



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

▶ **FILE #:** 6-B-07-UR

AGENDA ITEM #: 102

AGENDA DATE: 6/14/2007

▶ **APPLICANT:** WOODALL PROPERTIES,LLC

OWNER(S):

TAX ID NUMBER: 103 112.03 & 112.06

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of Award Winning Wy., South of Hardin Valley Rd

▶ **APPX. SIZE OF TRACT:** 11.12 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Award Winning Wy., a private joint permanent easement with a pavement width of 25' within a 50' wide right-of-way

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **ZONING:** BP (Business and Technology) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Office building and vacant land

▶ **PROPOSED USE:** Office park development

HISTORY OF ZONING: The southern portion of the site was zoned BP (Business & Technology Park) in February 2007. The remainder of the site has been zoned BP for many years

SURROUNDING LAND USE AND ZONING:
North: Developing commercial site / PC commercial
South: Detached residential subdivision / RA residential
East: Developing commercial site / PC commercial & OB office
West: Vacant land / PR residential

NEIGHBORHOOD CONTEXT: The site is located in the developing Hardin Valley Corridor. Property in the area is zoned PC & BP commercial, OB office and PR & RA residential.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

STAFF RECOMMENDATION:

▶ **APPROVE the request for up to 110,000 square feet of office space in 8 buildings as shown on the development plan subject to 12 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. All buildings meeting the required setbacks as established by the Tenn. Technology Corridor Development Authority and/or the Knox county Zoning ordinance, whichever is greater
3. Obtaining the needed variances from the Knox County Board of Zoning and Appeals regarding the number and/or size of parking spaces
4. Provision of a revised plan that shows all lighting on the site will be directed away from the adjoining residentially zoned areas
5. Provision of a Type A landscape buffer (see attached) along the southern and western boundary of the site

adjacent to the existing residentially zoned area

6. A separate use on review request will be required for all signs within the project
7. The grade of the proposed driveway or the extension of Award Winning Way not exceeding 15%. Prior to commencing any grading on the site provide MPC staff with a profile drawing that shows compliance with this requirement
8. Provision of a proposed cross-section drawing that begins at the southern boundary of the site and extends through buildings 4 and 7 to the northern boundary of the site for review and approval by the MPC staff
9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment & Conservation
10. Obtaining the required Certificate of Appropriateness from the Tenn. Technology Corridor Development Authority prior to commencing any grading on this site
11. All landscaping to be installed within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of engineering and Public Works to guarantee such Installation
12. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and approval prior to commencing any grading on this site

COMMENTS:

The applicants are proposing an office park development that will contain eight new buildings. The development will occupy 11.12 acres and contain approximately 117,000 square feet of office space. The site was recently rezoned to BP (Business & Technology Park). Since the site is located within the Tennessee Technology Corridor, TO (Technology Overlay) zoning also governs the development of this site.

Since the TO (Technology Overlay) zone governs this site, the applicants will need to obtain approval of the development plan of the office park from the Tennessee Technology Corridor Development Authority (TTCDA).

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

1. The proposed office park will have minimal impact on local services. All utilities are readily available to the site.
2. Traffic capacity exists to support this project due to the recent improvements to Hardin Valley Road
3. The proposed use is consistent in use and intensity with the zoning and development in the area.
4. Storm drainage will be directed into the existing drainage ways on this site. Stormwater detention, grading and drainage plans will be required that meet the Knox County's regulations.

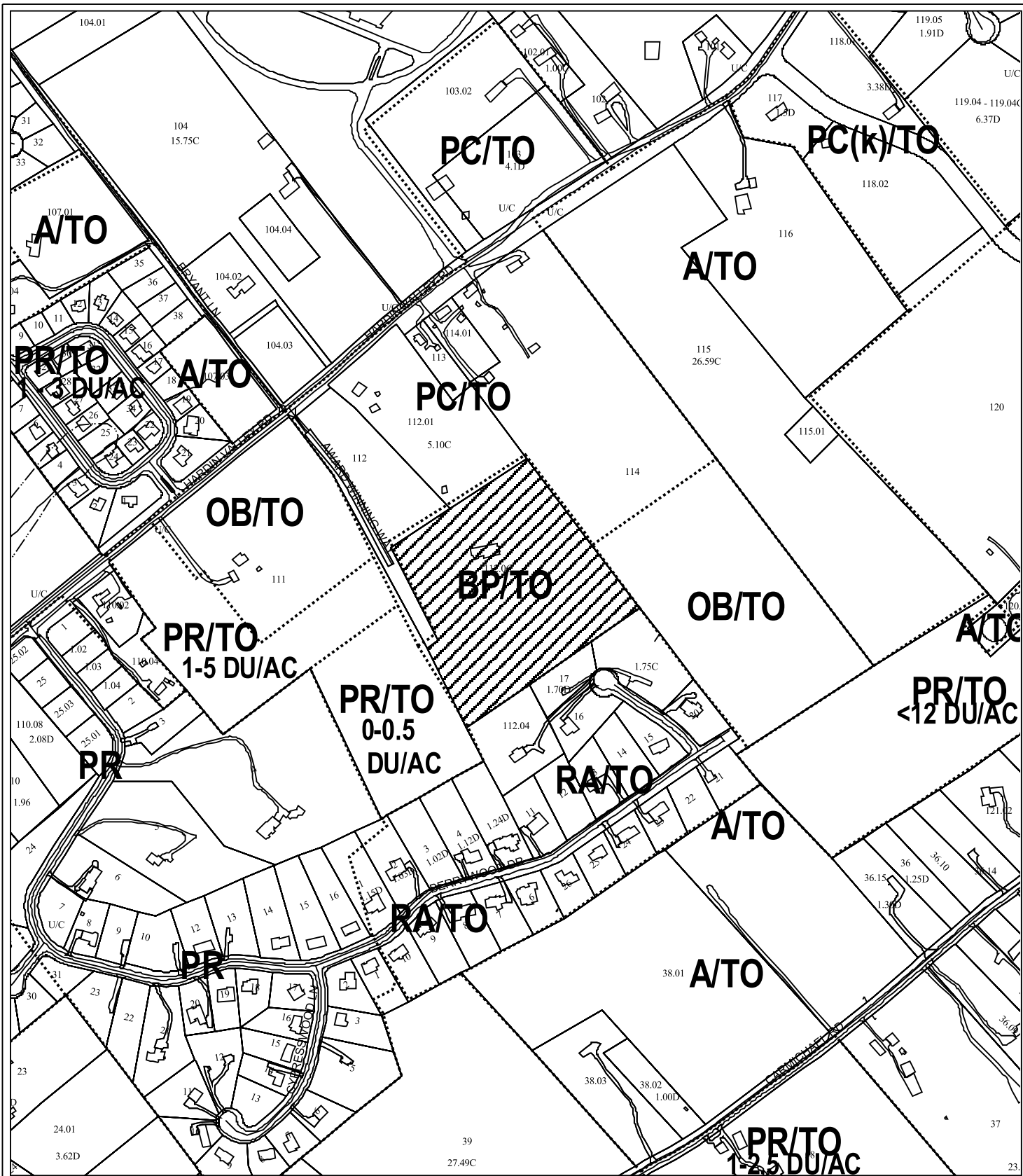
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed office park development meets the standards for development within the BP (Business & Technology Park) zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan as amended proposes commercial uses for this site.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance.
 - C. The use is compatible with the character of the neighborhood where it is proposed.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. Hardin Valley Rd. is classified as a minor arterial street. With that classification, it is expected to move traffic to and through the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for Commercial use.
2. The site is identified as being within the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan

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.



6-B-07-UR
USE ON REVIEW



Office park development in BP (Business and Technology) / TO (Technology Overlay)

Original Print Date: 05/31/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Woodall Properties, LLC

Map No: 103

Jurisdiction: County





Studio Four Design, Inc.
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 Knoxville, Tennessee 37922
 T 865.232.5007 F 865.232.5001
 CONTACT NAME: STEVE L. COLE, AIA



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 10000 Highway 100, Knoxville, TN 37922
 T 865.232.5007 F 865.232.5001
 CONTACT NAME: STEVE L. COLE, AIA

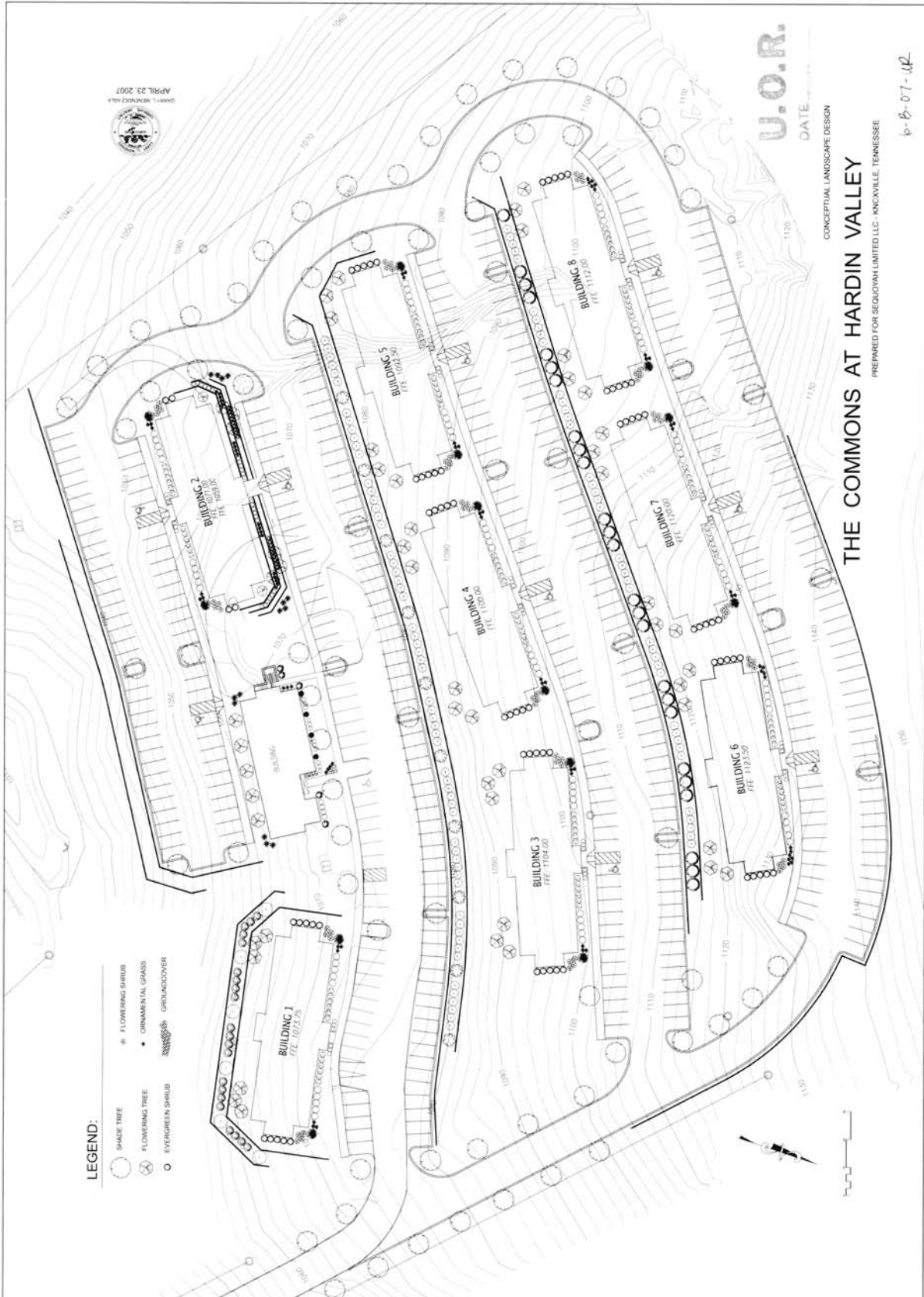


S
 10000 Highway 100, Knoxville, TN 37922
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Project Number: 07006
 Project Name: The Commons at Hardin Valley
 Date: April 23, 2007
 Drawing Title: Landscape Master Plan

Drawing No.: L1.1





Studio Four Design, Inc.
 Planning, Graphics, Architecture Consulting
 11 Michael Street
 Nashville, Tennessee 37202
 T 615-252-5001 F 615-252-5003
 Contact Name: Steve L. DeLuca

Client:
 Habitat Program, LLC
 10021 Brentwood Place Court
 Franklin, TN 37057
 T 615-996-3718 F 615-996-3716
 Contact Name: George Woodard

Design Team:
 Studio Four Design, Inc.
 10021 Brentwood Place Court
 Franklin, TN 37057
 T 615-252-5001 F 615-252-5003
 Contact Name: Steve L. DeLuca

DATE: 6/14/2007



City of Nashville
 Department of Planning & Economic Development
 Planning & Economic Development
 200 The Commons at Health Valley
 Nashville, TN 37203
 T 615-259-3300 F 615-259-3300
 Contact Name: W. L. Latham

Sheet No.: 200
 Title: SITE PLAN AND PARKING PLAN
 Drawing No.: C101



LOCATION MAP (NOT TO SCALE)

ASPHALT PAVEMENT
 NUMBER OF PARKING SPACES
 PROPERTY LINE
 KNOX COUNTY PROPERTY SET BACK
 TCGA PROPERTY SET BACK

PARKING SUMMARY
 TCGA REQUIRED PARKING: 110,000 SQ. FT. 3
 STANDARD SPACES: 18,187 * 1.59/200 SQ. FT. = 367
 TOTAL PARKING PROVIDED: 415
 STANDARD SPACES: 39,447 * 1.59/200 SQ. FT. = 789
 TCGA REQUIRED SPACES: 110,000 SQ. FT. 3

U.O.R.
 DATE: 6/14/2007

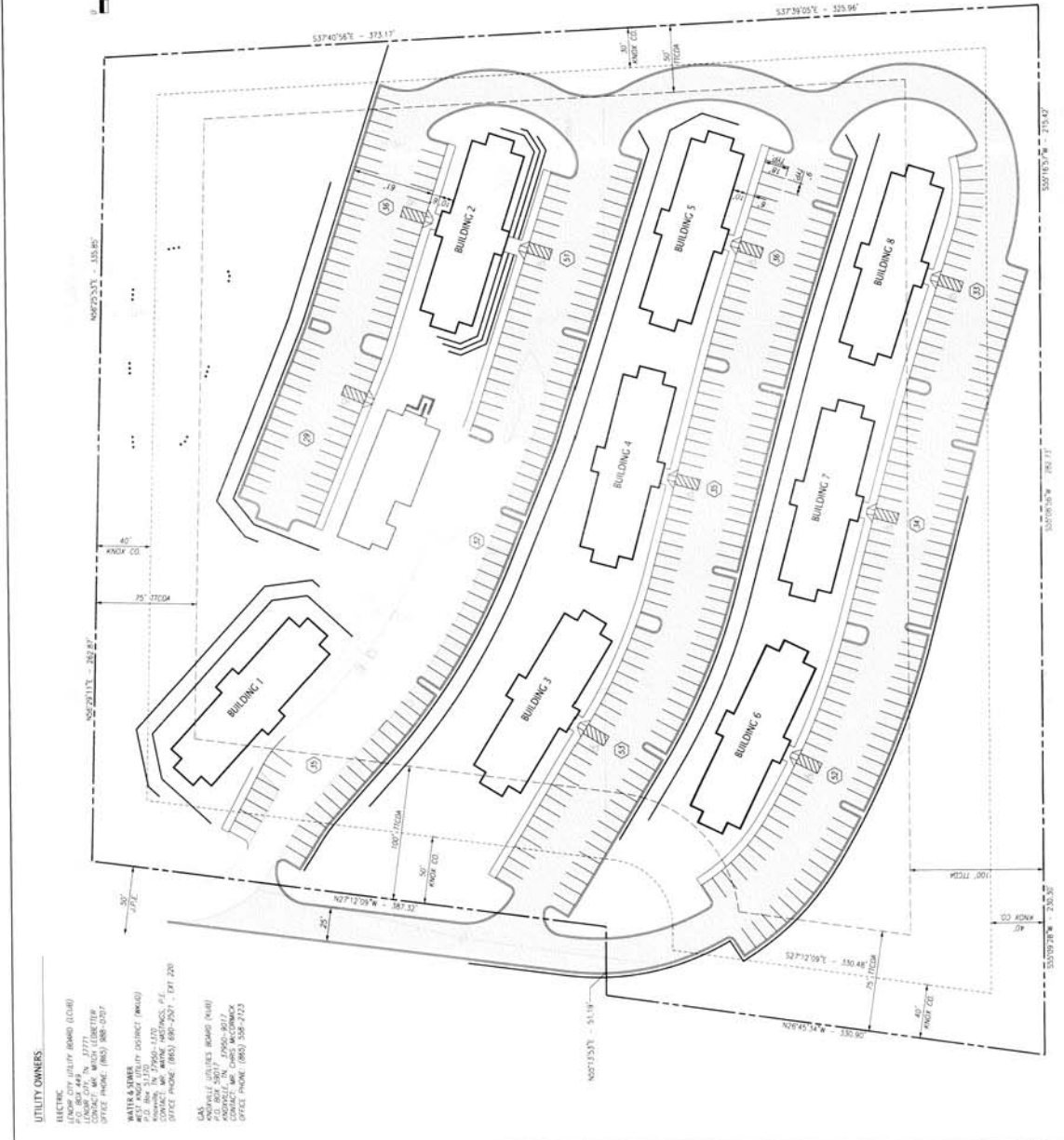
- NOTES:**
- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM SITE, INC. DATED JANUARY 27, 2007.
 - ALL EXISTING UTILITIES AND STRUCTURES ARE SHOWN FROM PLANS OR OUTSIDE FACE OF BUILDING.
 - THE MINIMAL AGGREGATE BASE AND ASPHALT SURFACE CONSTRUCTION, AND EXISTING ADJUSTMENTS OF THESE WORKS, SHALL BE IN ACCORDANCE WITH THE TCGA'S STANDARD SPECIFICATIONS.
 - CONCRETE CURB AND PAVEMENT SHALL MEET ALL APPLICABLE CODES AND STANDARDS. CONCRETE SHALL MEET ALL APPLICABLE CODES AND STANDARDS AND SHALL BE IN ACCORDANCE WITH THE TCGA'S STANDARD SPECIFICATIONS.
 - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE TCGA'S STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE TCGA'S STANDARD SPECIFICATIONS.
 - PROPERTY CONCERNED REFLECTS PARCELS 1101 & 1108 AS SHOWN IN KNOX COUNTY CASEY COUNTY RECORD BOOK ONE SLAP PROPERTY TO BE ACQUIRED FOR A TOTAL AREA OF 11.13 AC.
 - OWNER: HABITAT PROGRAM, LLC
 10021 BRENTWOOD PLACE COURT
 FRANKLIN, TN 37057
 TELEPHONE: 615.996.3718
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE TCGA'S STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE TCGA'S STANDARD SPECIFICATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH THE TCGA'S STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE TCGA'S STANDARD SPECIFICATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH THE TCGA'S STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE TCGA'S STANDARD SPECIFICATIONS.

TCGA VARIANCE REQUEST:

- REQUEST FOR BUREAU SETBACKS TO BE REDUCED FROM 100'-0" TO 75'-0" ON ADJACENT TO 75'-0" ON ADJACENT TO 40'-0" AND 100'-0" ADJACENT TO RESIDENTIAL ZONE TO 40'-0".

BEZ VARIANCE REQUEST:

- REQUEST FOR PARKING SPACE SIZE TO BE REDUCED FROM 200 SQ. FT. (10' X 20') TO 142 SQ. FT. (8' X 18').



UTILITY OWNERS:
 ELECTRIC: LEAD CITY UTILITY BOARD (LCUB)
 LEAD CITY, TN 37173
 LEAD CITY, TN 37173
 OFFICE PHONE: (615) 888-2027

WATER & SEWER:
 KNOX COUNTY UTILITY BOARD (KUB)
 P.O. Box 31120
 KNOXVILLE, TN 37931
 OFFICE PHONE: (865) 895-2501 / TDF 200

SEWER:
 KNOX COUNTY UTILITY BOARD (KUB)
 P.O. Box 31120
 KNOXVILLE, TN 37931
 OFFICE PHONE: (865) 895-2501 / TDF 200

DATE: 6/14/2007
 SHEET: 200
 TITLE: SITE PLAN AND PARKING PLAN



Studio Four Design, Inc.
 18002 Sunset Drive
 Richmond, Kentucky 40502
 1. 800.523.5005 2. 606.822.5000
 Daniel Hays

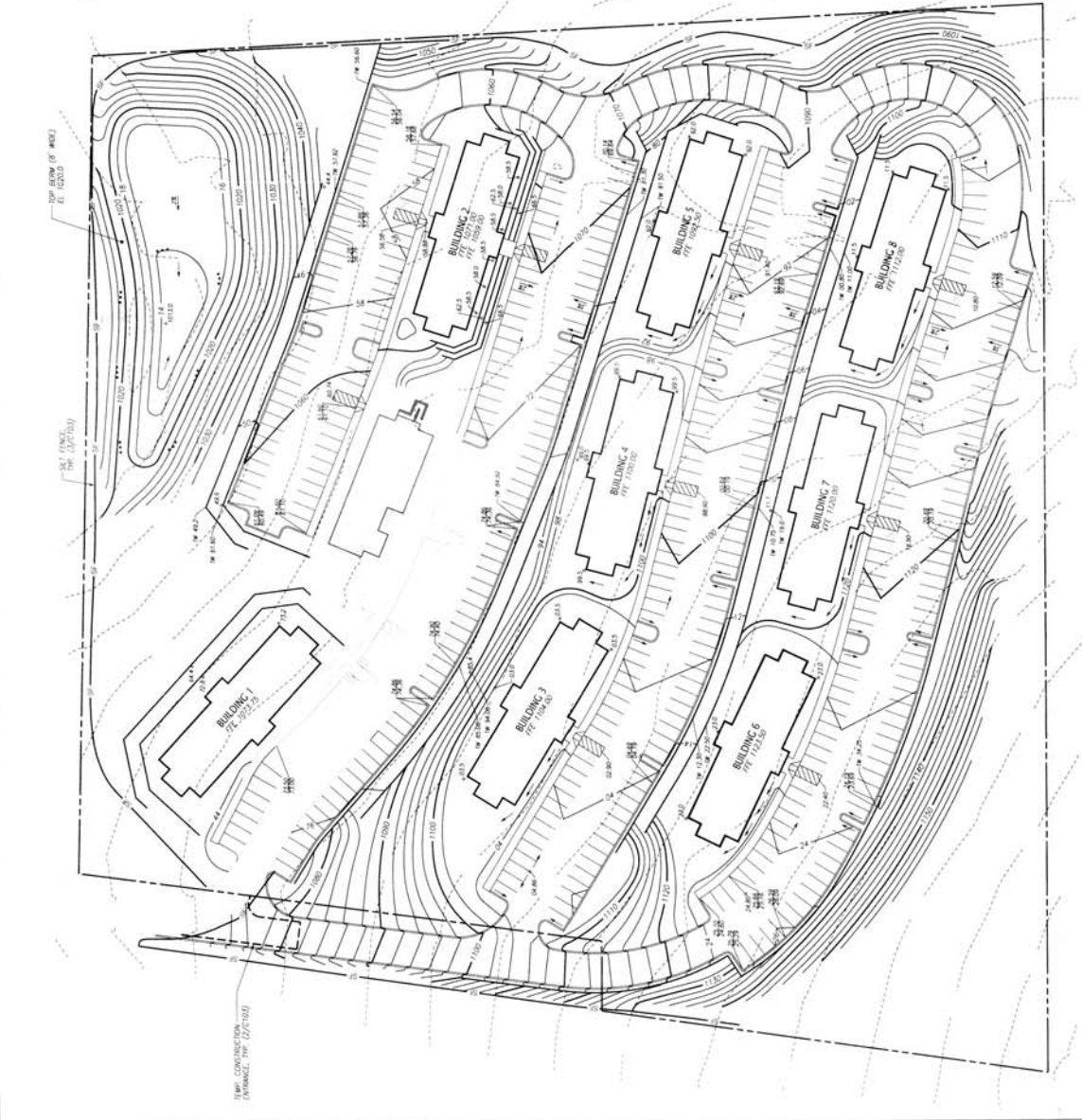
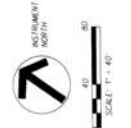
Project Name: COMMERCIAL DEVELOPMENT
 Location: 13001 Buckhorn Pike Court
 Lexington, KY 40512
 1. 606.159.1471 2. 606.584.2414
 Daniel Hays

Design: David Grieshaber
 Project Manager
 13001 Buckhorn Pike Court
 Lexington, KY 40512
 1. 606.584.2414 2. 606.584.2428
 David Grieshaber

2007 Building Design, Inc.
 13001 Buckhorn Pike Court
 Lexington, KY 40512
 1. 606.584.2414 2. 606.584.2428
 David Grieshaber



The Commons at Hardin Valley
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 Location: 13001 Buckhorn Pike Court
 Lexington, KY 40512
 1. 606.584.2414 2. 606.584.2428
 David Grieshaber



GRADING NOTES

- UNLESS NOTED OTHERWISE, THE PROPOSED GRADING SHALL BE MAINTAINED AS MUCH AS POSSIBLE. PROPOSED CONTOURS ARE SHOWN AT 2'-FT. INTERVALS.
- EXISTING GRADE SHALL BE MAINTAINED AS MUCH AS POSSIBLE. EXISTING GRADE SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
- THE SITE SHALL BE GRADED AND DRAINED WITHIN THE LIMITS OF EXISTING CURB-TO-CURB RIGHTS OF WAY.
- PROPOSED GRADE SHALL NOT BE FLATTER THAN EXISTING GRADE AT ANY POINT. THE PROPOSED GRADE SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
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EROSION CONTROL NOTES

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 DATE: 6-10-07-UX

1/16/2007 1:58:58 PM ERLES

DESIGN

GUIDELINES LANDSCAPE SCREENING

Type "A" Screen: Dense

APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

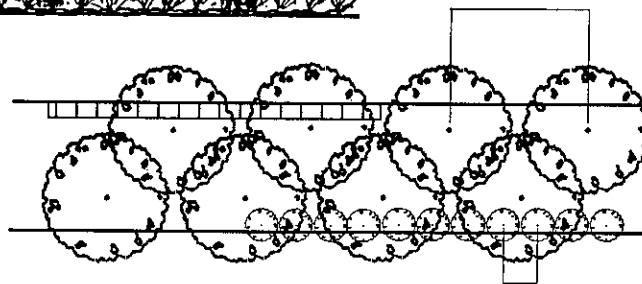
- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm.

TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



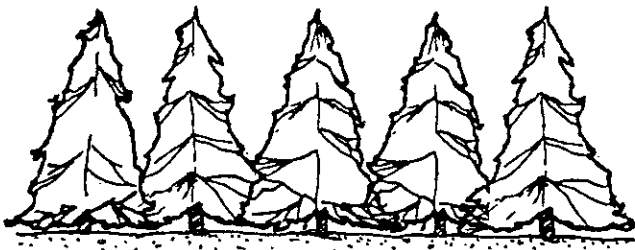
Maximum 16' Centers



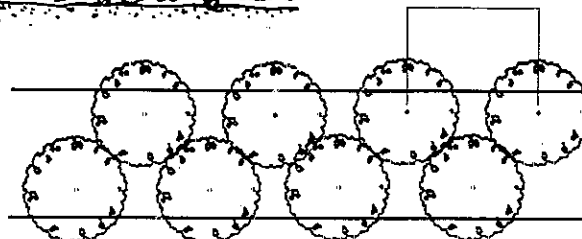
Maximum 4' Centers

- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



Maximum 12' Centers



INTRODUCTION
Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

Contact persons:
 • Dan Kelly
 • Quentin Stevens

MPC
 Development Services
 Suite 403
 City County Building
 400 Main Street
 Knoxville, TN 37902
 Phone: 423 215-2500
 Fax: 423 215-2068

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance