



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

▶ **FILE #:** 2-L-06-UR

**AGENDA ITEM #:** 81

**AGENDA DATE:** 2/9/2006

▶ **APPLICANT:** **GEORGE EWART**

**OWNER(S):** MARVIN DEAN RUTHERFORD

**TAX ID NUMBER:** 103 119.06

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** **Southeast side of Hardin Valley Rd., southwest side of Castaic Ln.**

▶ **APPX. SIZE OF TRACT:** **2.49 acres**

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Castaic Ln., a local street with a pavement width of 32' within a 70' right-of-way.

**UTILITIES:** Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **ZONING:** **PC (Planned Commercial) & TO (Technology Overlay)**

▶ **EXISTING LAND USE:** **Vacant lot**

▶ **PROPOSED USE:** **Retail Center (12,000 sq. ft.)**

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND USE AND ZONING:** North: Pellissippi State / PC (Planned Commercial) & TO (Technology Overlay)

South: Mixed Businesses / PC (Planned Commercial) & TO (Technology Overlay)

East: Convenience Store and Fast-food / PC (Planned Commercial) & TO (Technology Overlay)

West: Residences / A (Agricultural) & TO (Technology Overlay)

**NEIGHBORHOOD CONTEXT:** The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for the retail center of 12,000 square feet in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 8 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.
2. Revising the development plan so that the drive aisles meet the 25' width or obtaining approval from the Knox County Board of Zoning Appeals for a variance on a reduction of the required width.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Submitting engineered drawings for the retaining wall to the Knox County Department of Engineering and Public Works for review and approval.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
8. 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.

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:**

The applicant is proposing to develop this 2.49 acre lot as a retail commercial center of 12,000 square feet. The center will have access from Castaic Ln. with no access directly to 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 February 6, 2006. Since plans have not been submitted for the proposed signs for the retail center a separate use-on-review approval will be required for the signage.

**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. The existing street infrastructure on Hardin Valley Rd. and Castaic Ln. is adequate for the proposed development.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

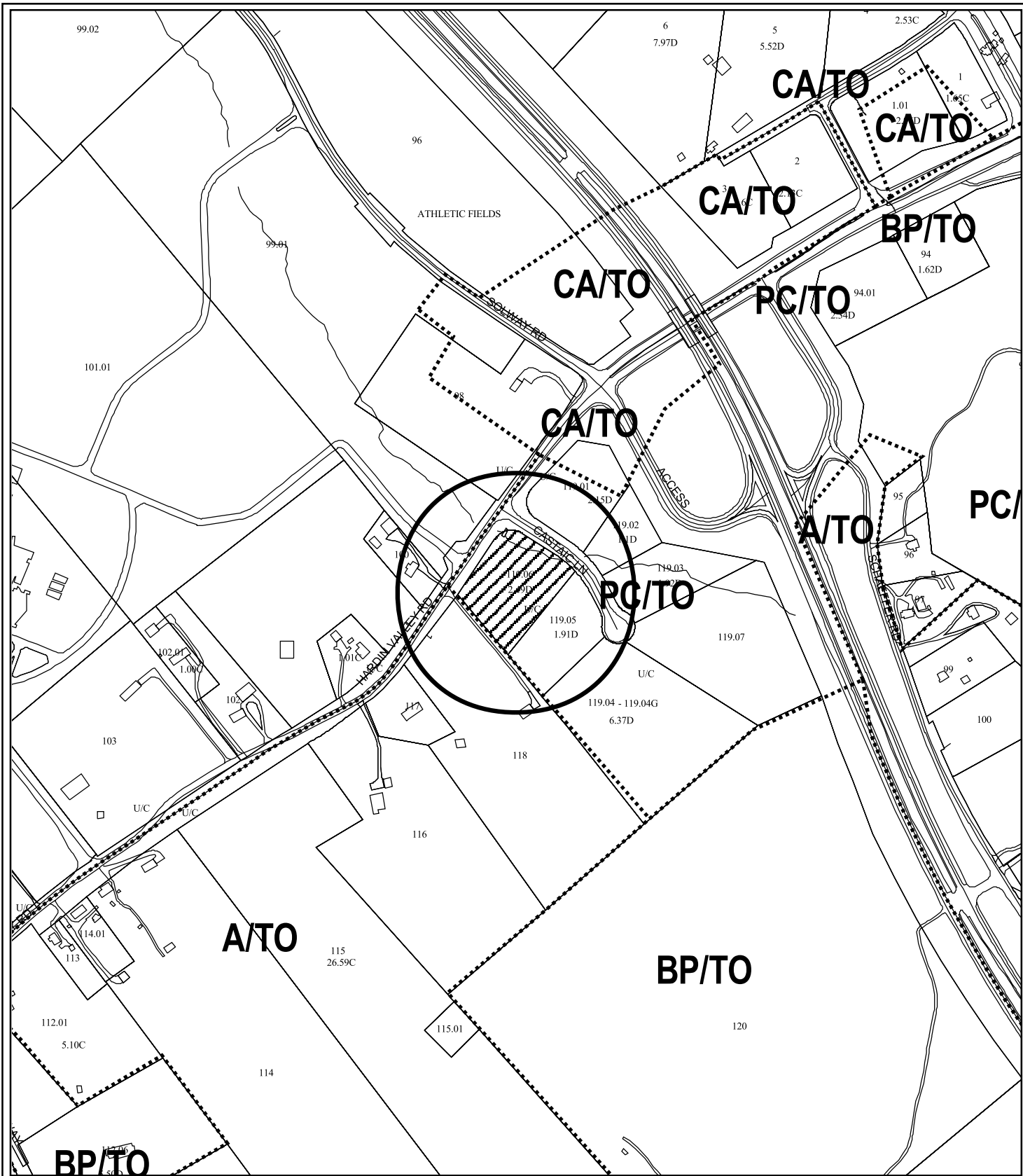
**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

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 commercial development 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. 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 commercial uses for the site. The proposed use is consistent with the PC (Planned Commercial) zoning district and sector plan 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.



2-L-06-UR  
 USE ON REVIEW

 Retail Center in PC (Planned Commercial)/ TO (Technology Overlay)

Original Print Date: 01/25/06    Revised: 01/31/06  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: George Ewart

Map No: 103

Jurisdiction: County





A RETAIL CENTER AT  
CASTAIC LANE  
KNOXVILLE, TENNESSEE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SITE PLAN

DATE: 12 OCT 2005  
PROJECT: MGR. GEORGE

C1.1

REVISED  
7-30-06

U.O.R.  
DATE 2-1-06-UK

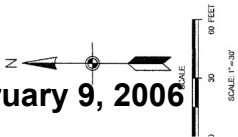
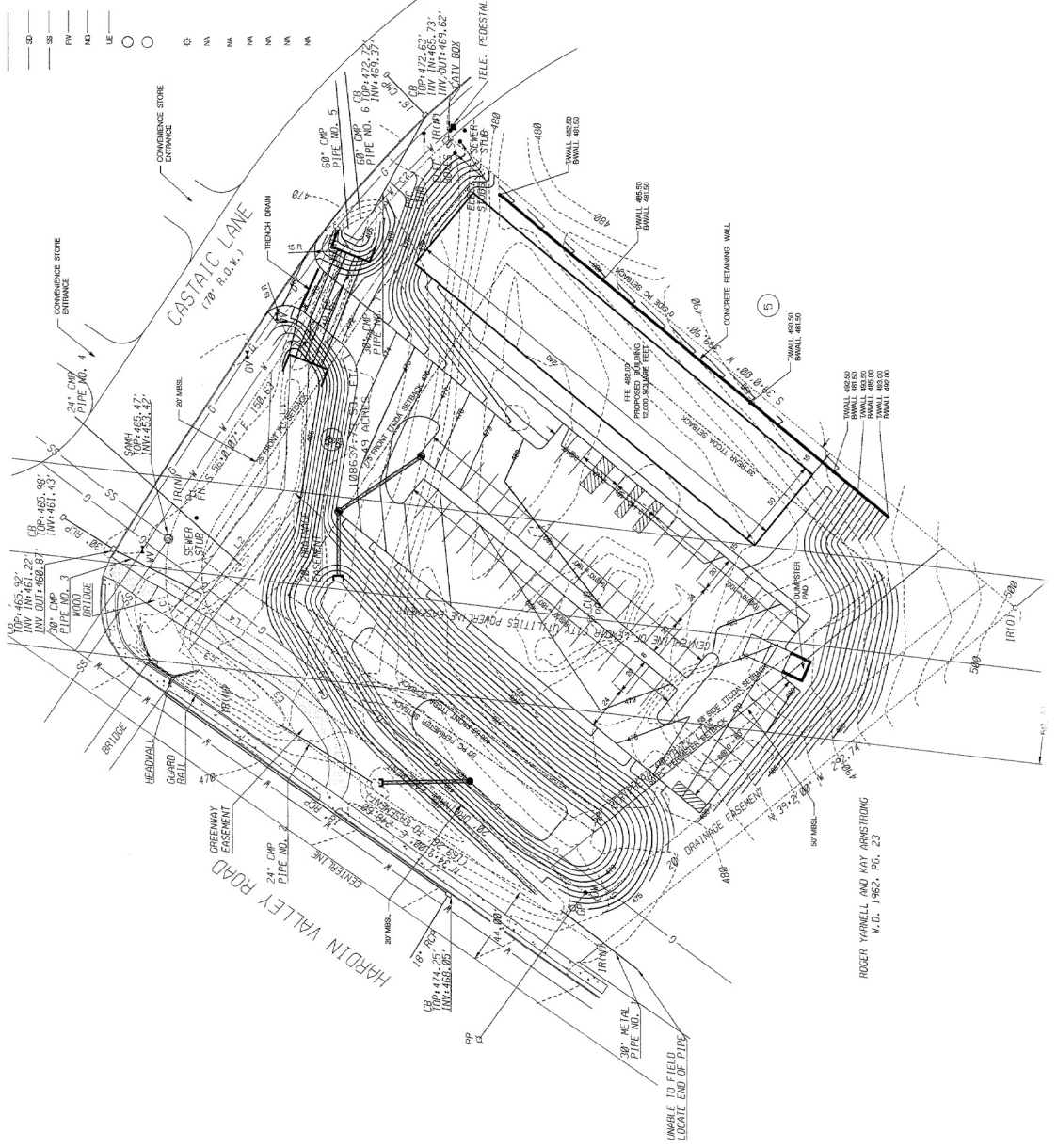
**LEGEND**

EXISTING	PROPOSED
GROUND CONTOUR ELEVATION	GROUND CONTOUR ELEVATION
SPOT ELEVATION	SPOT ELEVATION
STRUCTURE	STRUCTURE
PROPERTY LINE	PROPERTY LINE
EASEMENT	EASEMENT
EDGE OF PAVEMENT	EDGE OF PAVEMENT
STORM DRAIN	STORM DRAIN
SEWER	SEWER
POTABLE WATER	POTABLE WATER
NATURAL GAS	NATURAL GAS
UNDERGROUND ELECTRICAL	UNDERGROUND ELECTRICAL
MANHOLE	MANHOLE
WATER METER	WATER METER
FIRE HYDRANT	FIRE HYDRANT
SURFACE FLOW	SURFACE FLOW
SILT FENCING	SILT FENCING
STAKED IMPALES	STAKED IMPALES
CURB	CURB
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT
RIP RAP	RIP RAP

PARKING REQUIRED: 80 SPACES  
 (SEE SPECIFICATIONS FOR SPACES)  
 (SEE SPECIFICATIONS FOR SPACES)

SETBACK CALCULATIONS:  
 LOT LINE SETBACK: 25' X 50' = 25'  
 DRIVEWAY SETBACK: 10' X 20' = 10'  
 REAR SETBACK: (1/2 X 30) + 5' = 20'

LOT AREA: 2.5 ACRES = 110,000 SQ. FT.  
 LOT 1: 10,000 SQ. FT. = .23 ACRES  
 LOT 2: 10,000 SQ. FT. = .23 ACRES



ROGER YARNELL AND KAY ARMSTRONG  
 W.D., 1982, PG. 23

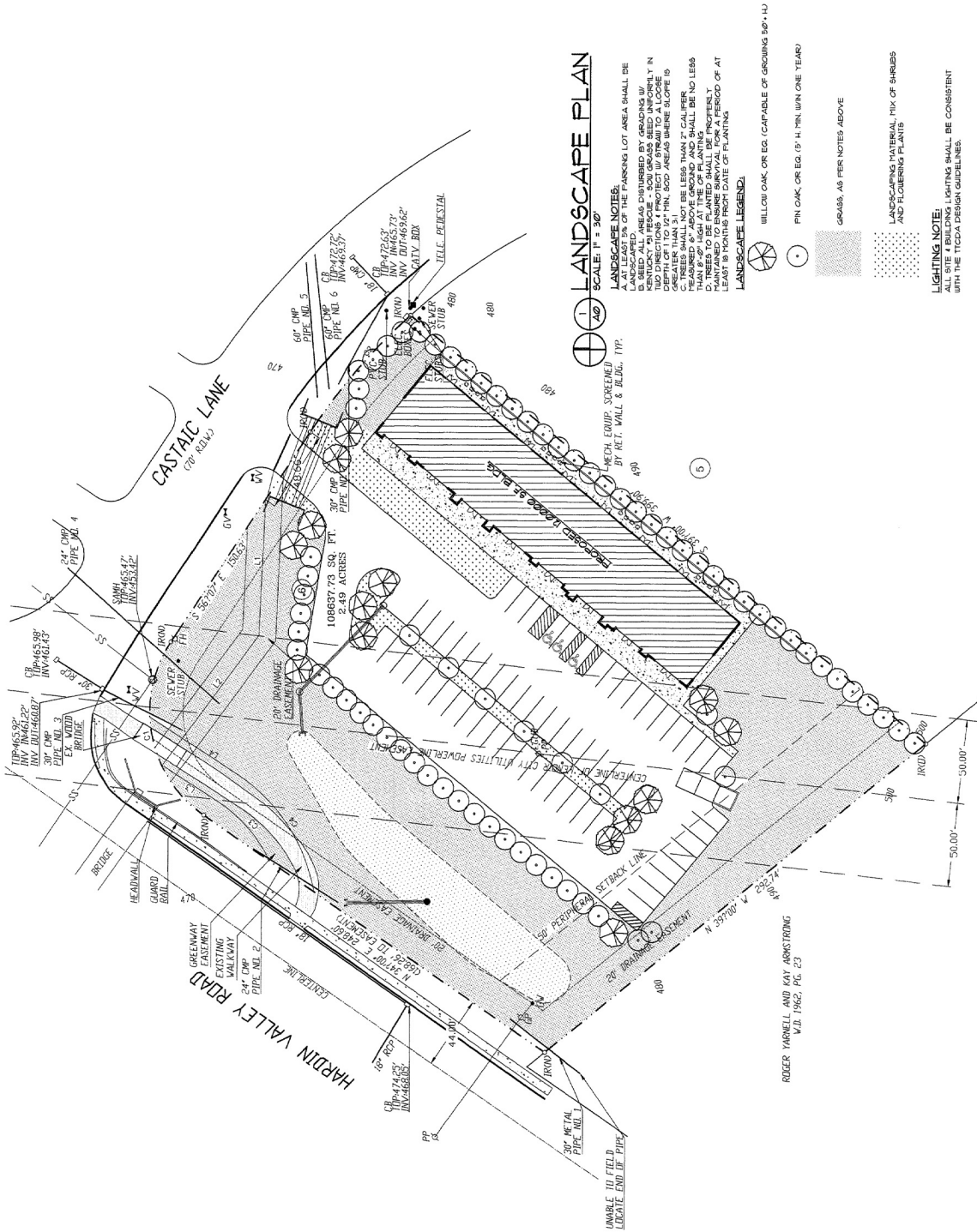


LANDSCAPE PLAN

DATE: 30 JAN 2006  
 PROJ. NO.: STUART

A0

2-L-06-01C



**LANDSCAPE PLAN**  
 SCALE: 1" = 30'

**LANDSCAPE NOTES:**  
 1. LANDSCAPE NOTES:  
 2. LANDSCAPING OF THE PARKING LOT AREA SHALL BE  
 3. LANDSCAPING SHALL BE PERFORMED IN ACCORDANCE WITH THE  
 4. KENTUCKY TREE PRESERVATION ACT (KRS 122.020) SHALL APPLY TO ALL  
 5. TREES TO BE REMOVED SHALL BE IDENTIFIED BY A RED 'X' IN THE  
 6. TWO DIRECTIONS & PROTECT BY STRIPTS TO A LOOSE  
 7. GREATER THAN 3" IN. SOIL AREAS WHERE SLOPE IS  
 8. FEASIBLE, ADVISORY STRIPTS SHALL BE  
 9. PLANTINGS SHALL BE IDENTIFIED BY A CIRCLE WITH  
 10. A NUMBER INSIDE. PLANTINGS SHALL BE MAINTAINED  
 11. TO BE AT LEAST 8'-0" HIGH AT THE TIME OF PLANTING  
 12. AND SHALL BE MAINTAINED TO ENSURE SURVIVAL FOR A PERIOD OF AT  
 13. LEAST 18 MONTHS FROM DATE OF PLANTING.

**LANDSCAPE LEGEND:**  
 (Symbol) WILLOW OAK OR EQ. (CAPABLE OF GROWING 50' +)  
 (Symbol) PIN OAK OR EQ. 15' H. MIN. (MIN ONE YEAR)

(Symbol) GRASS, AS PER NOTES ABOVE  
 (Symbol) LANDSCAPING MATERIAL, MIX OF SHRUBS  
 AND FLOWERING PLANTS

**LIGHTING NOTE:**  
 ALL SITE & BUILDING LIGHTING SHALL BE CONSISTENT  
 WITH THE TCDIA DESIGN GUIDELINE.

ROGER YARWELL AND KAY ARKSTRONG  
 V.D. 1962, PG. 23



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A RETAIL CENTER AT  
 CASTAIC LANE  
 KNOXVILLE, TENNESSEE

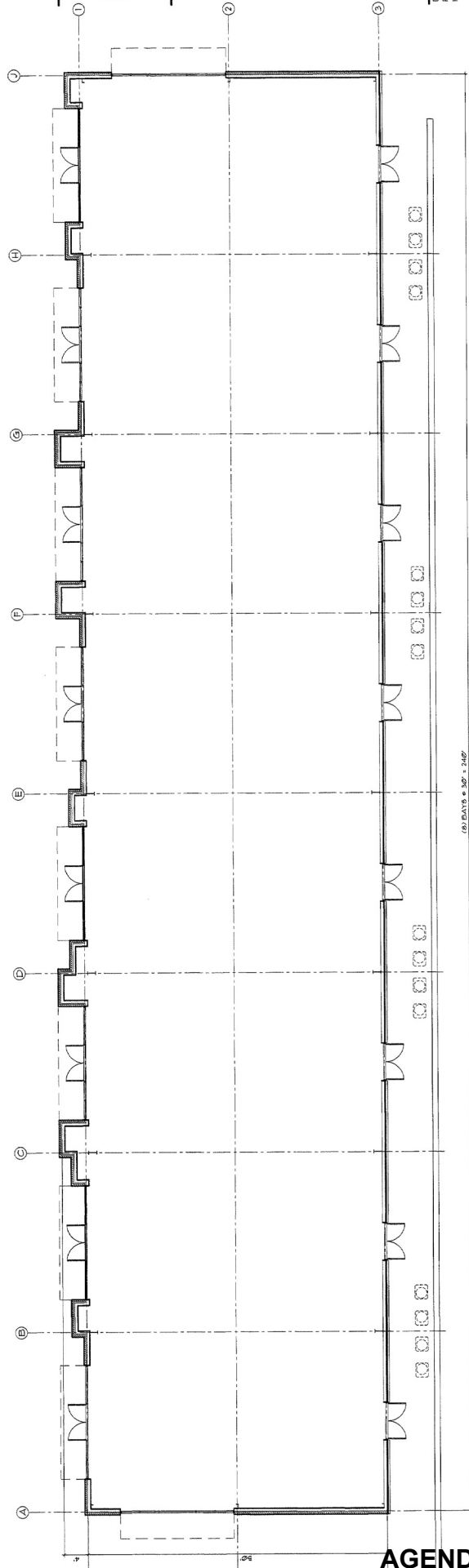


FLOOR PLAN

DATE: 30 JAN 2006  
 PROJECT NO.: 0552  
 PROJ. NAME: STOREY

A1

2-L-06-UK

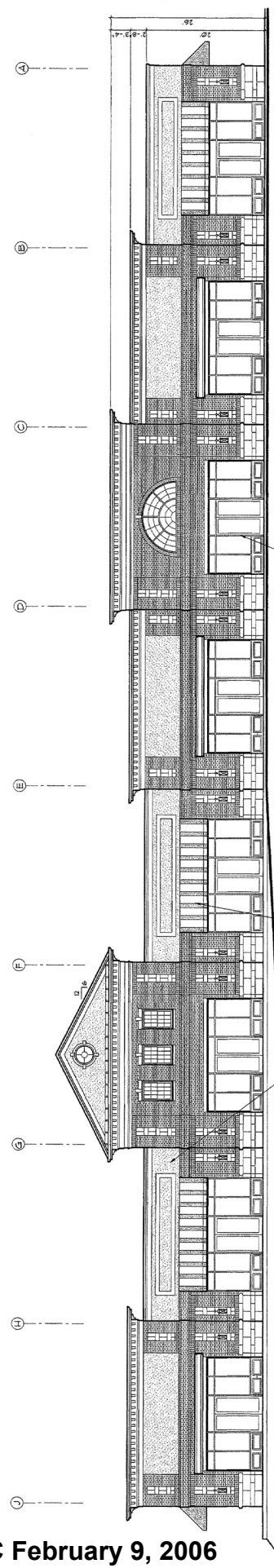


(B) BAYS = 50' x 240'

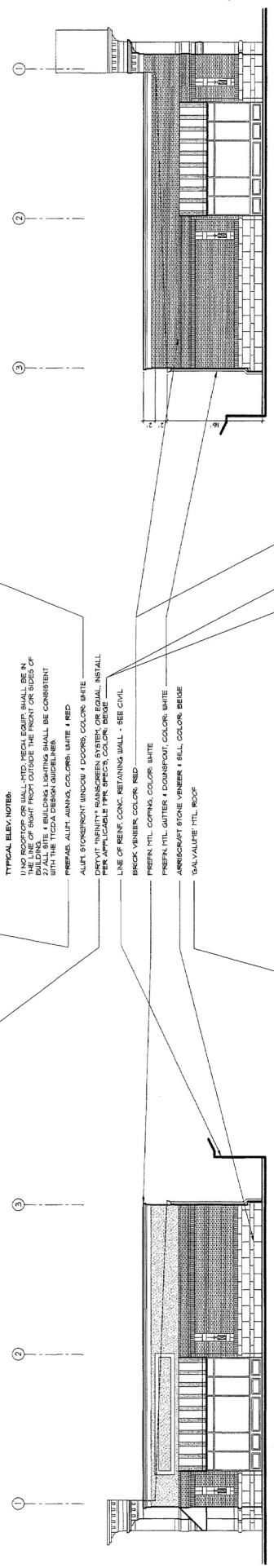

 FLOOR PLAN  
 SCALE: 1/8" = 1'-0" / 1/32" G.S.P.



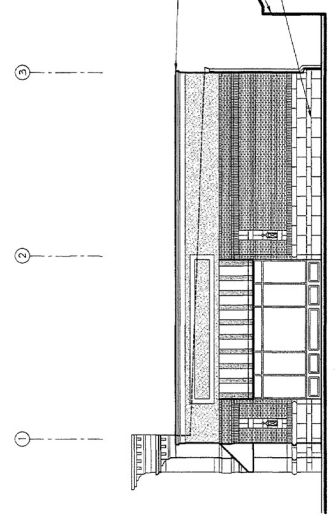
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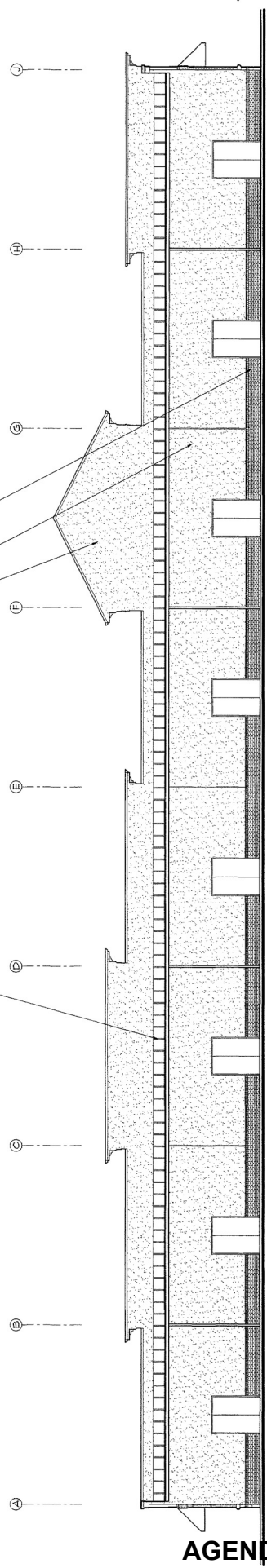
**1 NORTHWEST ELEV.**  
 SCALE: 1/8" = 1'-0"



**3 NORTHEAST ELEV.**  
 SCALE: 1/8" = 1'-0"



**2 SOUTHWEST ELEV.**  
 SCALE: 1/8" = 1'-0"



**4 SOUTHEAST ELEV.**  
 SCALE: 1/8" = 1'-0"

**TYPICAL ELEV. NOTES:**  
 1) NO ROOFTOP OR WALL-MTD. MECH. EQUIP. SHALL BE IN BUILDING OR SOFT FRONT OUTSIDE THE FRONT OR REAR OF BUILDING UNLESS SPECIFICALLY NOTED OTHERWISE. ALL SHALL BE CONSISTENT WITH THE TYPICAL DESIGN GUIDELINES.  
 2) PREFAB. ALUM. AWNINGS, COLORS: WHITE & RED  
 3) ALUM. STOREFRONT WINDOWS & DOORS, COLOR: WHITE  
 4) ALUM. STOREFRONT DOORS, COLOR: WHITE  
 5) PER APPLICABLE TYP. SPEC'S, COLOR: BEIGE  
 6) LINE OF REINFC. CONC. RETAINING WALL - SEE CIVIL  
 7) BRICK, VENEER, COLOR: RED  
 8) FIREPR. HTL. CORNLS, COLOR: WHITE  
 9) FIREPR. HTL. GITTER & DOWNSPOUT, COLOR: WHITE  
 10) ARBRICKRAFT STONE VENEER & SILL, COLOR: BEIGE  
 11) GALVALUME HTL. ROOF