



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

▶ **FILE #:** 4-F-07-UR

**AGENDA ITEM #:** 99

**AGENDA DATE:** 4/12/2007

▶ **APPLICANT:** ASG, INC.

OWNER(S): SAM SMITH

TAX ID NUMBER: 91 001 & 001.03

JURISDICTION: County Commission District 6

▶ **LOCATION:** North side of Oak Ridge Hwy., south side of Beaver Ridge Rd.

▶ **APPX. SIZE OF TRACT:** 2 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:** Portion of site is under construction for a retail center.

▶ **PROPOSED USE:** 2 office buildings

HISTORY OF ZONING: Rezoned to PC (Planned Commercial) in 1990 (2-K-90-RZ)

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 (Agricultural)

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 two office buildings, with a total building area of 20,066 square feet as shown on the plan, subject to the following 10 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. Adherence to conditions outlined in the Traffic Impact Study as required by the Knox County Department of Engineering and Public Works.
4. Any future development proposal will require use on review consideration and an updated traffic impact study.
5. For this phase of development, access will be limited to Oak Ridge Hwy.
6. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
8. 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.
9. Receiving a driveway entrance permit from the Tennessee Department of Transportation.
10. Adherence to the protective covenants recorded for this development.

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 2 acre portion of this 14.76 acre site which is zoned planned commercial. A portion of this site was approved for a retail center in July of 2006 (7-H-06-UR). This request is for two office buildings with a total building area of 20,066 square feet. Each building will include 4 units, ranging from 2,400 sq. ft. to 2,600 sq. ft.

The subject property fronts along both Oak Ridge Hwy. and Beaver Ridge Rd. Staff is recommending that access to this site be limited to Oak Ridge Hwy. for this second phase of development. A traffic impact study was submitted as part of the previous request and addressed the 2 offices that are currently being proposed. If or when additional phases of development are proposed for this site, the applicant will be required to update the original traffic impact study.

Since this is a planned commercial development, the applicant will be required meet all requirements outlined in the protective covenants which were recorded for the first phase of development for the retail center. In addition to updating the traffic impact study, if or when additional phases of development are proposed, the applicant 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 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.

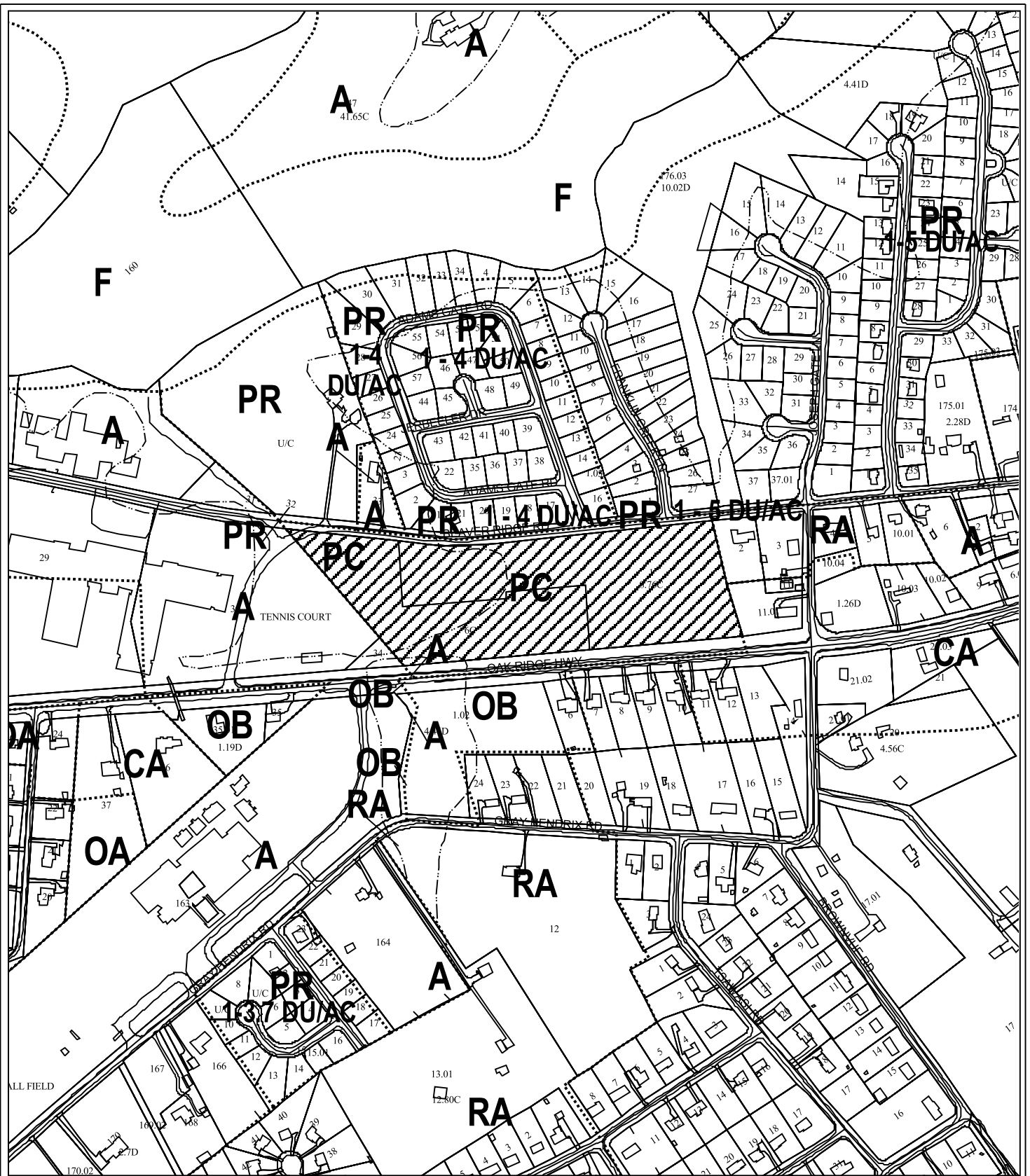
#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

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.



4-F-07-UR  
USE ON REVIEW



2 office buildings in the PC zoning district. in PC (Planned Commercial)

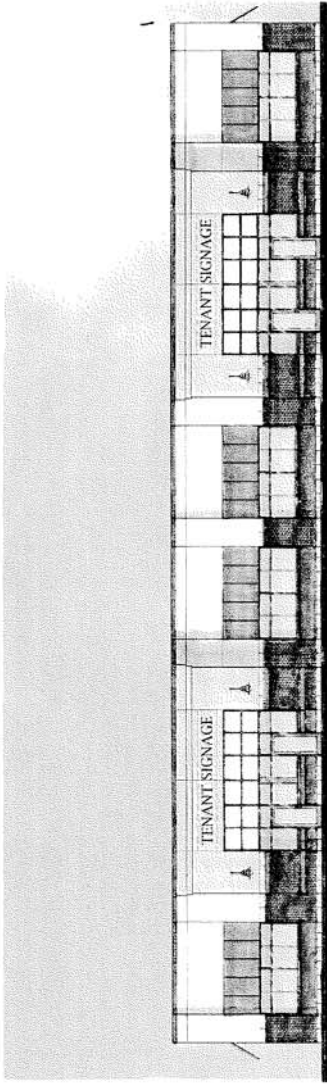
Original Print Date: 03/20/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: ASG, Inc.

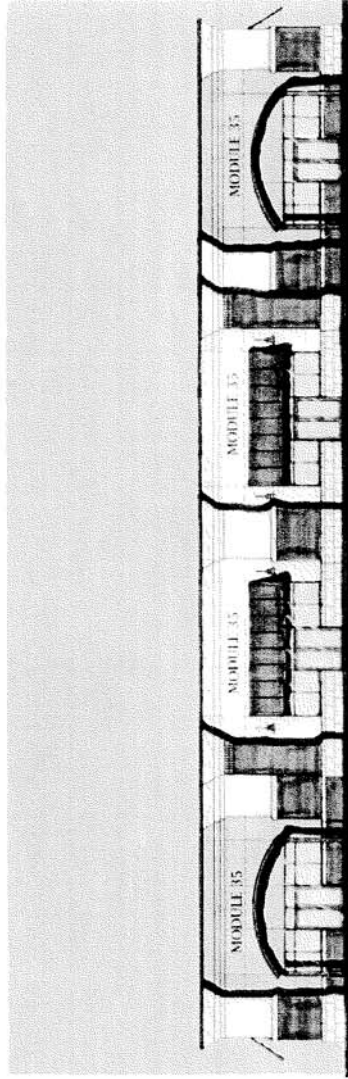
Map No: 91

Jurisdiction: County





*Office Building - Stethen-Smith Construction Company*



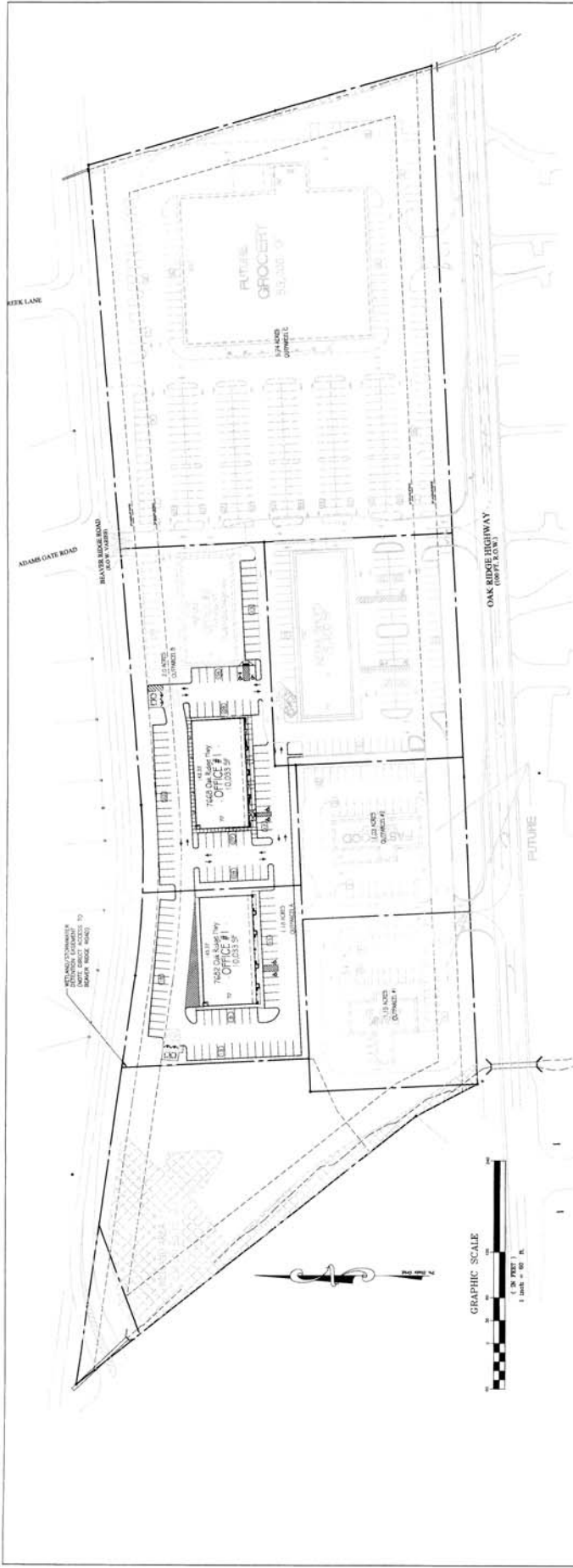
*Office Building - Hobrob-Karns General Partnership*

## *Gallery at Karns*

*Oak Ridge Highway  
Knoxville, TN*

*Architectural Services Group, Inc.*

4-F-07-UR



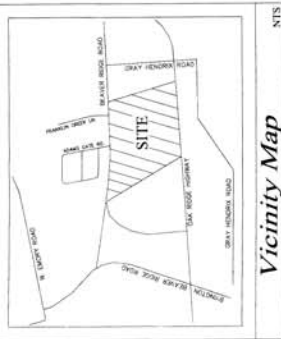
**GIBS Engineering**  
 1313 Kalmia Road  
 Knoxville, TN 37909  
 Phone: 865 566 0185  
 Fax: 888 485 7005

4-F-07-VR

REV	DESCRIPTION	BY	DATE
1	Revised per conversation with Knox Co Eng		01/2007
-			
-			
-			

TITLE: OVERALL CONCEPTUAL SITE PLAN	DRAWN BY: -	SHEET NO:
LOCATION: OAK RIDGE HIGHWAY KNOX COUNTY, TENNESSEE	CHECKED BY: -	C1.0
CL1 (Map 997), Parcel No. 041 & 05103	FILE NAME: 1064.CSP	
Owner: HOLLOR-KAUNS GENERAL PARTNERSHIP	JOB NUMBER: 1064	
	ISSUE DATE: 03/04/07	



# Site Development Plans for Gallery at Karns

Developed by:

**Holrob-Karns General Partnership**      **Stethen-Smith Construction**  
 4820 Old Kingston Pike, Suite 100      205-B Premier Park Road  
 Knoxville, Tennessee 37919      Knoxville, Tennessee 37932  
 (865) 588-0882      (865) 531-4084  
 Attn: Mr. Andy Hillmer      Attn: Mr. Smith

7682, 7668 & 7640 Oak Ridge Highway, CLT Map 091, Parcels 001 & 00103  
Knoxville, Tennessee

### DRAWING INDEX

	REVISIONS
C0.0 Site Cover Sheet	▽ 03/29/07
C1.0 Overall Conceptual Site Plan	▽ 03/29/07
C3.0 Site Grading Plan	▽ 03/29/07
C4.0 Site Layout Plan	▽ 03/29/07
C7.0 Site Landscape Plan	▽ 03/05/07
A-1.0 Conceptual Plan & Elevations	▽ 03/05/07
A-1.1 Conceptual Elevations	▽ 03/05/07
A-1.0 Conceptual Plan & Elevations	▽ 03/05/07
A-1.1 Conceptual Elevations	▽ 03/05/07

REVISED

U.O.R.

DATE: 9/10/07

4-F-07-UR

**GIBS Engineering**  
1313 Kahuna Road  
Knoxville, TN 37909  
Phone: 865.566.0185  
Fax: 888.485.7005

DATE: 03/29/07

BY: -

DESCRIPTION: Revised per Conversation with Knox Co Eng

**U.O.R.**

DATE: 9/10/07

4-F-07-UR

DATE: 03/29/07

BY: -

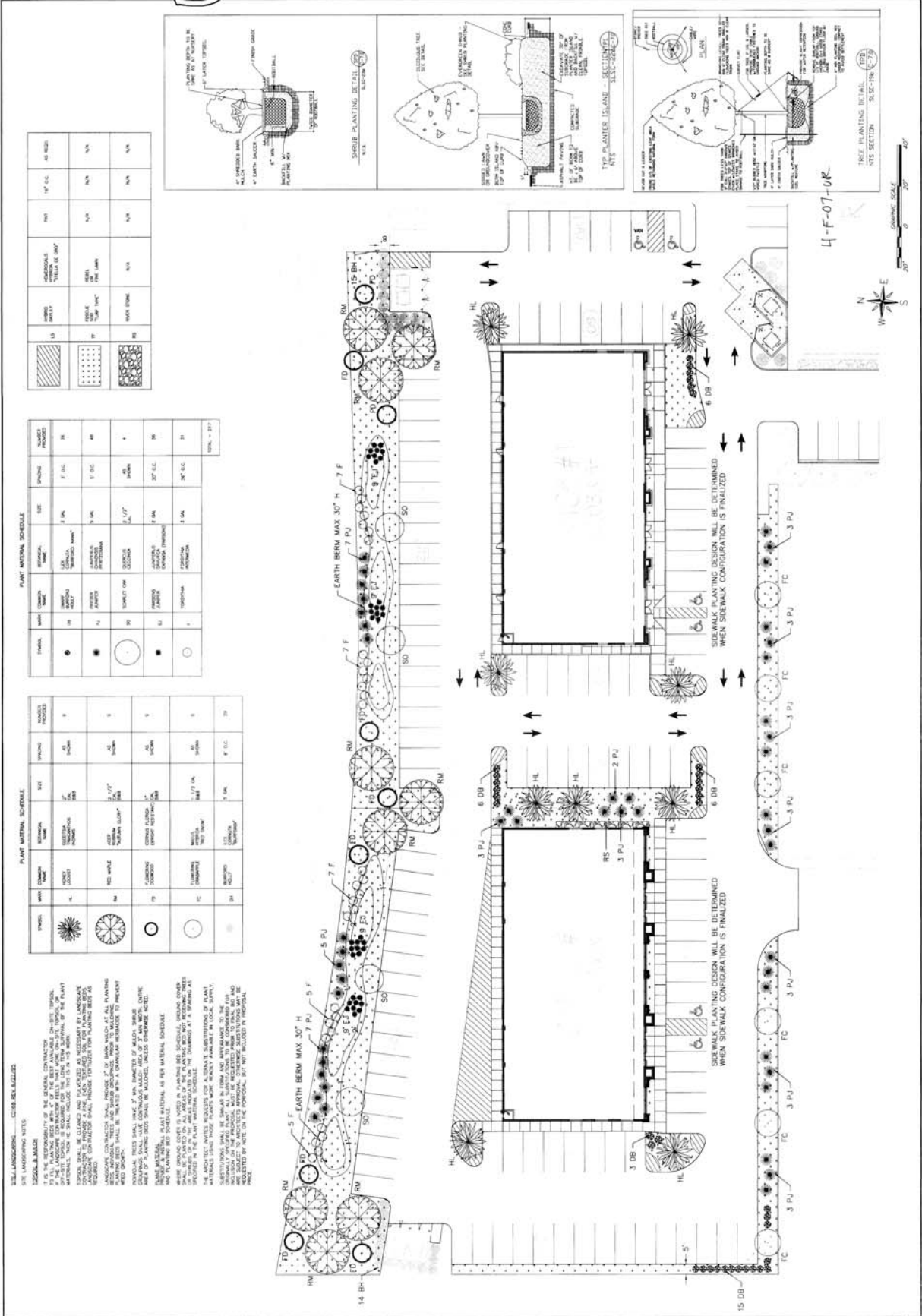
DESCRIPTION: Revised per Conversation with Knox Co Eng

REV	DESCRIPTION	BY	DATE
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TITLE	DRAWN BY	SHEET NO.
COVER SHEET	-	-
CHECKED BY: -	-	-
FILE NAME: Cover Sheet	-	-
JOB NUMBER: 1064	-	-
ISSUE DATE: 03/05/07	-	-

C0.0

Owner: Southern Commercial, LLC



ARCHITECTURAL SERVICES GROUP, INCORPORATED  
 2250 W. MAIN ST., SUITE 200  
 MEMPHIS, TENNESSEE 38115  
 (901) 521-4000  
 www.asginc.com

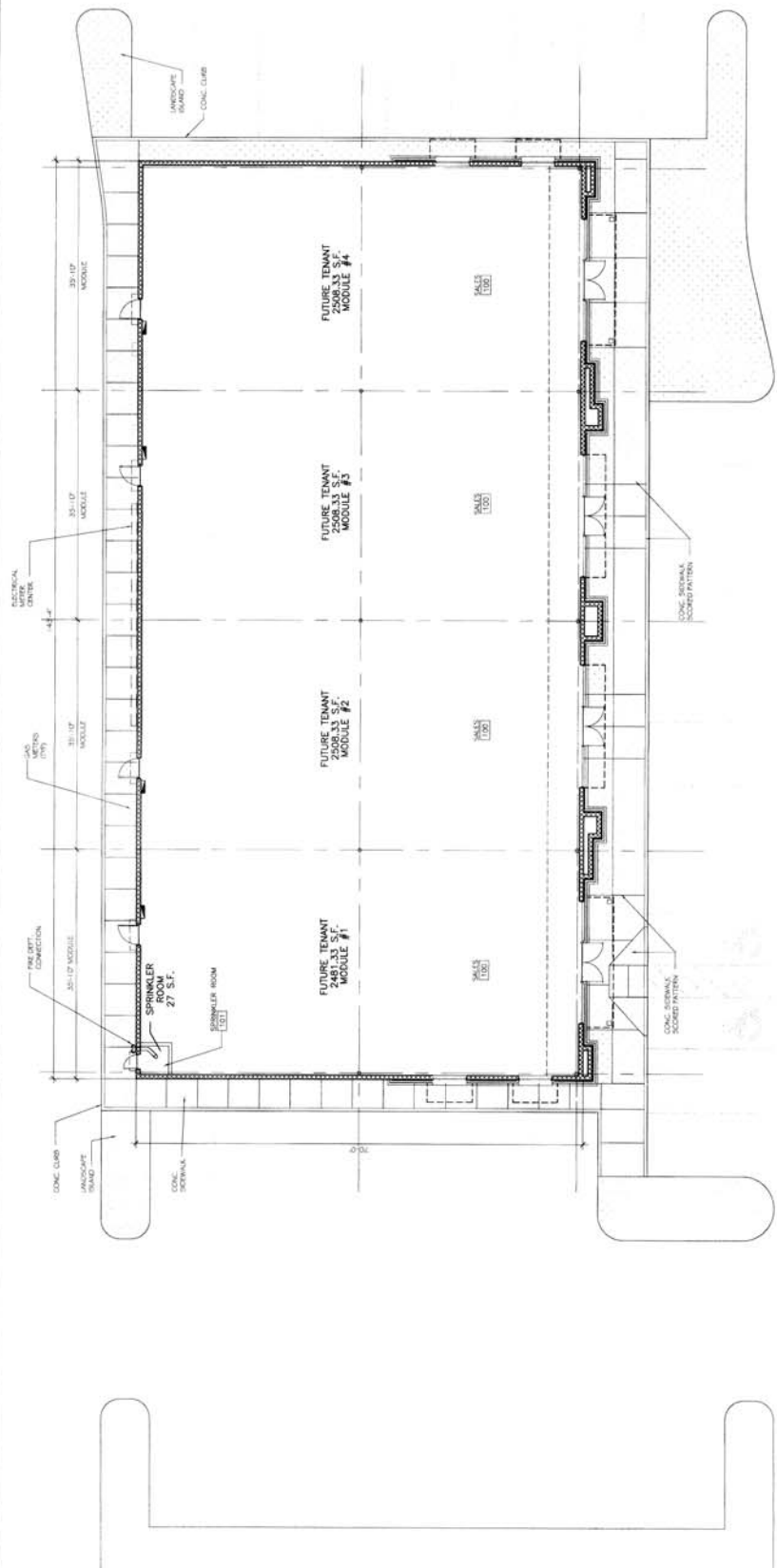
**ASG**  
 INCORPORATED

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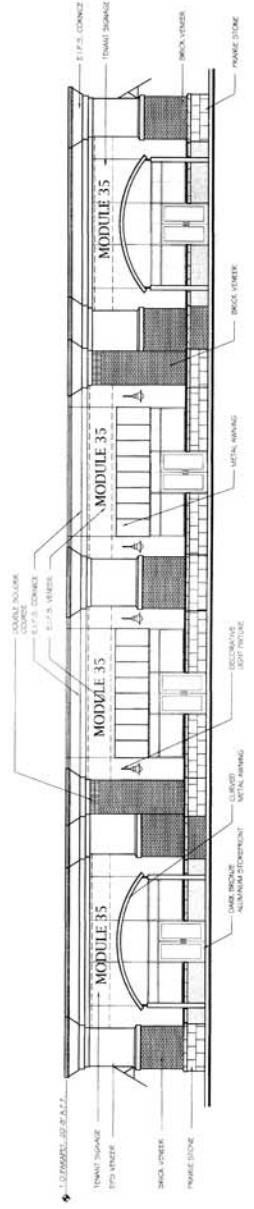


**Offices**  
 A New Development For  
 Knoxville, Tennessee  
 Oak Ridge Highway  
 Holob-Karns General Partnership  
 ARCHITECTS / ENGINEERS

**CONCEPTUAL PLAN & ELEVATIONS**  
 SET NO. **A-1.0**



1 CONCEPTUAL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



2 CONCEPTUAL ELEVATION  
 SCALE: 1/8" = 1'-0"



ARCHITECTURAL SERVICES GROUP, INCORPORATED  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (954) 467-1111  
 Fax: (954) 467-1112  
 Email: info@asg.com



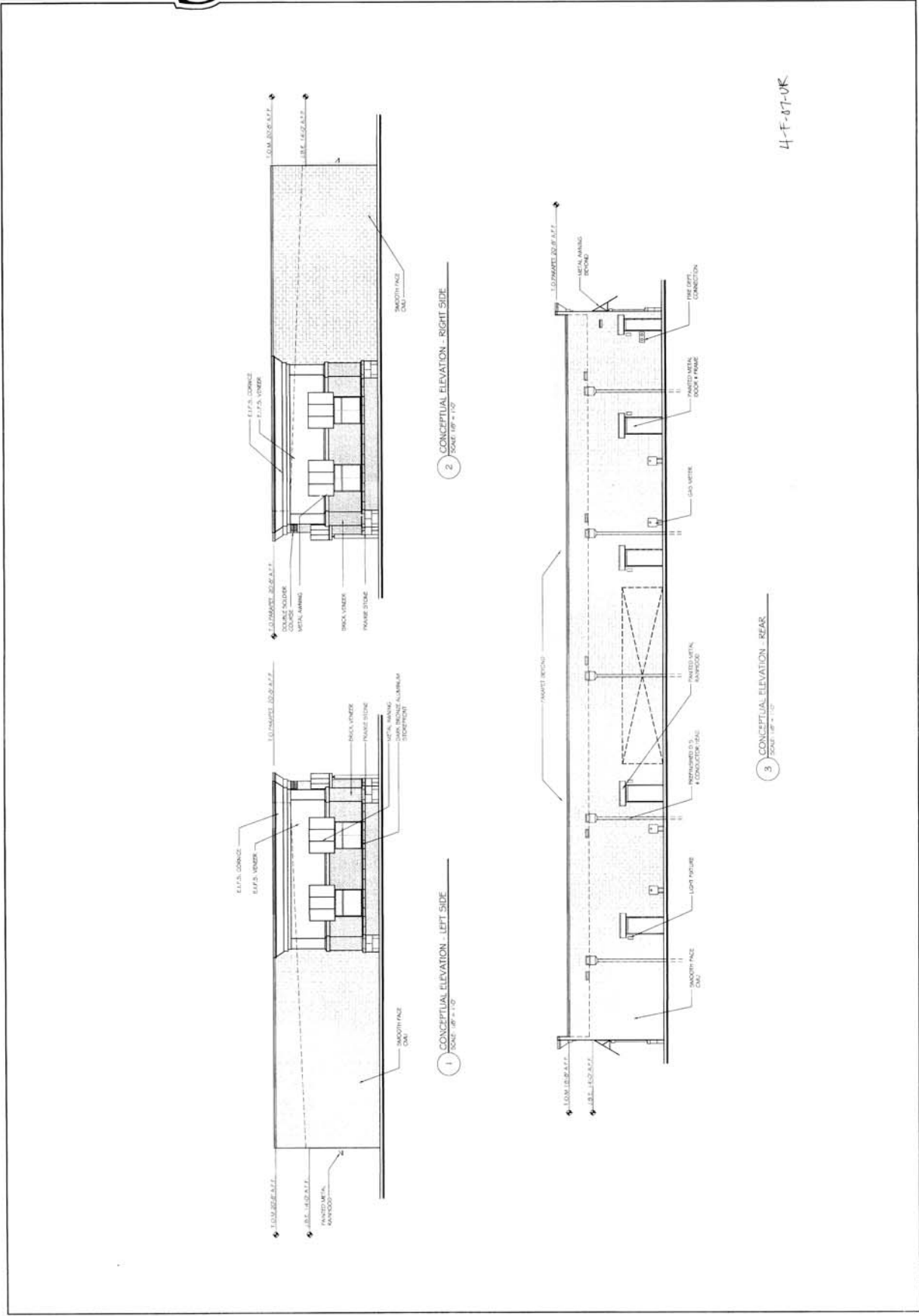
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Offices  
 A New Generation of  
 Knoxville, Tennessee  
 Oak Ridge Highway  
 Holzb-Karns General Partnership  
 Architects / Owner

CONCEPTUAL ELEVATIONS

Sheet No. A-1.1



ARCHITECTURAL SERVICES GROUP, INCORPORATED  
 A Tennessee Architectural Firm  
 2150 Riverchase Circle, Suite 100  
 Nashville, Tennessee 37212  
 (615) 452-8888  
 FAX (615) 452-8888



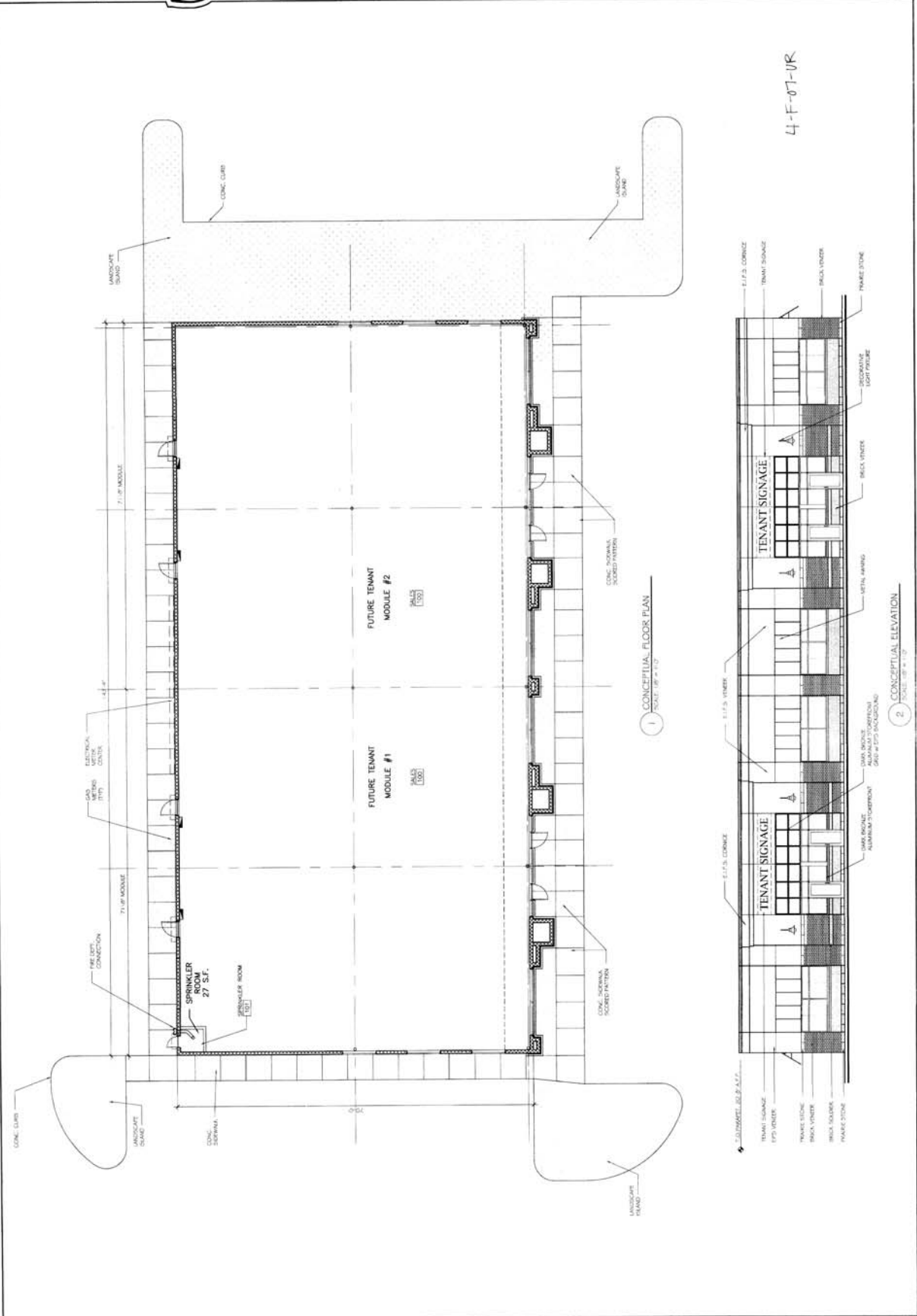
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 04/12/07  
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Office  
 A New Development Firm  
 Oak Ridge Highway  
 Knoxville, Tennessee  
 Developers / Owner  
 Stethen-Smith Construction Co.

NO. 44  
 DATE: 4/12/07  
 SHEET NO. 1 OF 11

CONCEPTUAL PLAN & ELEVATIONS  
 SHEET A-1.0



ARCHITECTURAL SERVICES GROUP, INCORPORATED  
 1000 W. BROADWAY  
 SUITE 1000  
 KNOXVILLE, TN 37902  
 TEL: 615-522-1111  
 FAX: 615-522-1112  
 E-MAIL: design@asg-inc.com

**ASG**  
 INCORPORATED

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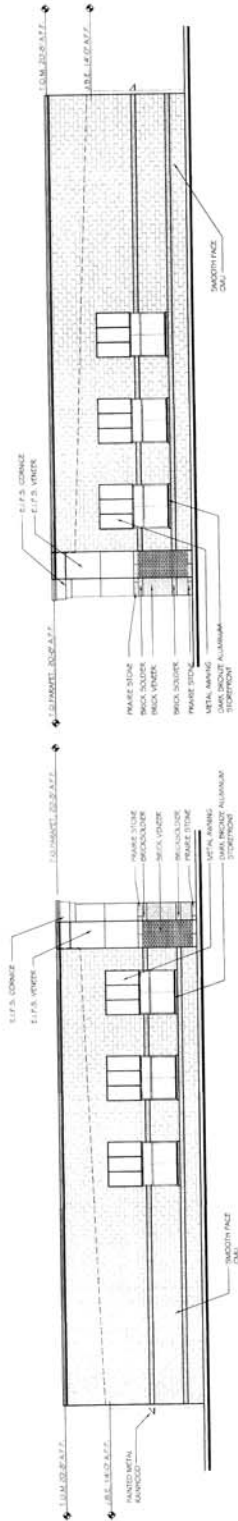
Office  
 Oak Ridge Highway  
 Knoxville, Tennessee  
 Developer / Owner  
 Stephen-Smith Construction Co.

CONCEPTUAL ELEVATIONS

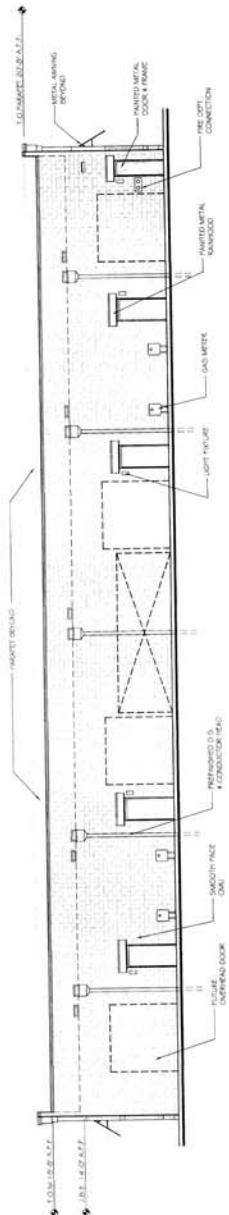
CONCEPTUAL ELEVATIONS

CONCEPTUAL ELEVATIONS

SHEET NO. A-1.1



1 CONCEPTUAL ELEVATION - LEFT SIDE  
 SCALE: 1/8" = 1'-0"



2 CONCEPTUAL ELEVATION - RIGHT SIDE  
 SCALE: 1/8" = 1'-0"

4-F-07-UR