

▶ **FILE #:** 11-K-07-UR

**AGENDA ITEM #:** 80

**AGENDA DATE:** 11/8/2007

▶ **APPLICANT:** KEY REAL ESTATE HOLDINGS, LLC.

OWNER(S): DENNIS FRAZE

TAX ID NUMBER: 103 120.07

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Valley Vista Rd., southeast of Hardin Valley Rd.

▶ **APPX. SIZE OF TRACT:** 8.1 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via a shared access drive to Valley Vista Rd., a proposed three lane collector street with a 70' right-of-way with access to Hardin Valley Rd.

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

▶ **PROPOSED USE:** Professional office buildings

HISTORY OF ZONING: The Knox County Commission approved the zoning change to PC (Planned Commercial)/TO (Technology Overlay) with conditions on 9/25/2006.

SURROUNDING LAND USE AND ZONING: North: Vacant & offices / PC (k) (Planned Commercial) / TO (Technology Overlay)

South: Vacant & proposed school / PC (k) (Planned Commercial) / TO (Technology Overlay)

East: Vacant / PC (k) (Planned Commercial) / TO (Technology Overlay)

West: Vacant / PC (k) (Planned Commercial) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This site is located near the interchange of Pellissippi Parkway and Hardin Valley Road in an area that has a mix of professional office, retail, institutional and residential uses in the Technology Corridor.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for 3 professional office buildings, subject to the following 11 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed development.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. Connecting the development to sanitary sewer, as well as meeting all other requirements of the Knox County Health Department.
5. 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 these buildings.
6. Meeting all requirements of the American Disabilities Act with regards to the proposed sidewalks.
7. Providing a greenway connection to the existing walking trail along Pellissippi Parkway.
8. Eliminating the 2 parking spaces that back out into the main driveway and, if necessary, obtaining a parking reduction variance from the Knox County Board of Zoning Appeals.
9. Installing heavy duty pavement along the main driveway and the outside perimeter drive-aisle to accommodate truck traffic as per Knox County Department of Engineering and Public Works.
10. Adherence to all requirements outlined in the previously recorded protective covenants for this Planned Commercial development.
11. 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.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the PC (k) zoning district.

#### **COMMENTS:**

The applicant is proposing to develop 3, two-story professional business office buildings on this 8.10 acre site. The total area contained in the 3 buildings is 48,341 sq. ft. of professional and business office space and 19,303 sq. ft. of warehouse space. The buildings range in size from approximately 11,399 sq. ft. to 38,000 sq. ft. This property is part of a previously approved concept plan (10-SH-06-C/10-W-06-UR) referred to as Vista Dei Monte / Hardin Valley Town Center. The development plan currently accommodates 221 parking spaces for employees and customers. The applicant will be required to remove the two parking spaces that back out into the main driveway. The removal of these spaces may require the applicant to obtain a variance from the Knox County Board of Zoning Appeals.

The subject property fronts has access to Valley Vista Rd. through a shared access driveway. 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 these buildings. A traffic impact study was submitted as part of the previously approved concept plan and addressed the proposed office uses. Since this is a planned commercial development, the applicant will be required to meet all requirements outlined in the protective covenants which were recorded for the initial concept/use-on-review.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the TTCDA. The TTCDA will consider this request at their November 5, 2007 meeting.

#### **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. Valley Vista Rd. is being constructed as a collector street and will have adequate capacity for the proposed office buildings.
3. The impact of the proposed development on adjacent properties will be minimal since the property does not face any established residential uses.
4. The proposal will have no impact on schools.
5. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern which has been developed with professional office, retail and institutional uses.

#### **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 offices are 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

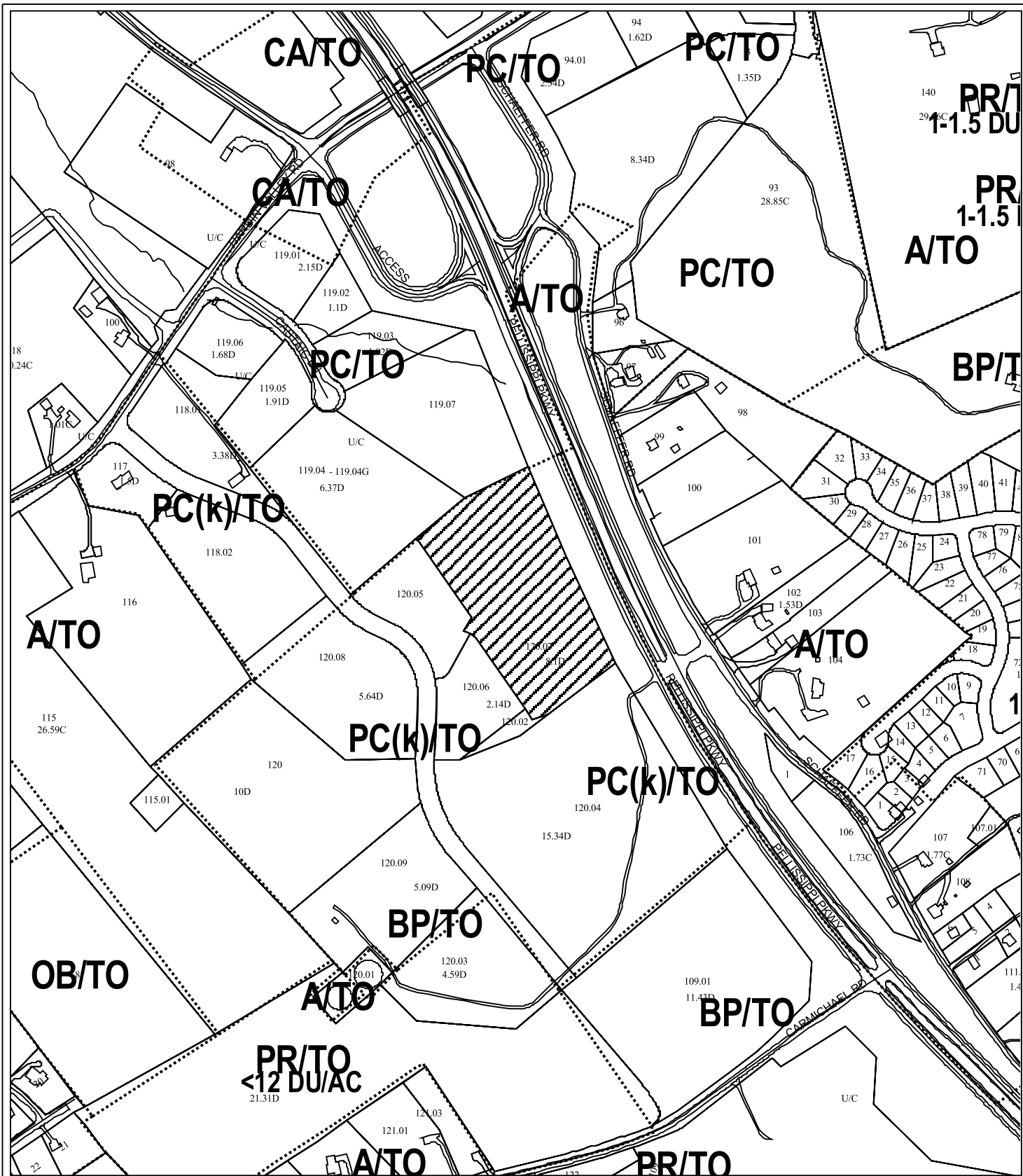
1. The Northwest County Sector Plan proposes mixed uses for this site which supports office/warehouse uses.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 832 (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.



11-K-07-UR  
USE ON REVIEW

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

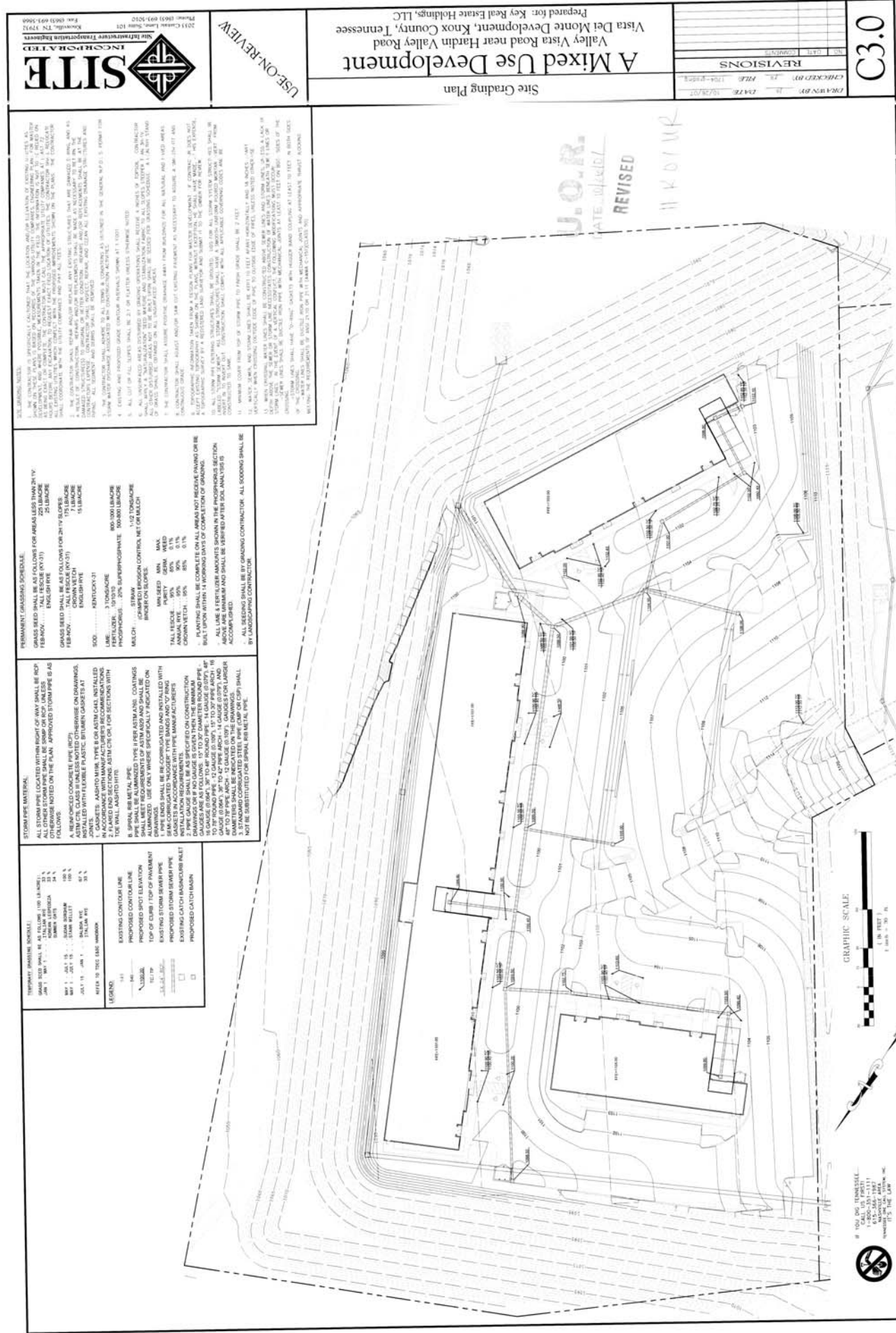
Original Print Date: 10/23/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Key Real Estate Holdings, LLC

Map No: 103

Jurisdiction: County





**PERMANENT GRASSING SPECIFICATIONS:**

GRASS SEED SHALL BE AS FOLLOWS FOR AREAS LESS THAN 20' WIDE:

- FEBRUARY ... ENGLISH RYE
- MAY ... ENGLISH RYE
- AUGUST ... ENGLISH RYE
- NOVEMBER ... ENGLISH RYE

GRASS SEED SHALL BE AS FOLLOWS FOR 20' WIDE SLOPES:

- FEBRUARY ... ENGLISH RYE
- MAY ... ENGLISH RYE
- AUGUST ... ENGLISH RYE
- NOVEMBER ... ENGLISH RYE

SOIL ... ENGLISH RYE

FERTILIZER ... 20% SUPERPHOSPHATE, 50%00 LBS/ACRE

MULCH ... STRAW MULCH, 5000 LBS/ACRE

BRUSH ON SLOPES ... MAX. 10% SLOPE

TALL FESCUE ... 100% SLOPE

CRACK BERTH ... 100% SLOPE

PLANTING WITHIN 14 WORKING DAYS OF COMPLETION OF GRADING. ABOVE ARE MAXIMUMS AND SHALL BE REFERRED AFTER SOIL ANALYSIS IS ACCOMPLISHED.

**STORM PIPE MATERIAL:**

ALL STORM PIPES LOCATED WITHIN RIGHT OF WAY SHALL BE RCP. ALL OTHER STORM PIPES SHALL BE SPP OR RCP UNLESS OTHERWISE NOTED ON THE PLAN. APPROVED STORM PIPE IS AS FOLLOWS:

1. REINFORCED CONCRETE PIPE (RCP)
2. HIGH DENSITY POLYETHYLENE (HDPE) PIPE
3. POLYETHYLENE GLASS FIBER REINFORCED (FRP) PIPE
4. GALVANIZED STEEL PIPE
5. BLACK IRON PIPE
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**LEGEND:**

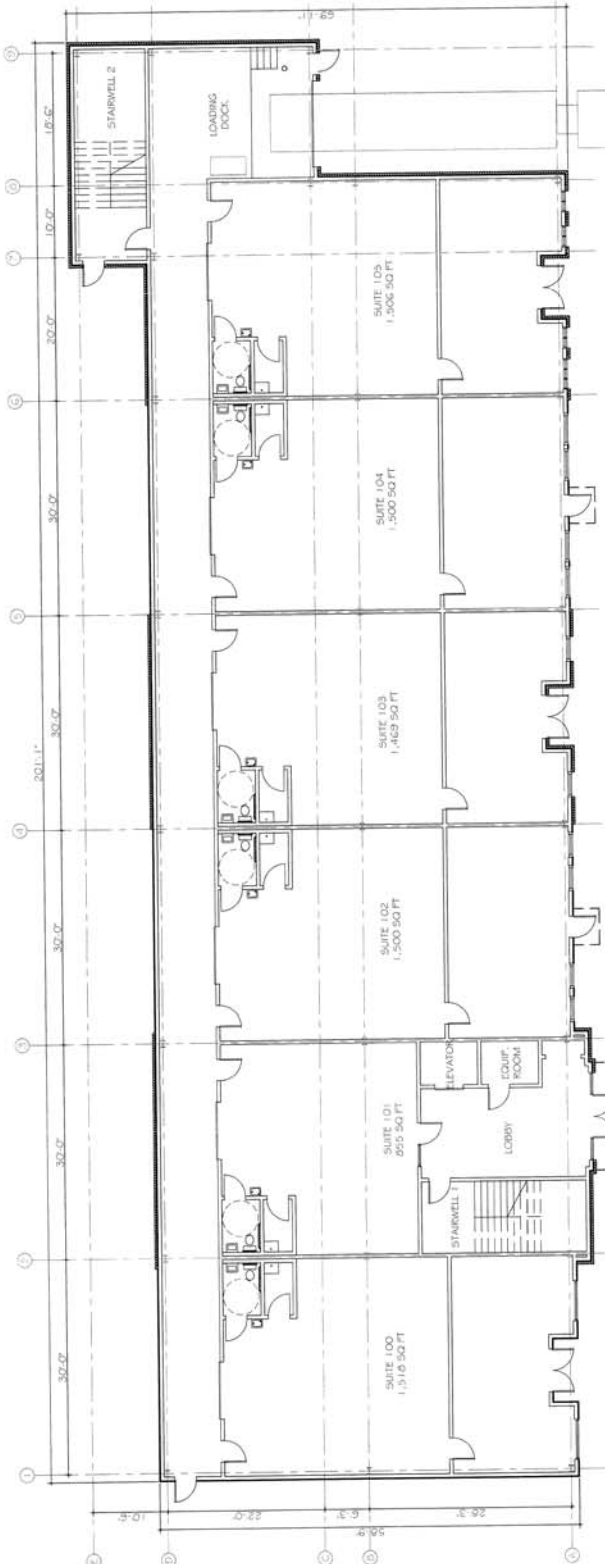
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- TOP OF FINISH GRADE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM SEWER INLET
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN



IF YOU DO NOT PRINT THIS PLAN, YOU ARE VIOLATING THE LAW.





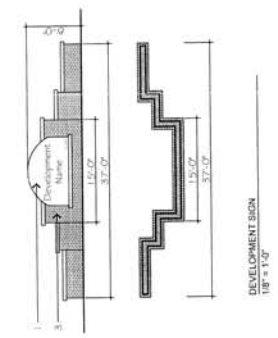


First Floor Plan  
1/8" = 1'-0"

**BUILDING 1**  
 TOTAL AREA FIRST FLOOR: 23,665 SQ FT  
 NON-LEASABLE AREA: 1,260 SQ FT  
 LEASABLE WAREHOUSE AREA: 10,766 SQ FT  
 LEASABLE BUSINESS AREA: 12,639 SQ FT  
 TOTAL AREA SECOND FLOOR: 23,880 SQ FT  
 LEASABLE AREA: 21,202 SQ FT  
 NON-LEASABLE AREA: 1,279 SQ FT  
 TOTAL AREA BUILDING: 47,545 SQ FT

**BUILDING 2**  
 TOTAL AREA FIRST FLOOR: 11,299 SQ FT  
 LEASABLE AREA: 8,359 SQ FT  
 NON-LEASABLE AREA: 2,940 SQ FT  
 LEASABLE BUSINESS AREA: 2,415 SQ FT  
 LEASABLE WAREHOUSE AREA: 5,944 SQ FT  
 TOTAL AREA SECOND FLOOR: 11,474 SQ FT  
 LEASABLE AREA: 8,506 SQ FT  
 NON-LEASABLE AREA: 288 SQ FT  
 TOTAL AREA BUILDING: 22,773 SQ FT

**BUILDING 3**  
 TOTAL AREA FIRST FLOOR: 7,102 SQ FT  
 LEASABLE AREA: 1,737 SQ FT  
 NON-LEASABLE AREA: 5,365 SQ FT  
 LEASABLE WAREHOUSE AREA: 3,276 SQ FT  
 LEASABLE BUSINESS AREA: 2,161 SQ FT  
 TOTAL AREA SECOND FLOOR: 7,165 SQ FT  
 LEASABLE AREA: 4,586 SQ FT  
 NON-LEASABLE AREA: 2,579 SQ FT  
 TOTAL AREA BUILDING: 14,267 SQ FT



**MATERIALS KEY:**  
 1. EPS - COLOR TBD  
 2. EPS - COLOR TBD  
 3. BRCK - COLOR TBD  
 4. BRCK - COLOR TBD  
 5. CANVAS AWNING  
 6. METAL AWNING

REVISED  
10.24.07

U.O.R.  
DATE 11-K-07-1/R

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**A Mixed Use Building**  
 Located in Vista Del Monte  
 Knoxville, TN 37932

**FUSION**  
 design services

Fusion Design Services, LLC  
 10000 Parkwood Blvd.  
 Knoxville, TN 37932  
 865.386.9817

Wks: 10/01/07  
 Dwn: 01/04/08  
 Rpt: 01/04/08  
 Ck: 01/04/08  
 Sht: 10/01/07  
 Dwn: 01/04/08  
 Rpt: 01/04/08  
 Ck: 01/04/08

**FIRST FLOOR  
 PLAN AND  
 DEVELOPMENT  
 SIGN DETAILS**

**A1**  
 USE ON REVIEW



**A Mixed Use Building**  
Located in Vista Del Monte  
Knoxville, TN 37932

**FUSION**  
design services

Fusion Design Services, LLC  
2405 Oak Valley Drive  
Knoxville, TN 37922  
865.358.9817

Dr: 10/01/07    Dm: by ogh  
Prg: led # 0704    Ck: by ogh  
Rt:                    Date:    Dwn: by:    Ck: by:

**BUILDING ELEVATIONS**

**A3**

USE ON REVIEW

Front Elevation  
1/8" = 1'-0"

24'-8" A.F.F.  
28'-0" A.F.F.  
1  
3  
2  
6

Right Side Elevation  
1/8" = 1'-0"

62' 11"

Rear Elevation  
1/8" = 1'-0"

20' 11"

Left Side Elevation  
1/8" = 1'-0"

30'-3"

Front Elevation  
1/8" = 1'-0"

**MATERIALS LIST**

1. EPS - COLOR 110
2. EPS - COLOR 110
3. EPS - COLOR 110
4. BRICK - COLOR 110
5. CANVAS AWNING
6. METAL AWNING

**U.S.O.R.**

DATE: 11-16-07  
REVISED: 10-24-07

11-K 07-01K

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