

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

▶ **FILE #:** 11-J-07-UR **AGENDA ITEM #:** 42

POSTPONEMENT(S): 11/8/2007-3/14/2008 **AGENDA DATE:** 11/12/2009

▶ **APPLICANT:** REVEIZ CUSTOM HOMES, LLC

OWNER(S): PARAMOUNT DEVELOPMENT CO., LLC

TAX ID NUMBER: 104 B C 001 & MAP 104 017

JURISDICTION: County Commission District 6

▶ **LOCATION:** North side of Hardin Valley Rd., west of Westcott Blvd.

▶ **APPX. SIZE OF TRACT:** 13 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)

▶ **EXISTING LAND USE:** Mixed Commercial Development

▶ **PROPOSED USE:** Mixed Commercial Development

HISTORY OF ZONING: Property (Parcel 17.02) rezoned to PC (Planned Commercial) by Knox County Commission on 2/28/2005. Parcel 16.01 was rezoned to PC (Planned Commercial) by Knox County Commission on 12/19/2005.

SURROUNDING LAND USE AND ZONING:

North: Medical office, creek and business park / PC (Planned Commercial), F (Floodway) & I (Industrial)

South: Vacant land and residence / A (Agricultural) and PC (Planned Commercial) pending

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

West: Warehouses / LI (Light Industrial)

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

STAFF RECOMMENDATION:

▶ **WITHDRAW as requested by the applicant's engineer.**

COMMENTS:

The applicant is requesting a revision to the use-on-review approval granted for this site by the Planning Commission on May 11, 2006 for a 62,000 square foot mixed use planned commercial development. The revised application includes an increase in square footage for the previously approved buildings and the

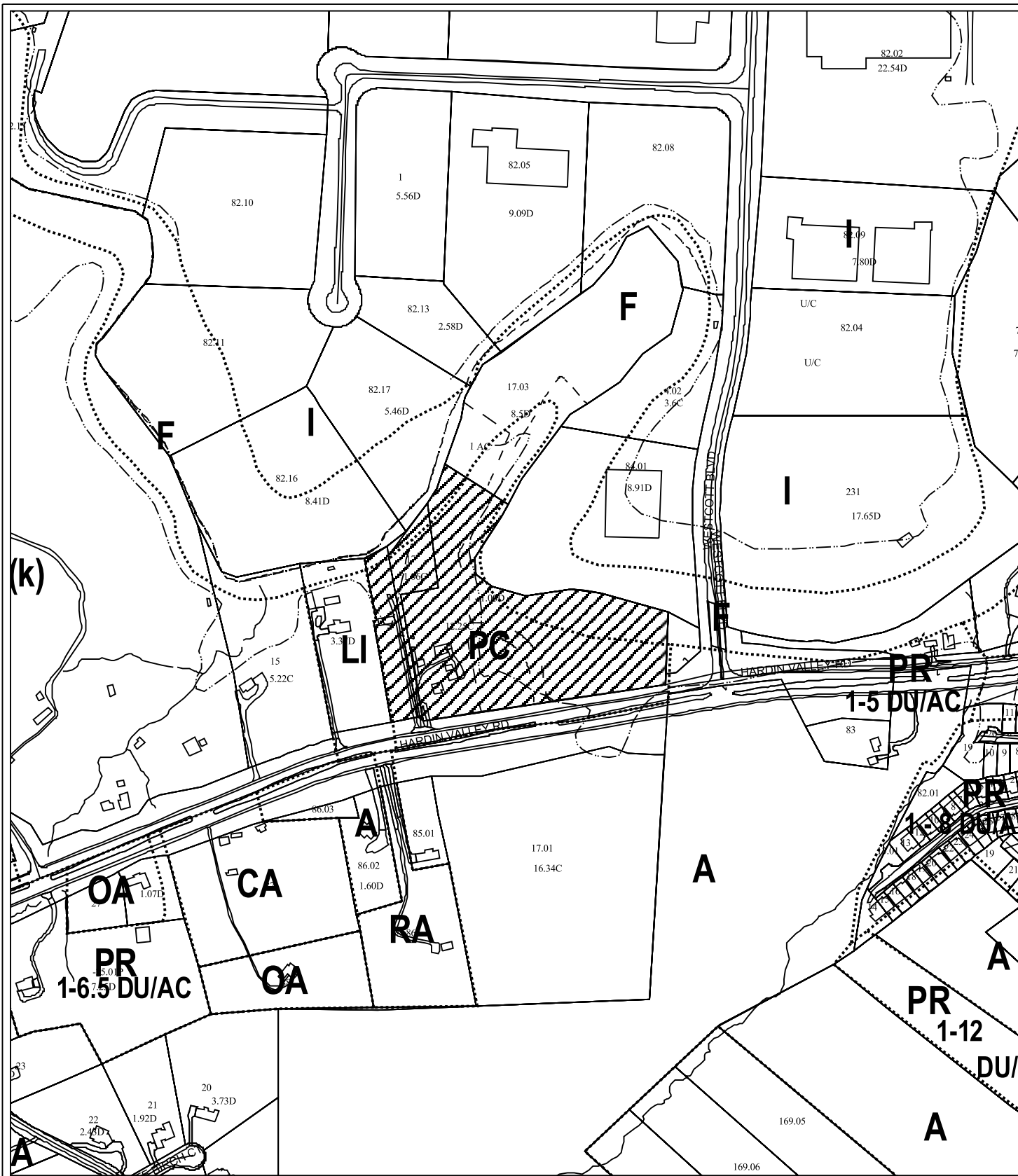
addition of a building site on the east side of the entrance road for a medical office building. Due to the increase in total square footage for the development site, a traffic impact study was required.

ESTIMATED TRAFFIC IMPACT 5516 (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-J-07-UR
USE ON REVIEW**

 Mixed Commercial Development in PC (Planned Commercial)

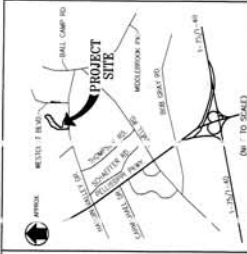
Original Print Date: 10/23/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Reveiz Custom Homes, LLC

Map No: 104

Jurisdiction: County





GENERAL NOTES:

- THE TOPOGRAPHIC AND SURVEY DATA SHOWN WAS OBTAINED BY CANNON & CANNON, INC., DATED MARCH 7, 2008.
- ALL PROPERTIES LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD MAP, COUNTY OF KNOX, TN, PARCEL NO. 475433 018 3 DATED 5/17/08.
- PROPERTY CONTAINED IN PLOTS PARCELS 1702 AND 1621 FOR THE PROPERTY IS PLANNED COMMERCIAL, AND IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY AND COUNTY COMMISSION APPROVALS.
- OWNERS PARCELS 1702 PARAMOUNT DEVELOPMENT CO. LLC 869 780 LAKE CENTER BLVD McMinnville, TN 37052

LAND ZONING:

- ALL PROPOSED ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 20-62, ZONING ORDINANCE OF THE ANNE COUNTY.
- THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE ANNE COUNTY.
- ALL PROPOSED ACTIVITIES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE ANNE COUNTY.
- ALL PROPOSED ACTIVITIES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE ANNE COUNTY.

PERMITS IN CONTROL:

- PERMITS IN CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE ANNE COUNTY ZONING ORDINANCE.
- AS A MINIMUM, ALL PERMITS SHALL BE INSTALLED AROUND THE PERIMETER OF THE DEVELOPMENT.
- ALL PERMITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE ANNE COUNTY ZONING ORDINANCE.
- ALL PERMITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE ANNE COUNTY ZONING ORDINANCE.

LEGEND:

- PROPERTY LINE
- NUMBER OF STANDARD PARKING SPACES
- ORIENTAL CONTROL POINT
- ACCESSIBLE PARKING



CLIENT: BEVIEZ CIVIL ENGINEERING, LLC
2100 LAKE CENTER BLVD
McMinnville, TN 37052

PROJECT: HAUN VALLEY RIVE DEVELOPMENTS
10222 HARBOR VALLEY ROAD
DIS TRCT 0, ANNE COUNTY TENNESSEE

USE 01 REVIEW

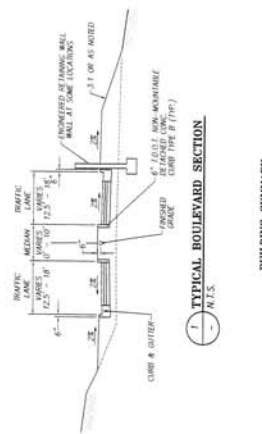
PROJECT NO. 0801-0000
DATE: NOVEMBER 1, 2007
DRAWN BY: JLD
SCALE: AS SHOWN

PRELIMINARY FOR REVIEW ONLY

C1.01

HORIZONTAL CONTROL POINTS TABLE

POINT NO.	EASTING	NORTHING	ELEVATION
1	586023.15	251835.51	882.82
2	586025.44	251845.38	884.18
3	586027.79	251855.25	885.51
4	586030.14	251865.12	886.82



BUILDING SUMMARY

BUILDING	AREA (SQ FT)	OFFICE	COMMERCIAL RECREATION
BUILDING A	11,171.50	1,000.00	10,171.50
BUILDING B	11,845.50	1,000.00	10,845.50
BUILDING C	23,200.00	2,000.00	21,200.00
BUILDING D	7,460.00	700.00	6,760.00
BUILDING E	10,125.00	1,000.00	9,125.00
TOTAL	63,802.00	5,700.00	58,102.00

PARKING SUMMARY

TYPE	SPACES	PER 1,000 SF
COMMERCIAL RECREATION	3	1.5
OFFICE	1	0.2
SHOPPING CENTER	1	0.2
BANK	1	0.2
MEDICAL OFFICE	1	0.2
TOTAL	6	0.6

3RD ACCESS TOTAL

TYPE	SPACES	PER 1,000 SF
OFFICE	1	0.2
SHOPPING CENTER	1	0.2
BANK	1	0.2
MEDICAL OFFICE	1	0.2
TOTAL	4	0.4

SPECIAL NOTE: ALL ACCESSIBLE SPACES HAVE BEEN DESIGNED TO BE ADA ACCESSIBLE.

COMMENTS: ZONING APPLICABLE PARCELS 1702 AND 1621.

DEVELOPER'S CERTIFICATE: I hereby certify that the plan and accompanying information submitted to the Board of Planning and Zoning Commission of the Board of Commissioners of the County of Anne, Tennessee, for the proposed development is a true and correct copy of the plan and information as shown on the plan and information submitted to the Board of Planning and Zoning Commission of the Board of Commissioners of the County of Anne, Tennessee.

Developer

Tennessee Certificate No. 0801-0000

