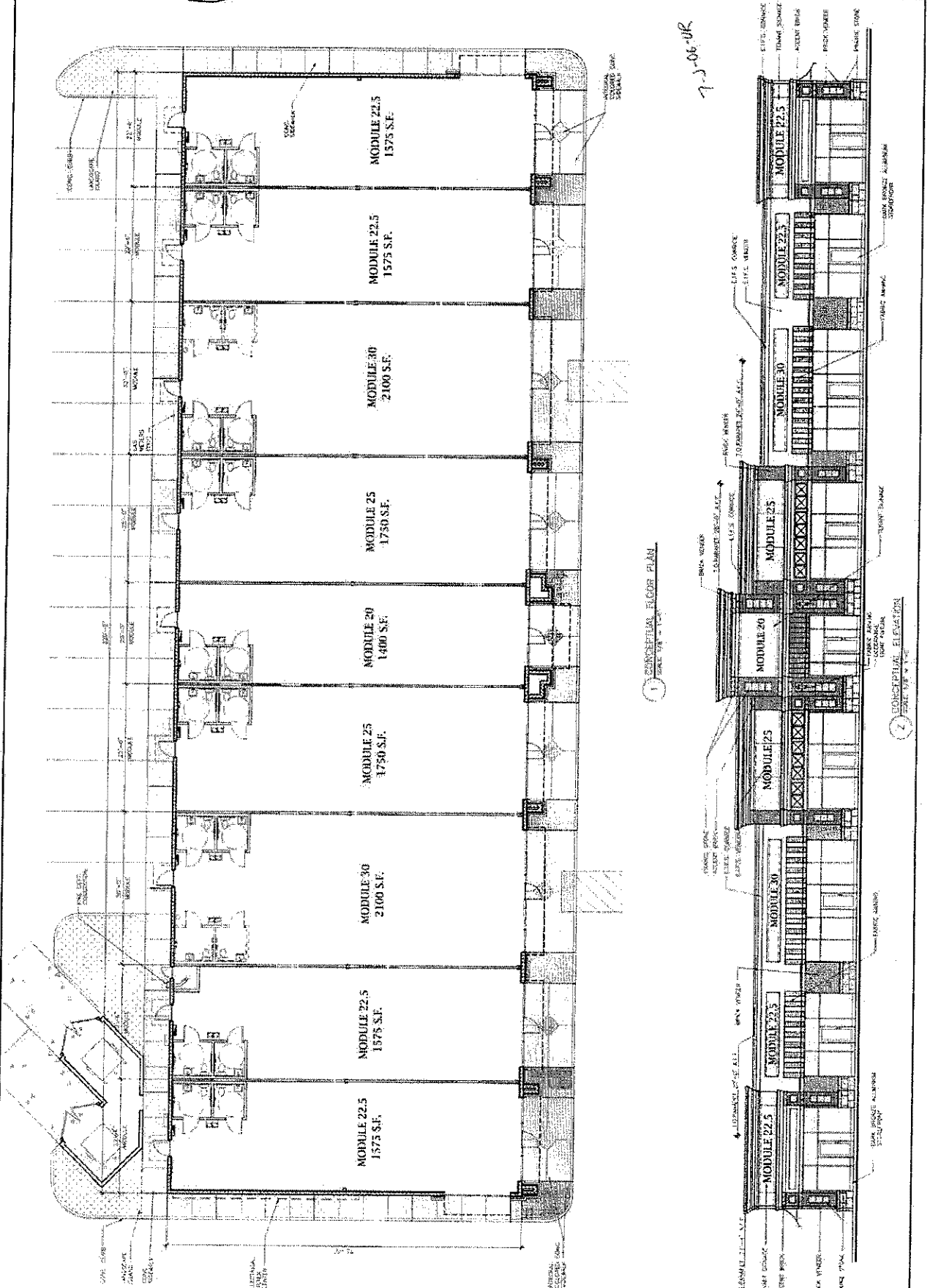
ASG
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REGISTERED ARCHITECT
 STATE OF FLORIDA
 No. 12345
 EXPIRES 12/31/2007



Retail Shops
 Oak Ridge Highway
 Knoxville, Tennessee
 (615) 595-1234
 Hahrb-Korns General Partnership

**CONCEPTUAL
 PLAN &
 ELEVATIONS**
 A-10



From: Mike Conger
To: John Gould
Date: 7/25/2006 11:23:57 AM
Subject: Franklin Creek TIS

7-5-06-UR

John,

There are a couple of issues that I would like to get further clarification on regarding the Traffic Study for the Franklin Creek retail development a.k.a. "Gallery at Karns".

- 1.) The throat depth shown on the site plan for the driveway located between the Fast Food and Bank uses appears shallow at around 50' or so between Oak Ridge Hwy and the first internal access. Please verify the minimum throat depth needed here to provide acceptable operations based on the projected queue lengths and the possibility of signalization.
- 2.) Our agency is only reviewing Phase 1 at the current time, however, based on the overall site plan included in the TIS it appears that the overall number of access points (4) to Oak Ridge Hwy at full build-out could be reduced. The Knox County Access Control and Driveway Design Policy states that additional driveways are to be permitted based on a need demonstrated in a traffic access and impact study, but I don't know if I see a need demonstrated at this point for the number of overall access points being requested. I have not heard from TDOT regarding how many access points they will plan on approving for the entire development, but it appears that the Phase 2 access points may be problematic in terms of spacing distance and interaction with those in Phase 1

A concept that makes more sense to me would be to combine the two access points proposed for Phase 1 into a single access point that would be located between the Fast Food and Retail uses. This would provide better spacing between future access points, reduce interference to traffic flow on O R. Hwy and reduce the distance that most of the internal traffic would have to travel to a traffic signal (assuming a signal is approved at that location). Please provide a review of the overall number of access points that are demonstrated to be needed and the optimal locations for such.

- 3) Please provide sight distance evaluation documentation for the proposed access points.

I have only briefly spoken with Cindy regarding these comments and have not had a chance at all to review them with Amanda Snowden, so they should feel free to reply to this email with additional comments or differing viewpoints. We will need a letter report summarizing responses to the above issues by this Friday, July 28th, which you can just transmit via email to everyone.

If you have any questions please let me know, thanks,

Mike

Michael D. Conger, P E.
Senior Transportation Engineer
Knoxville Regional TPO
400 Main Street, Suite 403
Knoxville, TN 37902

Ph: 865-215-3813
Fax: 865-215-2068

CC: Amanda Snowden; Cindy Pionke; Kelley Schlitz

7-J-06-UR

**Knox County Engineering
& Public Works**

Memo

To: Joe Ferowich, P.E.
From: Brian Hubbs, Knox County Engineering *BH*
Date: July 5, 2006
Re: Grading Permit Review for New Retail Development, Holrob-Kams General Partnership - 7630 Oak Ridge Hwy.

After review of the Holrob-Kams Retail Development plans for grading permit, the following are comments which need to be addressed:

Detention:

1. The detention basin is located within the 100-year and 500-year floodplains. In researching the FEMA flood profiles the 10-year flood elevation is at 960.0, the 100-year flood elevation is at 963.0 and the 500-year flood elevation is at 965.0. Please explain how the pond will discharge freely when the outlet invert elevation is at 958.0 in respect with the above mentioned flood elevations.
2. Show detail of temporary 24" riser pipe for detention basin. Temporary riser should provide at least one-half the riser height for wet storage during construction for sedimentation.
3. Show detention basin easement and traversable access easement on the site plans.
4. Detention basin outlet pipe must be RCP.
5. For maintenance purposes, it is preferred that the 2.6" water quality orifice be drilled in the bottom of the riser structure with a stone filter basket secured in front of the orifice. The 2.6" orifice would be plugged during construction to create wet storage for a sediment basin. After construction and the site is stabilized, the orifice would be unplugged and the permanent filter basket

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installed. This would eliminate the 6" solid wall HDPE pipe and sizing the perforations in the 6" pipe. This may also eliminate the need for a temporary riser since the permanent concrete riser would be plugged during construction.

6. The stone filter basket must be shown with a geofilter fabric to prevent fine sediment from leaving the pond. See attached detail.

Erosion Control:

1. Note must be added to erosion control plans that states "The owner is responsible for the installation and maintenance of construction site pollution prevention controls throughout the life of the project". Per TDEC.
2. There should be extra erosion control measures shown to be installed around wetland area to insure no sediment enters this area. Pipe outlet protection should also be provided for basin discharge pipe.
3. There should be temporary check dams in the roadside ditch (along Oak Ridge Hwy) where it discharges into the wetland area to prevent sediment from entering the wetland area, show on site plans. Permanent erosion control should also be indicated on plans.

Miscellaneous:

1. HW-44 is not shown in the Pipe & Structure Table. What is the size, type and grade of this pipe and what is the size and type of pipe that it is connecting to?
2. The plat for this property will be required to be recorded showing the new property lines, all easements and a right-of-way dedication for Beaver Ridge Road which currently encroaches private property. The plat will not be required for the grading permit but will be required for any building permits.
3. A traffic impact study is required for this development. Along with the traffic study there should be included all roadway design plans for road improvements.
4. This site is requiring a Use-On-Review from MPC. Cannot approve grading permit until Use-On-Review is approved.
5. Provide approval from the State for the wetlands alteration.

6. Provide TDOT approval for entrances onto Oak Ridge Hwy. (S.R. 62)

✕

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7. Provide copy of approved TDEC Notice of Coverage and a copy of the TDEC approved Stormwater Pollution Prevention Plan.

7. An irrevocable commercial letter of credit or surety bond in the amount of \$48,000 for the grading, drainage, erosion control and detention pond must be in place with Knox County Engineering before permit can be issued.

Once the comments have been addressed, the civil plans will be approvable and the contractor can proceed with installing the erosion control. Once the erosion control is installed, the contractor can contact the Knox County Engineering Department at (865) 215-5800 for an inspection, preconstruction meeting and permit issuance.

If you have any further comments or questions, please contact me at (865) 215-5836.

Thanks,

Brian