



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

▶ **FILE #:** 8-L-08-UR

AGENDA ITEM #: 83

AGENDA DATE: 8/14/2008

▶ **APPLICANT:** **HARDIN VALLEY, LLC.**

OWNER(S): JOHN RUSSELL HARDIN VALLEY, LLC.

TAX ID NUMBER: 104 017.03

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Northern terminus of Willow Point Way, north of Hardin Valley Rd.**

▶ **APPX. SIZE OF TRACT:** **7.5 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a four lane with center median section within a 250' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **PC (Planned Commercial) / F (Floodway)**

▶ **EXISTING LAND USE:** **Medical office and vacant land**

▶ **PROPOSED USE:** **Offices and recreational use**

HISTORY OF ZONING: Property rezoned from A (Agricultural) to PC (Planned Commercial) by Knox County Commission on 2/28/2005.

SURROUNDING LAND USE AND ZONING: North: Creek and business park / F (Floodway) & I (Industrial)

South: Offices and mixed business / PC (Planned Commercial)

East: Creek and business park / F (Floodway) & I (Industrial)

West: Creek and business park / F (Floodway) & I (Industrial)

NEIGHBORHOOD CONTEXT: This site is located in an area of mixed residential and business park development.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for the proposed office park development and soccer field with a total building area of 20,000 square feet, subject to 5 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Obtaining a variance from the Knox County Board of Zoning Appeals from the requirement for a detailed engineering study to justify fill in the no-fill zone for the proposed access drive and parking lot, and submitting a mitigation plan to the Knox County Department of Engineering and Public Works demonstrating a balance of the cut and fill within the no-fill zone.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Recording the approved protective covenants for this Planned Commercial development.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the PC district.

COMMENTS:

The applicant is proposing to develop this 7.5 acre site as an office park development and soccer field. The development will include three office buildings (existing Hardin Valley Internal Medicine facility and two proposed buildings) with a total building area of approximately 20,000 square feet. A soccer field is also proposed for the site and will be located within the floodway and no-fill zone. A use-on-review approval (10-L-05-UR) was granted for this development on October 13, 2005. This development plan has been submitted for review to evaluate the parking lot changes within the floodway and no-fill zone. Access for the site is via Willow Point Way a private drive with access to Hardin Valley Rd.

The applicant will be requesting a variances from the Knox County Board of Zoning Appeals (BZA) from the requirement for a detailed engineering study to justify fill in the no-fill zone. Instead the developer will mitigate by balancing cut and fill within the no-fill zone.

The Engineering Department agrees that the soccer field would be an acceptable buffer in the Floodway Zone. They will also allow porous pavement or gravel parking within the buffer zone.

Protective covenants have been prepared for this development.

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. The existing left turn lane from Hardin Valley Rd. into the development is adequate for the proposed development.
3. The impact of the proposed development on adjacent residential properties will be minimal, because the property has access only to Hardin Valley Rd., and does not face any established residential uses. 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 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

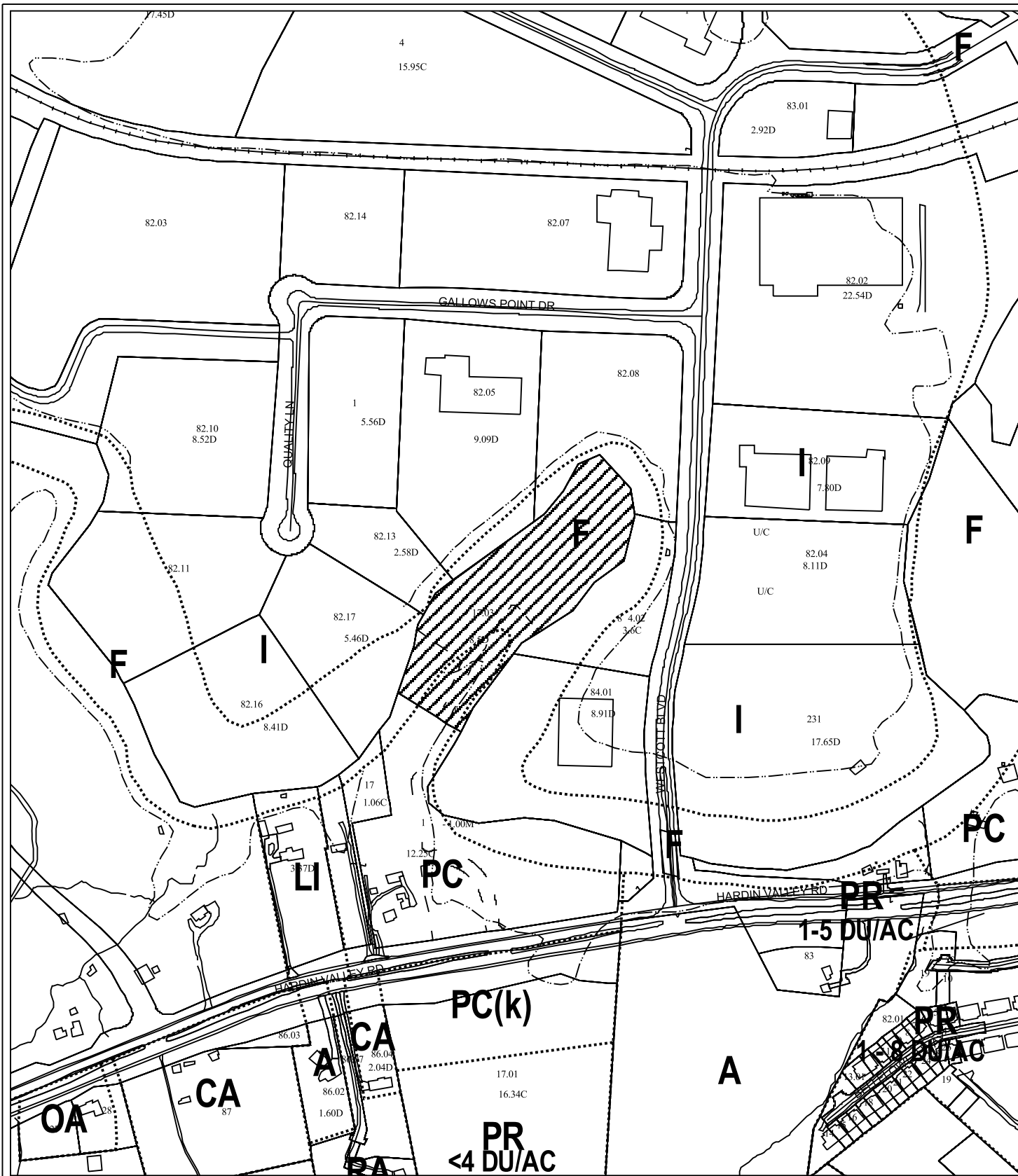
1. The Northwest County Sector Plan (updated August 2003) proposes light industrial uses for the site. PC (Planned Commercial) is listed as a permitted zone under the light industrial designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 386 (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.



8-L-08-UR
USE ON REVIEW

 Office and recreation facility in PC (Planned Commercial) / F (Floodway)

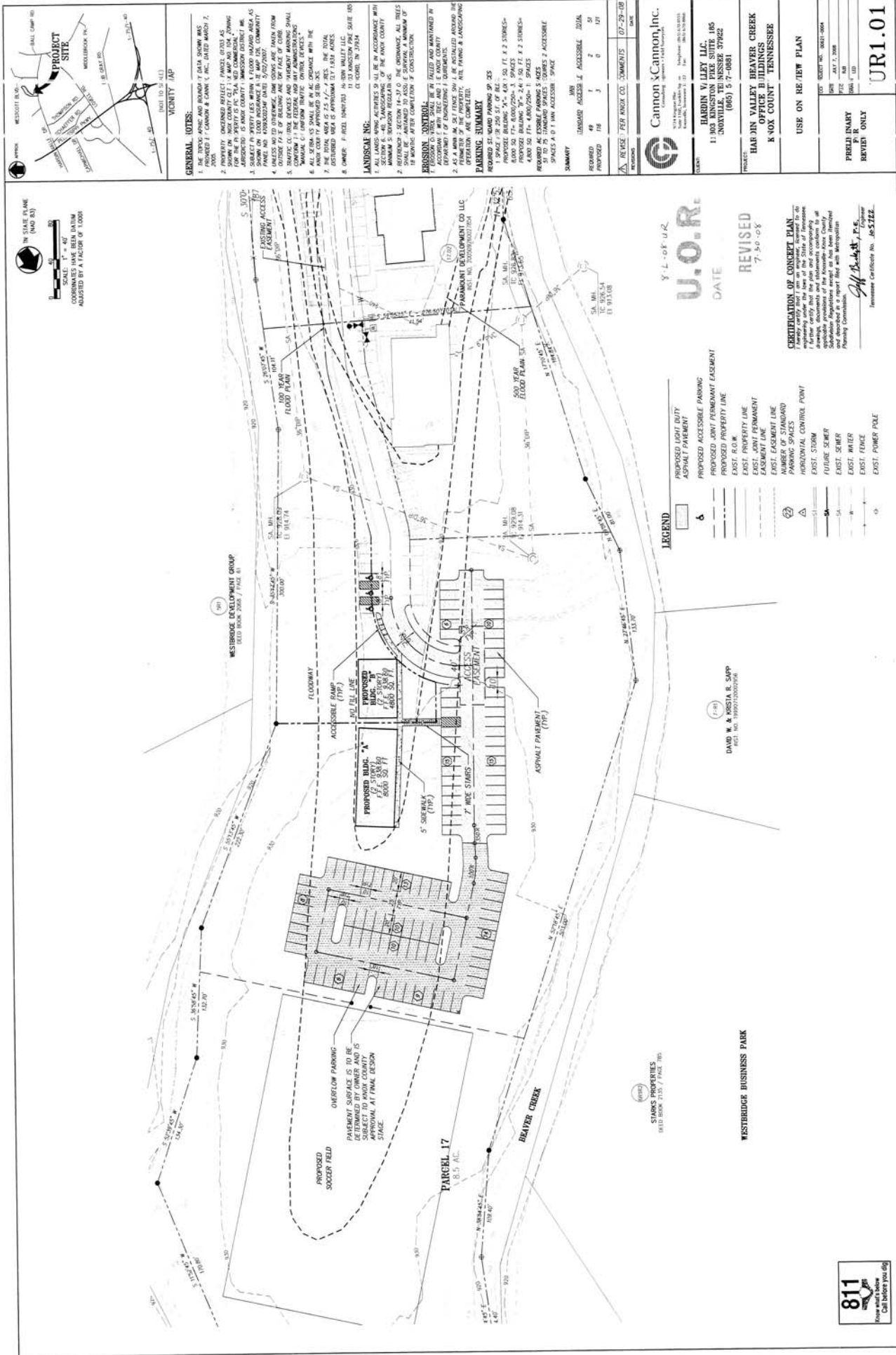
Original Print Date: 07/21/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Hardin Valley, LLC.

Map No: 104

Jurisdiction: County





SCALE: 1" = 40'
 DIMENSIONS AND DISTANCES
 ADJUSTED BY A FACTOR OF 1.0001

WESTONVILLE, OHIO
 PROJECT SITE
 COUNTY MAP
 DATE: 10.13.08

GENERAL NOTES:
 1. THE THROATLINE AND BRIDGE-T DATA SHOWN ARE FOR THE PROJECT AS SHOWN ON THE PLANS.
 2. PROPERTY DIMENSIONS REFLECT THE DATA SHOWN ON THE PLANS AND ARE NOT TO BE USED FOR THE PROJECT AS SHOWN ON THE PLANS.
 3. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTONVILLE ZONING ORDINANCE.
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LANDSCAPE NOTES:
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PROVISION CONTROL:
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PARKING SUMMARY:
 REQUIRED: 100 SPACES
 PROVIDED: 100 SPACES
 REMAINING: 0 SPACES

ACCESSIBLE SPACES:
 REQUIRED: 2 SPACES
 PROVIDED: 2 SPACES
 REMAINING: 0 SPACES

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Y.L.-OF-U.R.
U.O.R.
 DATE: 7-24-08
 REVISED: 7-24-08

LEGEND:
 PROPOSED LIGHT DUTY ASPHALT PAVEMENT
 PROPOSED ACCESSIBLE PARKING
 PROPOSED JOINT PERMANENT EASEMENT
 PROPOSED PROPERTY LINE
 EXIST. E.O.M.
 EXIST. PROPERTY LINE
 EXIST. JOINT PERMANENT EASEMENT LINE
 EXIST. EASEMENT LINE
 NUMBER OF STANDARD PERSONS PER HOUR
 PERSONAL CONTROL POINT
 EXIST. STORM
 FUTURE SEWER
 EXIST. SEWER
 EXIST. WATER
 EXIST. FENCE
 EXIST. POWER POLE

DAVID W. & KRISTA R. SHUPP
 REG. NO. 19990100000208

STARKS PROPERTIES
 8100 BUCK 7155 / PAGE 105

WESTBRIDGE BUSINESS PARK

WESTONVILLE, OHIO
 PROJECT SITE
 COUNTY MAP
 DATE: 10.13.08

CERTIFICATION OF CONCEPT PLAN:
 I, the undersigned, certify that I am an engineer, licensed in the State of Ohio, and that I am the author of the above-mentioned plan. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable laws, rules and regulations of the State of Ohio. I am not aware of any facts or circumstances which would render the above-mentioned plan or any part thereof false or misleading in any material particular. I am not aware of any facts or circumstances which would render the above-mentioned plan or any part thereof false or misleading in any material particular. I am not aware of any facts or circumstances which would render the above-mentioned plan or any part thereof false or misleading in any material particular.

David W. Shupp, P.E.
 Engineer
 Tennessee Certificate No. JS5722

811
 Know what's below
 Call before you dig

UR1.01

USE ON REVIEW PLAN

HARDIN VALLEY BEAVER CREEK OFFICE BUILDINGS
 KNOX COUNTY, TENNESSEE

PROJECT:
 HARDIN VALLEY BEAVER CREEK OFFICE BUILDINGS
 KNOX COUNTY, TENNESSEE 37922
 (865) 517-0081

CLIENT:
 Cannon & Cannon, Inc.
 1100 N. MAIN ST., SUITE 100
 KNOXVILLE, TENNESSEE 37922
 (865) 517-0081

DESIGNER:
 Y.L.-OF-U.R.
 U.O.R.
 DATE: 7-24-08
 REVISED: 7-24-08

PREPARED BY:
 P.E.
 REVIEW ONLY

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UR1.01