

▶ **FILE #:** 8-K-08-UR **AGENDA ITEM #:** 59
 POSTPONEMENT(S): 8/14/2008 **AGENDA DATE:** 9/11/2008
 ▶ **APPLICANT:** **HARDIN VALLEY, LLC.**
 OWNER(S): JOHN RUSSELL HARDIN VALLEY, LLC.

TAX ID NUMBER: 104 H D 003 & 004
 JURISDICTION: County Commission District 6
 ▶ **LOCATION:** **Southwest side of Iron Gate Blvd., southeast of Hardin Valley Rd.**
 ▶ **APPX. SIZE OF TRACT:** **2.18 acres**
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Iron Gate Blvd., a future collector street with a 32' pavement width within a 70' right-of-way which connects to Hardin Valley Rd.
 UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District
 WATERSHED: Beaver Creek

▶ **ZONING:** **PC (Planned Commercial) / TO (Technology Overlay)**
 ▶ **EXISTING LAND USE:** **Vacant land**
 ▶ **PROPOSED USE:** **Restaurant and office building**
 HISTORY OF ZONING: None noted
 SURROUNDING LAND USE AND ZONING: North: Banks and retail center / PC (Planned Commercial) / TO (Technology Overlay)
 South: Vacant Land / PC (Planned Commercial) / TO (Technology Overlay)
 East: Vacant land / PC (Planned Commercial) / (A) Agricultural / TO (Technology Overlay)
 West: Vacant land / PC (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 a restaurant and office building in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 8 conditions:**
1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed development.
 2. Obtaining a variance from the Knox County Board of Zoning Appeals for a reduction in the number of required on-site parking spaces.
 3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 4. Obtaining approval for the resubdivision of the property.

5. A building permit being shall not be issued for this development until : a) Iron Gate Blvd. is constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use; b) the main driveway for Hardin Valley Crown Center Subdivision that borders this parcel on the north side is completed from Iron Gate Blvd. to the existing access easement/driveway located between the Bread Box Food Store and Bank East; and c) the improvements recommended in the Traffic Impact Study (Cannon & Cannon, Inc., dated 2/16/06) for the existing access easement out to Hardin Valley Rd., between the Bread Box Food Store and Bank East, have been constructed and approved by the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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.

With the conditions noted above, this request meets the requirements for approval in the PC (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 2.18 acre site (portion of Lot 4 of Hardin Valley Crown Center) with a restaurant with approximately 6000 square feet and an office building with approximately 4,800 square feet. The development will have access from an internal driveway system that connects to Hardin Valley Rd. between the Breadbox Store and Bank East, and Iron Gate Blvd., a collector street that also connects to Hardin Valley Rd. The development plan shows proposed driveway connections to Lot 3 located to the east of the site and the remaining portion of Lot 4 that is proposed as Lot 5 within the subdivision. A final plat approval will be required for the resubdivision of the property.

As proposed, the restaurant and office building will require a total of 101 on-site parking spaces. While the development plan shows a total of 106 spaces, only 88 spaces are located within the 2.18 acre parcel designated for the development. The remaining spaces will be located on future Lot 5. A variance will be required from the Knox County Board of Zoning Appeals for a reduction in the number of on-site parking spaces. Other options include a revision to the proposed lot boundary or obtaining a long-term lease for use of the parking spaces located on the adjoining property subject to the approvals outlined in the Knox County Zoning Ordinance.

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 September 8, 2008.

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. In utilizing the cross access driveway system within the subdivision with the controlled access to Iron Gate Blvd and Hardin Valley Rd., the existing road system will be adequate to handle the proposed 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 restaurant and office building 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. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

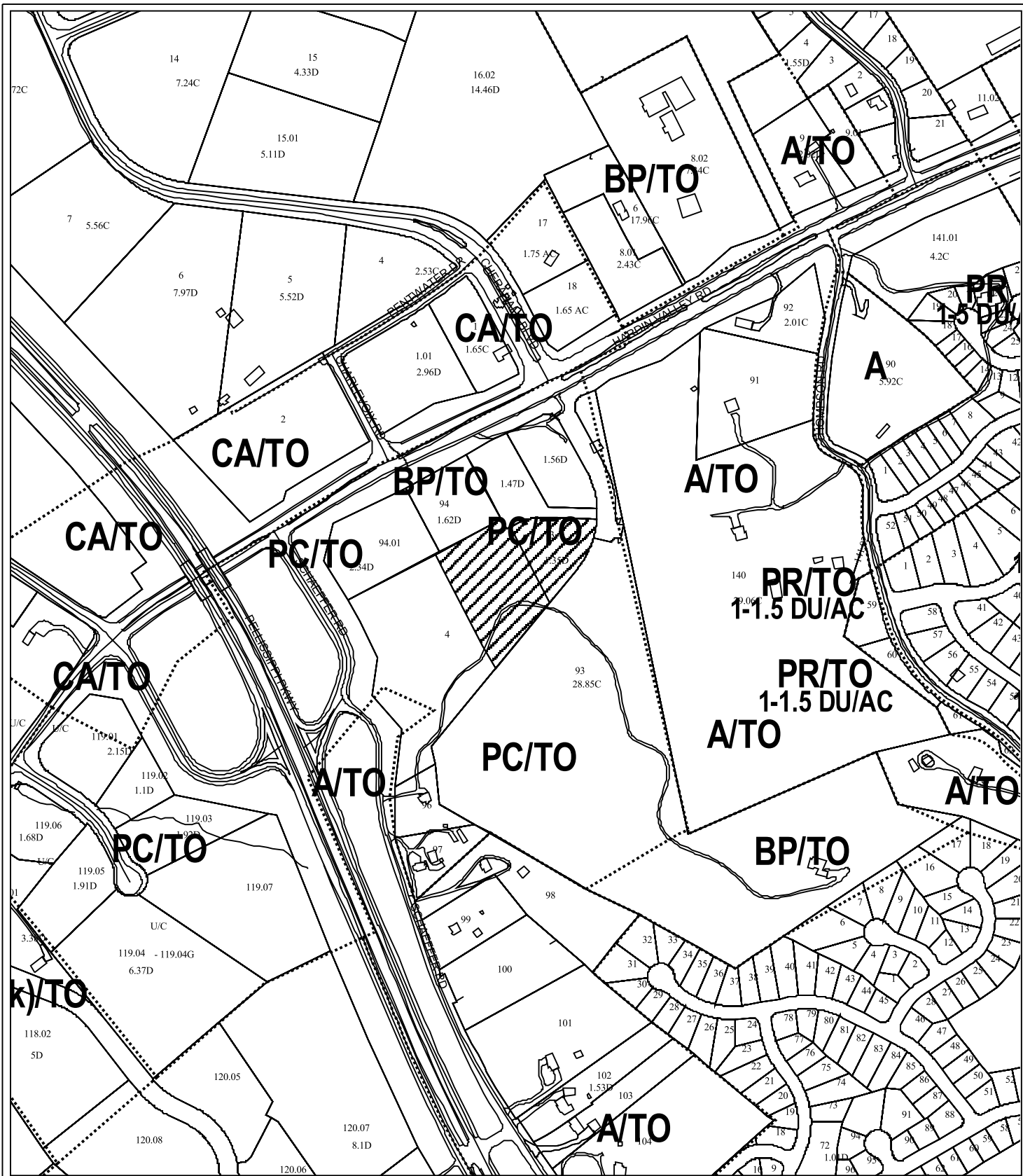
1. The Northwest County Sector Plan proposes commercial uses for the site. The proposed planned commercial development is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut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

ESTIMATED TRAFFIC IMPACT 668 (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-K-08-UR
 USE ON REVIEW

 Office park and restaurant in PC (Planned Commercial) / TO (Technology Overlay)

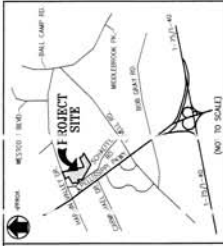
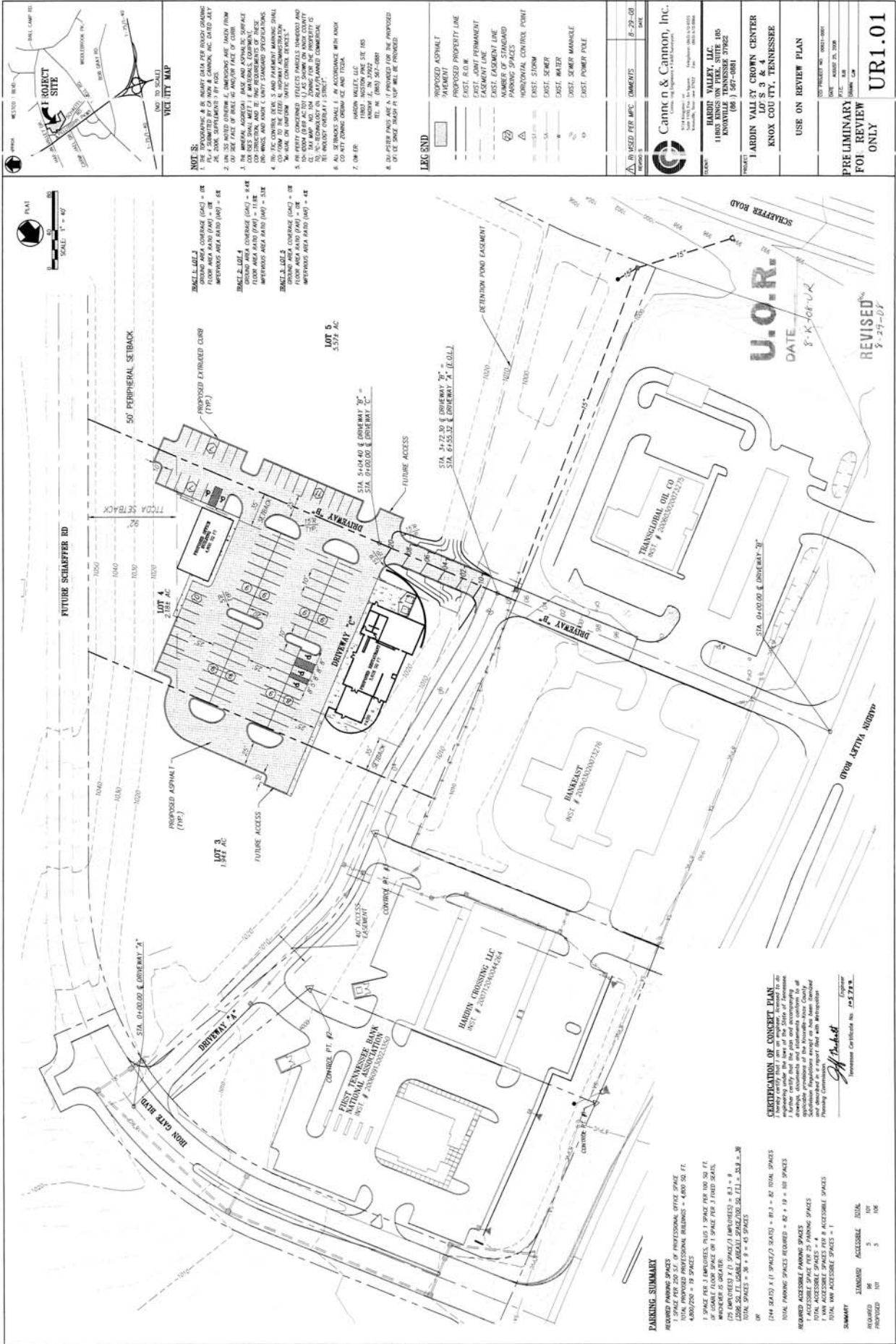
Original Print Date: 07/21/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Hardin Valley, LLC.

Map No: 104

Jurisdiction: County





- NOTES:**
1. THE PROPOSED 4 IN. READY GULLY PER READY GRADING PLAN IS SUBMITTED BY CH 2008-40, CONFORM, INC. DATED JULY 2008.
 2. ON 555 NORTH DOWNSIDE, DIMENSIONS ARE TAKEN FROM THE FACE OF WALL TO INSIDE FACE OF CURB.
 3. THE IMPROVED ASPHALT PAVEMENT AND ASPHALT SURFACE DIMENSIONS AND SPACING ARE TO BE DETERMINED BY THE CONTRACTOR AND TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE TYPICAL AND BEST PRACTICES FOR ASPHALT PAVEMENT AND ASPHALT SURFACE DIMENSIONS AND SPACING.
 4. ALL DIMENSIONS ON THIS PLAN ARE TO BE TAKEN FROM THE FACE OF WALL TO INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ON THIS PLAN ARE TO BE TAKEN FROM THE FACE OF WALL TO INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE CONSTRUCTION CODE.
 7. SEE PLAN FOR DIMENSIONS.
 8. THE PROPOSED 4 IN. READY GULLY PER READY GRADING PLAN IS SUBMITTED BY CH 2008-40, CONFORM, INC. DATED JULY 2008.

LEGEND

- PROPOSED ASPHALT
- PROPOSED PROPERTY LINE
- EXIST. R.O.M.
- EXIST. JOINT PERMANENT EASEMENT LINE
- NAME OF STANDING
- PARKING SPACES
- HORIZONTAL CONTROL POINT
- EXIST. STORM
- EXIST. WATER
- EXIST. SEWER
- EXIST. SEWER MANHOLE
- EXIST. POWER POLE

DESIGNED FOR: COMMENTS: 8-29-08

DATE: 8-29-08

PROJECT: U.O.R.

CLIENT: Cann n & Cannon, Inc.

LOCATION: 11800 KINGS ON PARK, SUITE 100, KNOXVILLE, TN 37922

PREPARED BY: HARDIN VALLEY, LLC

DATE: 8-27-08

PROJECT: HARDIN VALLEY CROWN CENTER, LOT 5 & 8, KNOX COUNTY, TENNESSEE

USE ON REVIEW PLAN

PRELIMINARY FOR REVIEW ONLY

UR1.01

PARKING SUMMARY

REQUIRED PARKING SPACES:

TOTAL PROPOSED PROFESSIONAL OFFICE SPACE: 4,800 SQ. FT.

4,800/250 = 19 SPACES

1 SPACE PER 3 EMPLOYEES, PLUS 1 SPACE PER 100 SQ. FT. WORKSPACE IS GREATER

(75 EMPLOYEES) + (1 SPACE/100 SQ. FT.) = 83 + 8 = 91 SPACES

TOTAL SPACES = 19 + 91 = 110 SPACES

REQUIRED ACCESSIBLE PARKING SPACES:

1 ACCESSIBLE SPACE PER 25 PARKING SPACES

110/25 = 4.4

TOTAL MIN. ACCESSIBLE SPACES = 5

SUMMARY

REQUIRED	ACCESSIBLE	TOTAL
19	5	24
110	5	115

CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am an engineer, licensed to do so in the State of Tennessee, and that I am the author of the above described 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 Tennessee, and that I am a duly licensed Professional Engineer in the State of Tennessee.

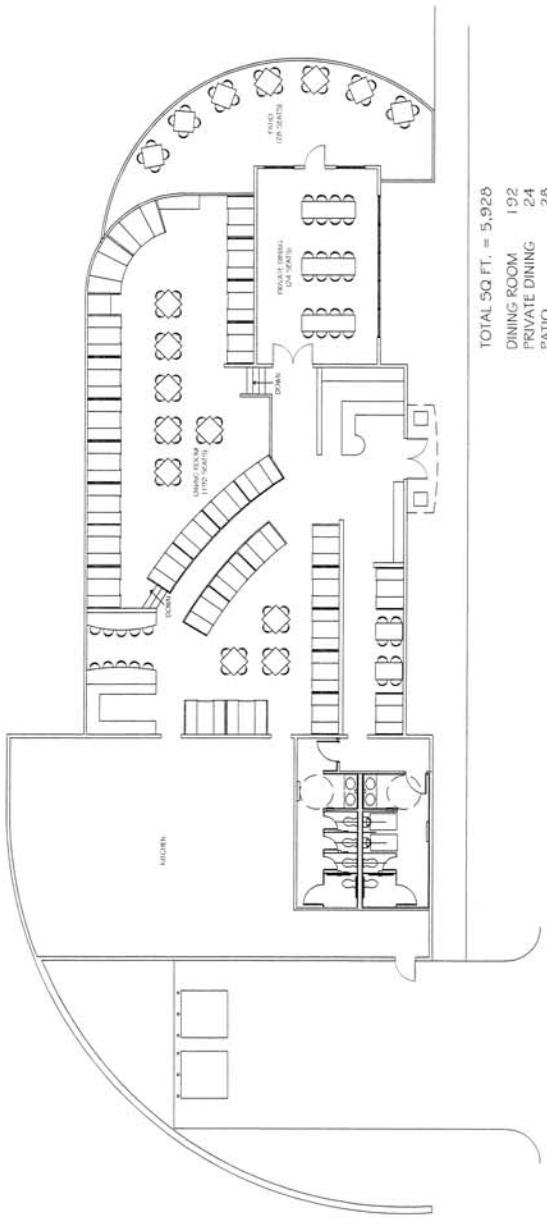
[Signature]

Professional Engineer No. 14572

NO.	DATE	DESCRIPTION

U.O.R.
DATE: 8-25-08

REVISED 8-22-08



- L.F.S.
- STONE
- BRICK

