



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

▶ **FILE #:** 12-M-06-UR **AGENDA ITEM #:** 83  
POSTPONEMENT(S): 12/14/2006-1/11/2007 **AGENDA DATE:** 2/8/2007

▶ **APPLICANT:** **SITE, INC.**  
**OWNER(S):** HARDIN VALLEY PARTNERS, LLC

**TAX ID NUMBER:** 103 119.06 & PART OF 118.01  
**JURISDICTION:** County Commission District 6

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

▶ **APPX. SIZE OF TRACT:** **5.06 acres**

**SECTOR PLAN:** Northwest County  
**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Hardin Valley Rd., a three lane minor arterial street within a 75' of right-of-way, Castaic Ln., a local street with a pavement width of 32' within a 70' right-of-way, and a proposed three lane collector street with a 70' right-of-way.

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

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

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Planned Commercial Development**

**DENSITY PROPOSED:** NA

**HISTORY OF ZONING:** The Knox County Commission approved the zoning change for Parcel 118.01 to PC (Planned Commercial) / TO (Technology Overlay) with conditions on September 25, 2006.

**SURROUNDING LAND USE AND ZONING:**  
North: Residences and Pellissippi State Community College / BP (Business and Technology) / TO (Technology Overlay)  
South: Business and vacant land / PC (k) (Planned Commercial) / TO (Technology Overlay) & PC/TO  
East: Businesses / PC (Planned Commercial) / TO (Technology Overlay)  
West: Vacant land / PC(k) (Planned Commercial) / 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/office center of 33,750 square feet in the PC (k) (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 9 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.
2. Revising the development plan to remove the 4800 square foot office building and the southern access drive to Valley Vista Rd. This portion of the development as well as the 3600 square foot retail building near

Castaic Ln. will be considered under separate Use-on-Review applications.

3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Submitting engineered drawings for the retaining walls 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. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along public streets.
9. Approval and recoding of the final plat for the resubdivision of this property.

With the conditions noted above, this request meets the requirements for approval in the PC (k) (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 5.06 acre site as a commercial center with 16,500 square feet of retail shops and 17,250 square feet of office space. The site includes Lots 2 and 3 of the proposed Vista Dei Monte Subdivision that was approved under concept plan review at the Planning Commission's November 9, 2006 meeting (10-SH-06-C/10-W-06-UR). The proposed center will have access from Castaic Ln., Hardin Valley Rd., and Valley Vista Rd., the proposed three lane collector street that will serve the subdivision.

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 5, 2007. 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.

This development plan approval will replace the use-on-review approval granted for Parcel 199.06 on February 9, 2006 (2-L-06-UR).

#### **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. With the recent improvements to Hardin Valley Rd. and the proposed improvements recommended by the traffic study for the commercial subdivision (10-SH-06-C/10-W-06-UR), there will be adequate road capacity to handle the traffic generated by this 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.



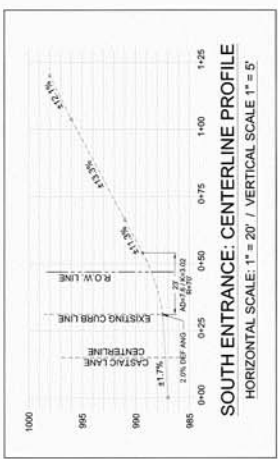
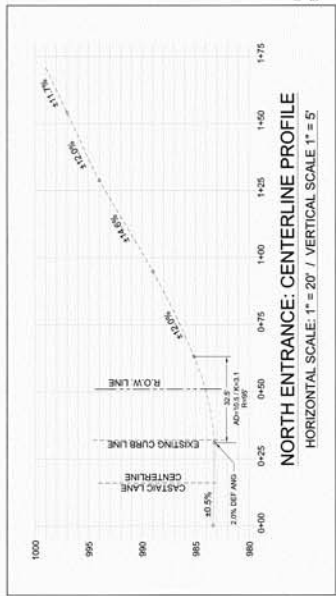
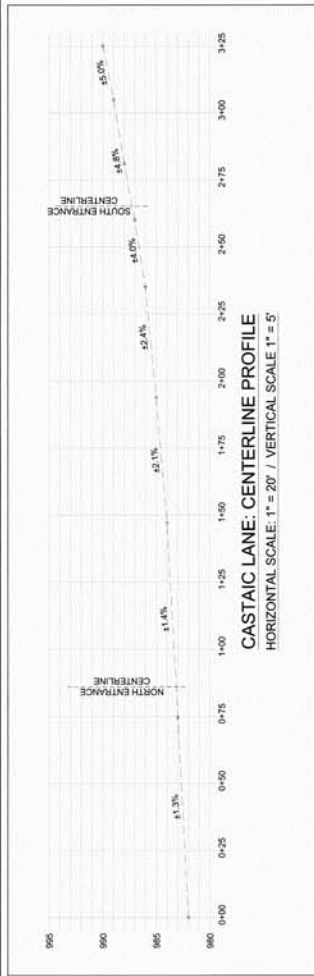


USE ON REVIEW

Shops at Vista Dei Monte  
 Hardin Valley Road & Valley Vista Road  
 Hardin Valley Land Partners, LLC

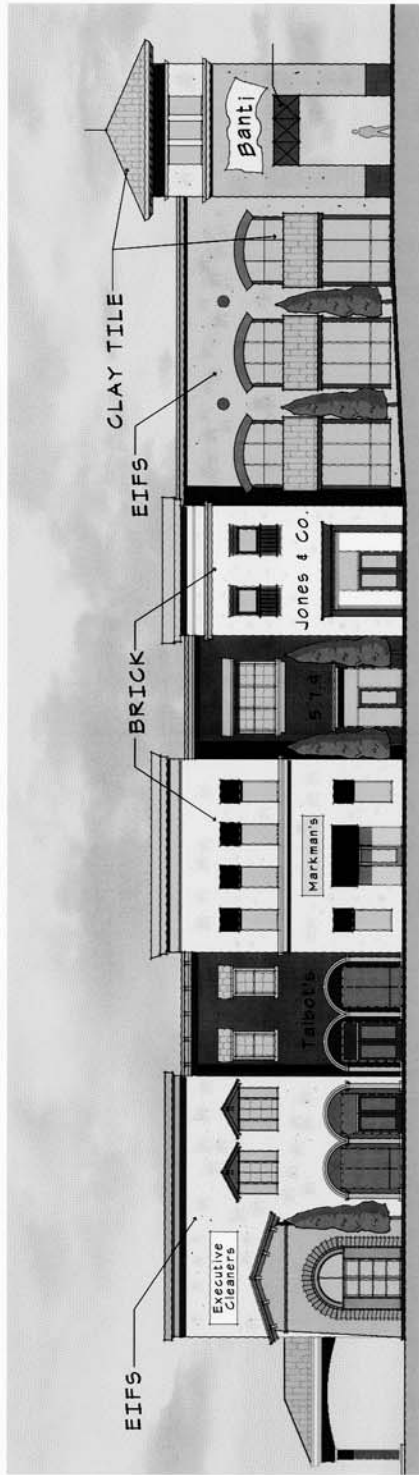
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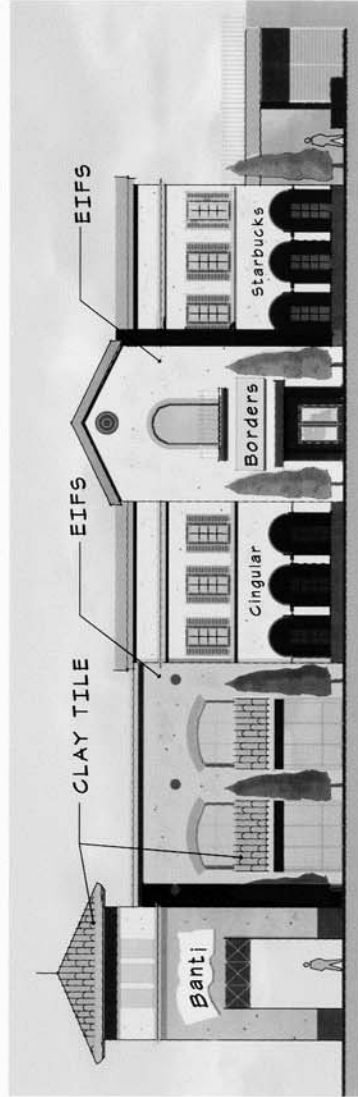








NORTHWEST ELEVATION



SOUTHWEST ELEVATION

Scale: N.T.S.  
Date: January 26, 2007

U.O.R.  
DATE: 1-24-07  
**studio 7**, pllc  
 ARCHITECTURE PLANNING INTERIOR  
 KNOXVILLE, TENNESSEE  
 REVISED  
 1-26-07

# Vista Dei Monte

Hardin Valley Towncenter



USE ON REVIEW

Shops at Vista Dei Monte  
Hardin Valley Road & Valley Vista Road  
Hardin Valley Land Partners, LLC

NO.	DATE	COMMENTS

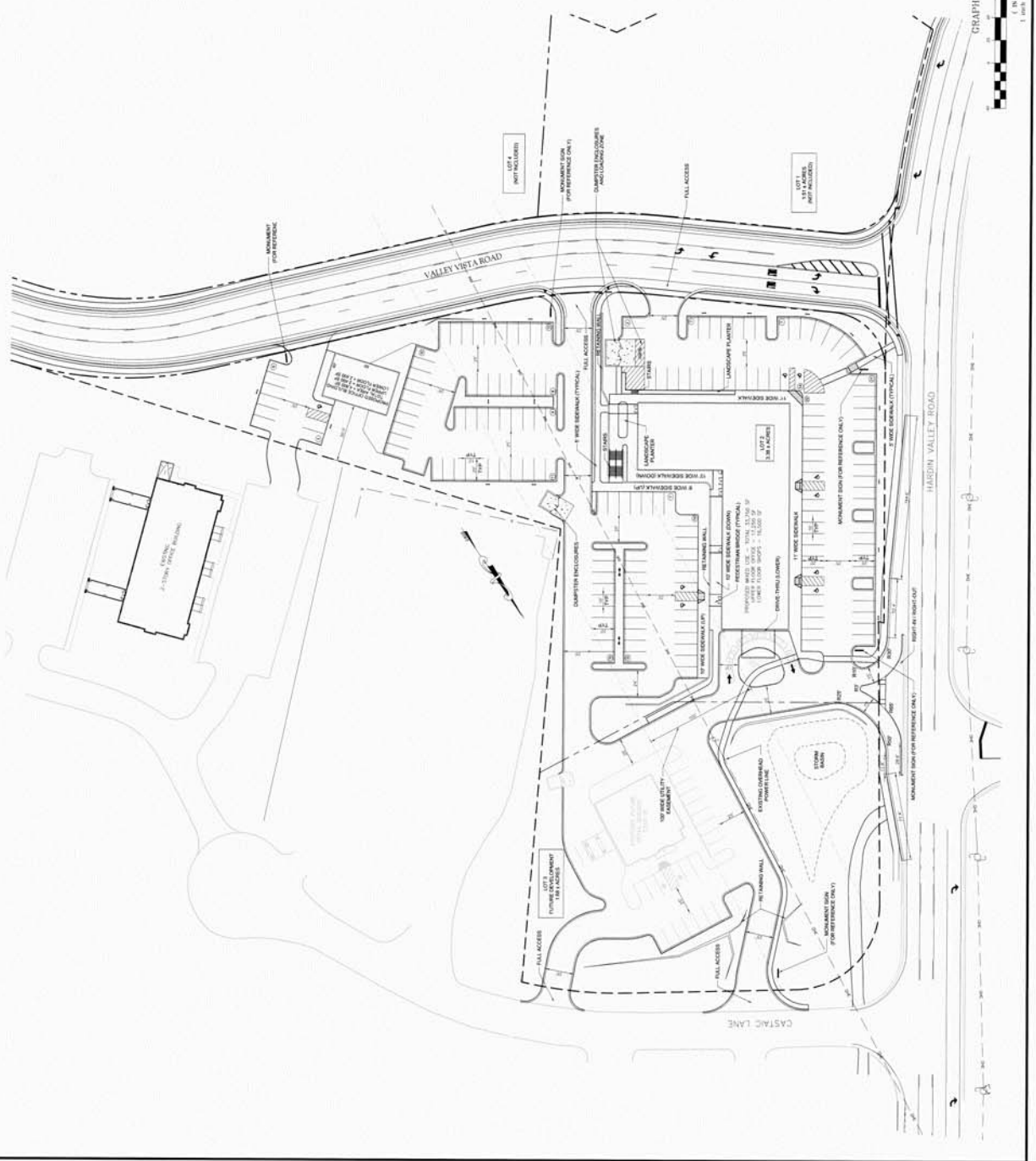
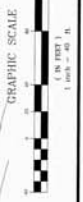
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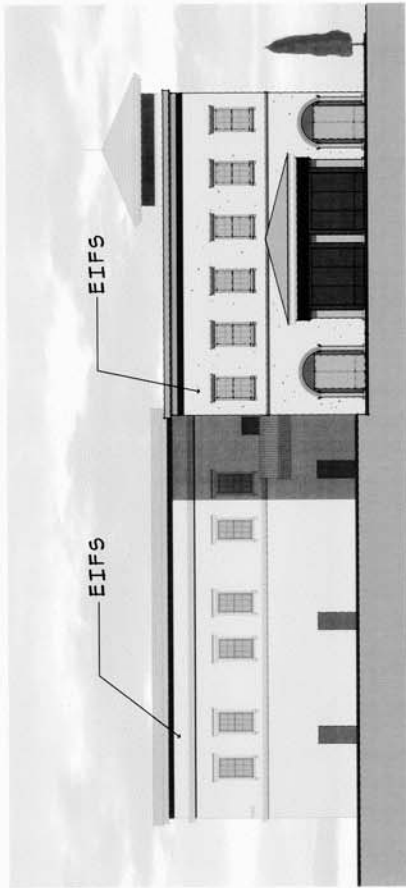
**PARKING ANALYSIS:**  
PROPOSED OFFICE BUILDING: 12,200 SF  
TOTAL FLOOR AREA (OFFICE BUILDING): 12,200 SF  
TOTAL FLOOR AREA (SHOPS SPACES): 4,800 SF  
TOTAL FLOOR AREA: 17,000 SF  
PROPOSED OFFICE BUILDING: 12,200 SF  
TOTAL FLOOR AREA (OFFICE BUILDING): 12,200 SF  
TOTAL FLOOR AREA (SHOPS SPACES): 4,800 SF  
TOTAL FLOOR AREA: 17,000 SF  
OFFICE SPACE REQUIRED PER WORKSTATION: 100 SF  
TOTAL OFFICE SPACES: 122  
TOTAL SPACES PROVIDED: 170  
TOTAL SPACES DEFICIT: 52  
TOTAL SPACES SURPLUS: 0  
TOTAL SPACES DEFICIT: 52  
TOTAL SPACES SURPLUS: 0  
TOTAL SPACES DEFICIT: 52  
TOTAL SPACES SURPLUS: 0

**SITE ANALYSIS:**  
PROPOSED OFFICE BUILDING & OFFICE BUILDING (LOT 7): 12,200 SF  
TOTAL FLOOR AREA (OFFICE BUILDING): 12,200 SF  
TOTAL FLOOR AREA (SHOPS SPACES): 4,800 SF  
TOTAL FLOOR AREA: 17,000 SF  
PROPOSED OFFICE BUILDING: 12,200 SF  
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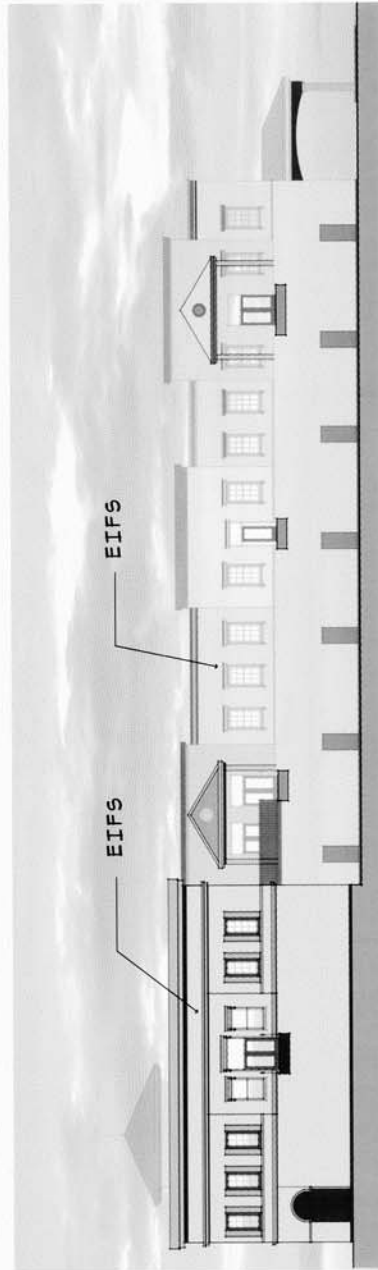
**TICGA NOTES:**  
A SITE LIGHTING PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.  
THE LOCATION OF THE SHAWNT DUKE AND FOR COMMUNICATIONS UTILITIES SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION.  
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**U.O.R.**  
DATE: 12-16-07  
REVISED: 1-26-07

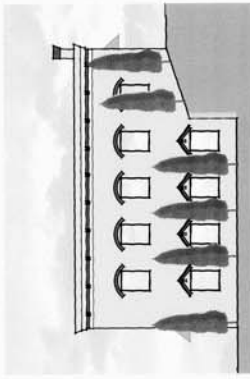




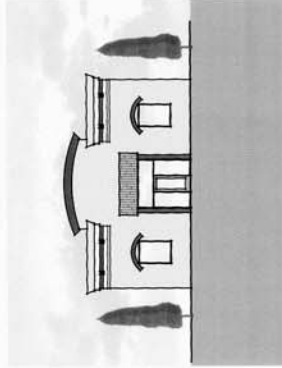
NORTHEAST ELEVATION



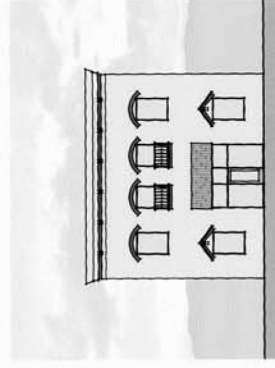
SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHWEST ELEVATION

DATE 1/24/06-07A

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 ARCHITECTURE PLANNING INTERIORS  
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