



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

▶ **FILE #:** 7-K-07-UR

AGENDA ITEM #: 79

AGENDA DATE: 7/12/2007

▶ **APPLICANT:** **HARDIN VALLEY LAND PARTNERS, LLC**

OWNER(S): HARDIN VALLEY LAND PARTNERS, LLC

TAX ID NUMBER: 103 PART OF 118.01

JURISDICTION: County Commission District 6

▶ **LOCATION:** **East side of Valley Vista Rd., south of Hardin Valley Rd.**

▶ **APPX. SIZE OF TRACT:** **0.57 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Valley Vista Rd., a proposed three lane collector street with a 70' right-of-way, Hardin Valley Rd., a three lane minor arterial street within a 75' of right-of-way, and 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

WATERSHED: Beaver Creek

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

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

▶ **PROPOSED USE:** **Office**

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: Approved retail/office / PC (k) (Planned Commercial) / TO (Technology Overlay)
South: Vacant land / PC (k) (Planned Commercial) / TO (Technology Overlay)
East: Office / 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 proposed office building 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 (TTCCA) for the proposed development.

2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
3. Valley Vista Rd. shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a certificate of occupancy being issued for this building.
4. Submitting engineered drawings for the retaining walls to the Knox County Department of Engineering and Public Works for review and approval.
5. Revising the profile drawing and grading plan for the driveway connection to the existing office building site to the northeast (tax parcel 119.04) to provide a 15% grade or less and a K-value of 5 at either end for transition to the existing and proposed parking areas. If the requested revisions cannot be achieved, the driveway connection between the two parcels will have to be eliminated.
6. Certification by a registered land surveyor that 400' of site distance can be achieved in both directions along Valley Vista Rd. at the proposed driveway cut prior to a building permit being issued for this development.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. 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 install so as not to interfere with the sight triangles and visibility along public streets.

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 a 6048 square foot two story office building on a portion of Lot 2 of Vista Dei Monte Subdivision. The Planning Commission had approved a commercial center with 16,500 square feet of retail shops and 17,250 square feet of office space on Lot 2 on February 8, 2007. An office building was proposed in this location on a revised site plan submitted with the previous plans, but since Staff did not have adequate time to evaluate the change, a condition of the development approval required the office building to be removed from the development plan.

The revised site plan submitted for this development includes a driveway connection to the existing office building site to the northeast (tax parcel 119.04). As proposed the driveway grade exceeds 19% with transitions to the existing and proposed parking areas with a K-value of only 3.18. This design is not acceptable and Staff is recommending a condition that the profile drawing and grading plan for the driveway be revised to provide a 15% grade or less and a K-value of 5 at either end for transition to the existing and proposed parking areas. If the requested revisions cannot be achieved, the driveway connection between the two parcels will have to be eliminated.

This proposed development has a connection to Valley Vista Rd., a proposed public street that has not been completed. Staff has recommended a condition that Valley Vista Rd. be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a certificate of occupancy being issued for this building.

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 (TTCCA). The TTCCA will consider this request on July 9, 2007.

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 office 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

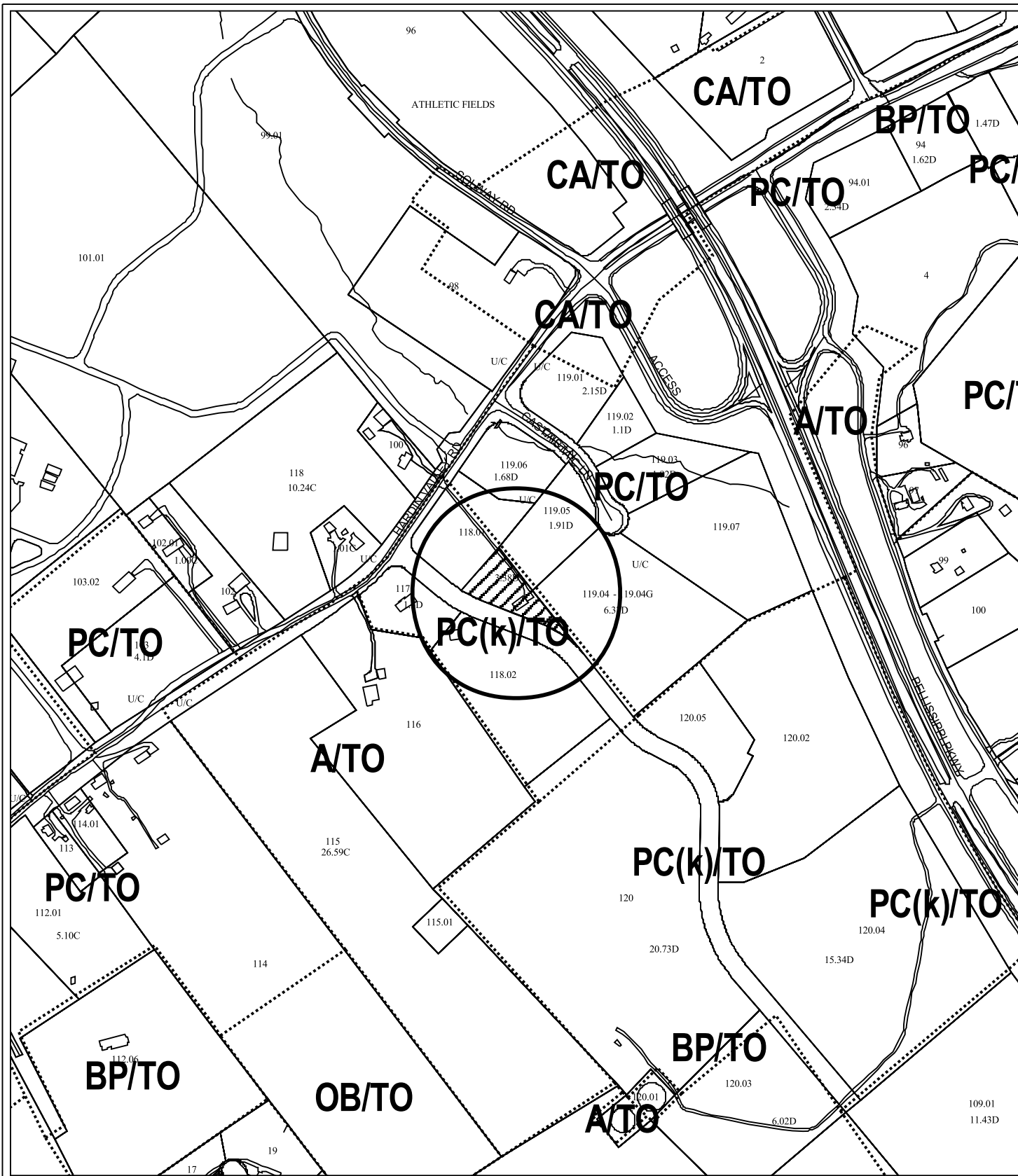
1. The Northwest County Sector Plan proposes commercial uses for the site. The proposed use is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 154 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.


ESTIMATED STUDENT YIELD: Not applicable.

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-K-07-UR
USE ON REVIEW**

Petitioner: Hardin Valley Land Partners, LLC

 Office in PC (k) (Planned Commercial) / TO (Technology Overlay)

Map No: 103

Original Print Date: 06/27/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Jurisdiction: County



studio 7 . pllc
ARCHITECTURE PLANNING INTERIORS

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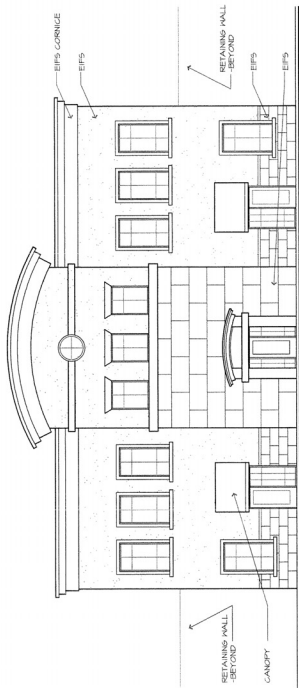
Auxiliary Office Building
(Lot 2)
Hardin Valley Road & Valley Vista Road
Knox County, Tennessee
Hardin Valley Land Partners, LLC

THIS DRAWING HAS BEEN ISSUED:

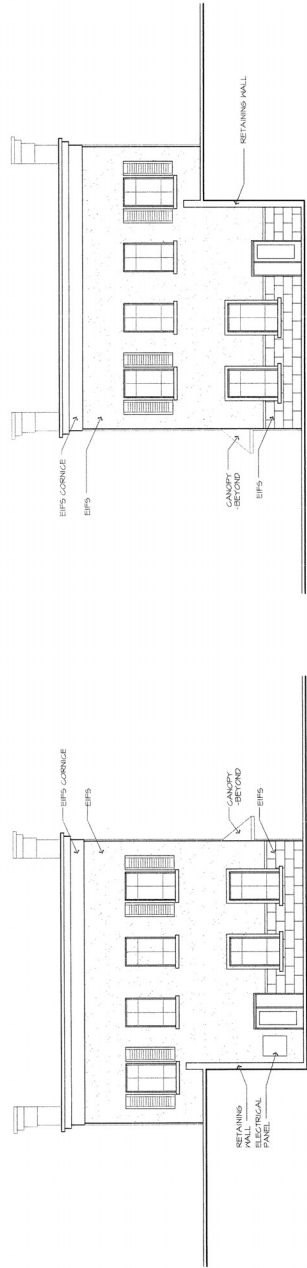
FOR INFORMATION
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ISSUED DATE: 08/04/07
DRAWN BY: J. COLEMAN
CHECKED BY: J. COLEMAN
DATE: 7-10-07
BY: J. COLEMAN
DATE: 7-10-07
BY: J. COLEMAN
DATE: 7-10-07

ELEVATIONS
A1.1

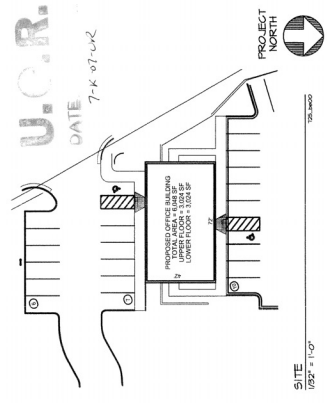


NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"



SITE
1/32" = 1'-0"

U.C.R.
DATE 7-10-07
PROJ. EST. NORTH