

▶ **FILE #:** 7-A-10-UR

AGENDA ITEM # 35

AGENDA DATE: 7/8/2010

▶ **APPLICANT:** MICHAEL BRADY, INC. GRETCHEN BARKER

OWNER(S): BURR, LLC

TAX ID NUMBER: 103 M A 1-3

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of Hardin Valley Rd., northwest side of Spring Bluff Wy.

▶ **APPX. SIZE OF TRACT:** 3.6 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Spring Bluff Wy., a private joint permanent easement with a pavement width of 26' within a 40' wide right of-way. Additional access is via Hardin Valley Rd., a minor arterial with a 3 lane pavement section within an 80' wide right- of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

▶ **ZONING:** PC (Planned Commercial) & TO (Technology Overlay)

▶ **EXISTING LAND USE:** Shopping center & vacant land

▶ **PROPOSED USE:** Parking lot

HISTORY OF ZONING: The site was zoned PC in 2006. A development plan for the site was approved in June, 2006 (6-J-06-UR).

SURROUNDING LAND USE AND ZONING:
 North: Vacant land / PC & BP commercial & TO technology overlay
 South: Shopping center & offices / PC & BP commercial & TO technology overlay
 East: Vacant land / PC commercial, A agricultural & TO technology overlay
 West: Vacant land / OB office & TO technology overlay

NEIGHBORHOOD CONTEXT: The site is located within the Pellissippi Technology Corridor. Development surrounding the site consists of Pellissippi State Community College, apartments and single family residences.

STAFF RECOMMENDATION:

▶ **APPROVE** the revised development plan to permit the construction of up to 75 additional parking spaces as shown on the plan subject to 10 conditions

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all requirements of the previously approved use on review and concept plan (6-J-06-UR & 7-SK-06-C))

3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. No driveways that will permit two- way access to or from the site to Hardin Valley Rd. will be permitted within 400' of the proposed main entrance to the development
5. Provision of access to the rear of the out parcels from Spring Bluff Wy.
6. Replatting the out parcels via the appropriate subdivision process
7. A separate use on review request will be required for each out parcel
8. Obtaining the required Certificate of Appropriateness from the Tenn. Technology Corridor Development Authority prior to commencing any grading on this site
9. Provision of a landscaping plan for review and approval by MPC staff. 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
10. 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 owner has approval for a mixed use development that contains a shopping center and multi-family dwellings. The shopping center occupies 20.5 acres of the site and was approved to contain 127,000 square feet of retail space and four out parcels. The multi-family development was approved for up to 168 apartments to be located on 11.77 acres of the site.

The owner is leasing a portion of the proposed retail space to an educational use. The proposed tenant has a need for additional parking to be provided to meet the needs of the future students and staff. The development plan proposes the addition of 75 parking spaces to the previously approved plan. In order to provide these parking spaces the depth of the three western most out parcels is being decreased. This change will require that the out parcels be replatted through the subdivision process.

The original development plan for the out parcels provided for limited access to Hardin Valley Rd. with additional access from the rear of the lots from Spring Bluff Wy. The proposed parking lot cuts off the rear access to those lots. Staff will continue to recommend access to Hardin Valley Rd. be limited, therefore the rear access to the out parcels must be restored in some form.

Since the TO (Technology Overlay) zone governs this site, the applicants will still need to obtain approval of the development plan for the parking lot 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 parking lot will have no 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 parking lot as part of the commercial subdivision is consistent in use and density 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 Knox County's regulations.

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

1. With the recommended conditions, the proposed development meets the standards for development within the PC (Planned Commercial) 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. The proposed development meets all the requirements of the PC (Planned Commercial Zone).
 - 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.

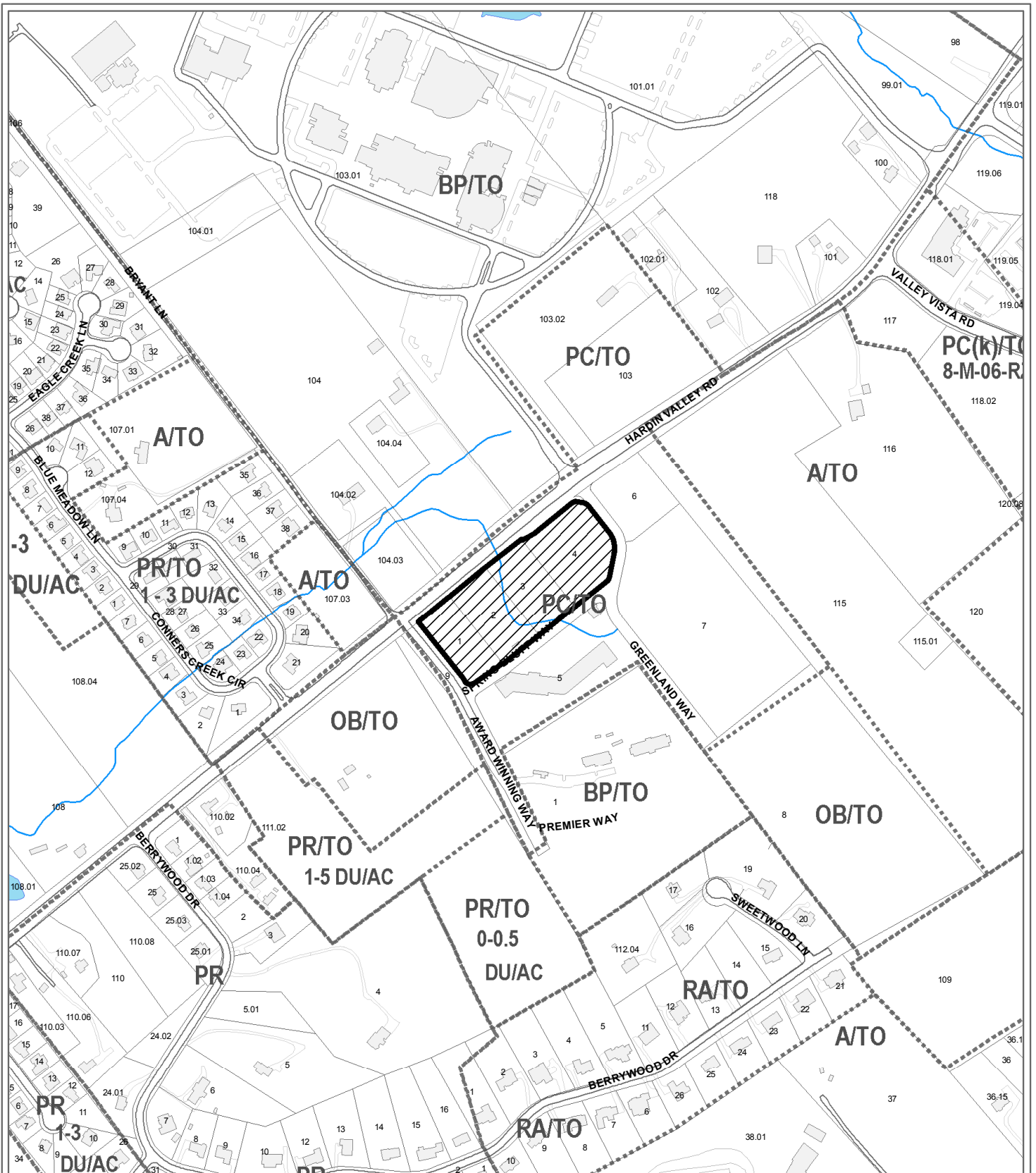
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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

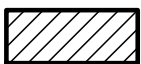
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**7-A-10-UR
USE ON REVIEW**



Parking lot in PC (Planned Commercial) & TO (Technology Overlay)

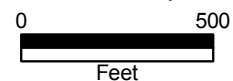
Original Print Date: 6/23/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Michael Brady, Inc., Gretchen Barker

Map No: 103

Jurisdiction: County



SITE GRADING LEGEND

- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- FINISH CONTOUR
- FINISH SPOT ELEVATION
- SELF FENCE (0.02)
- STORM INLET W/ INLET PROTECTION (0.02)
- STORM INLET (0.02)
- INLET PROTECTION (0.02)
- ENTRANCE LOT (0.02)
- TEMPORARY
- PERMANENT
- BENCHMARK
- MITCHELLE
- RETAINING WALL
- WATER BAR
- CHECK DAM
- SLOPE MATING

BEFORE YOU CAN STOP PLEASE ONE CALL IT'S THE LAW

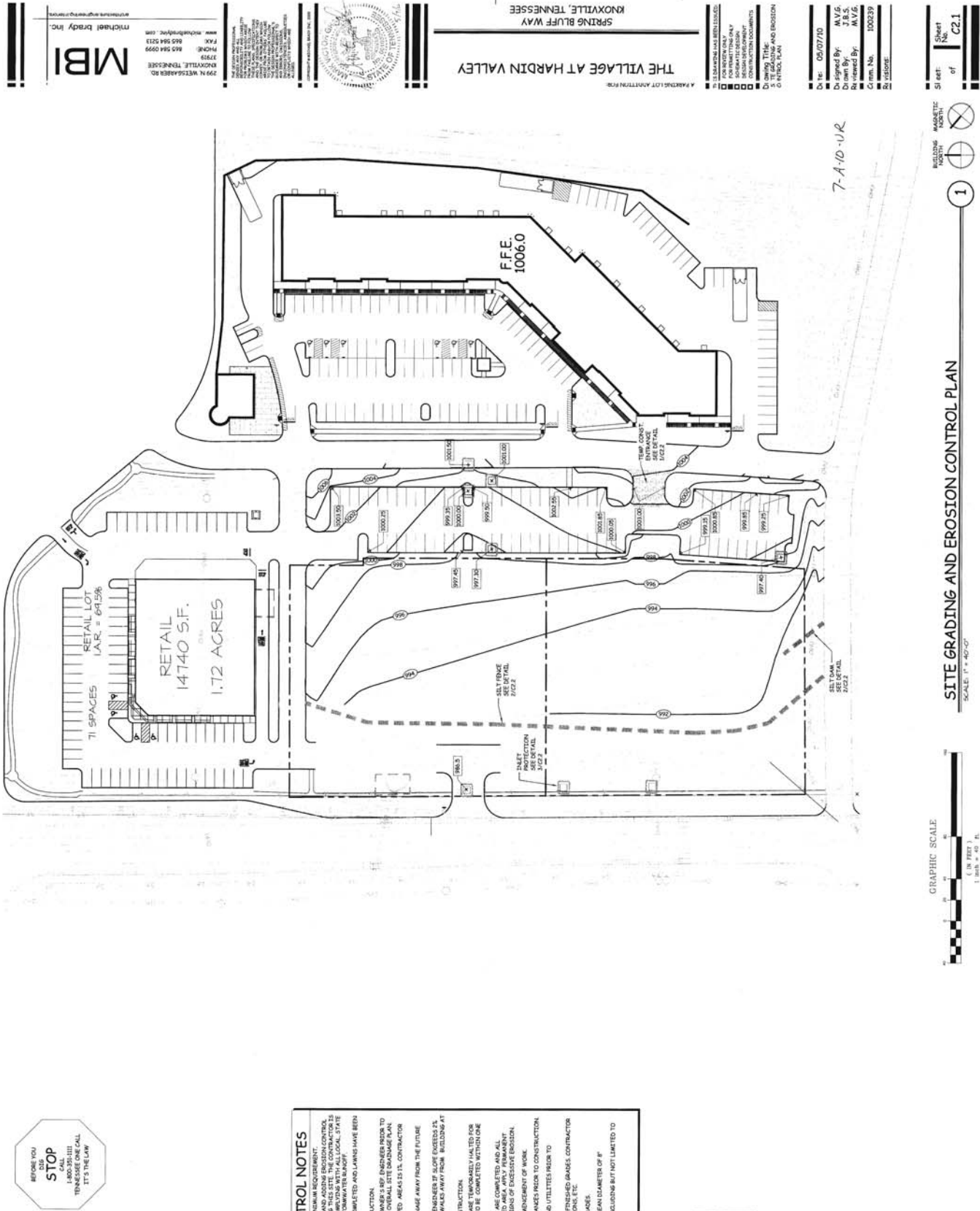
GRADING AND EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE A MINIMUM REQUIREMENT. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, ADJUSTING AND ADDING EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND TO MAINTAIN PROPER DRAINAGE. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND CONFORMING WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS RELATED TO SITE GRADING AND STORMWATER RUNOFF.
2. EROSION CONTROL SHALL BE MAINTAINED UNTIL PAVING IS COMPLETED AND LAWN HAVE BEEN ESTABLISHED.
3. CONTRACTOR TO FIELD VERIFY ROAD GRADES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ALL NEW SITE GRADING WITH OWNER'S REF. ENGINEER PRIOR TO CONSTRUCTION IN ORDER TO ENSURE PROPER CONSIDERATION WITH OVERALL SITE DRAINAGE PLAN.
5. ALL SLOPES SHALL BE MAINTAINED AT A MINIMUM OF 2% UNLESS OTHERWISE NOTED.
6. ADJUST SWALES AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE FUTURE BUILDING FOUNDATIONS.
7. ADJUST SWALES AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE FUTURE BUILDING FOUNDATIONS.
8. IN THIS AREA, MAXIMUM SIDEWALK SLOPE IS 2.5%. SLOPE SIDEWALKS AWAY FROM BUILDINGS AT 2% UNLESS OTHERWISE NOTED.
9. SEED AND MULCH DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION.
10. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND FOR ONE YEAR AFTER CONSTRUCTION.
11. APPLY PERMANENT SEEDING TO SOIL STOCKPIRES.
12. SEEDING TO ALL NON-CONSTRUCTION AREAS, WHICH SHOW SIGNS OF EXCESSIVE EROSION, SHALL BE COMPLETED IMMEDIATELY.
13. CONTRACTOR TO FIELD VERIFY VERY CRITICAL GRADES AT ENTRANCES PRIOR TO CONSTRUCTION.
14. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
15. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN REPRESENT FINISHED GRADES. CONTRACTOR SHALL ADJUST FOR VARIATIONS, INCLUDING FOUNDATIONS, ETC.
16. REPAIR FOR SPILLWAYS SHALL BE 6" TO 12" DIAMETER WITH A MEAN DIAMETER OF 8".
17. CONTRACTOR IS SOLELY RESPONSIBLE FOR FORESITE SAFETY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - a. MAINTAINING PROPER DRAINAGE.
 - b. NO SLOPE SHALL BE STEEPER THAN 3:1 (H:V).

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL FORESITE SAFETY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: MAINTAINING PROPER DRAINAGE.

PERVIOUS / IMPERVIOUS

TOTAL AREA OF PARCEL: 38,435 S.F.
 TOTAL AREA OF PERVIOUS: 1,262 S.F. = 3.3%
 TOTAL AREA OF IMPERVIOUS: 37,173 S.F. = 96.7%



GRAPHIC SCALE
 1 inch = 40 ft.

SITE GRADING AND EROSION CONTROL PLAN
 SCALE: 1" = 40'-0"

7-A-10-10R

SPRING BLUFF WAY
 HARDIN VALLEY ROAD

THE VILLAGE AT HARDIN VALLEY
 SPRING BLUFF WAY
 KNOXVILLE, TENNESSEE

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 KNOXVILLE, TENNESSEE 37919
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 WWW.MICHAELBRADYINC.COM
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DESIGNED BY: M.V.G.
 DRAWN BY: J.B.S.
 CHECKED BY: M.V.G.
 C.D.M. No.: 1000339
 PROJECT No.: 7-A-10-10R

DATE: 08/07/10

5' EAST
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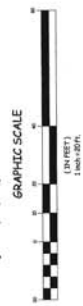
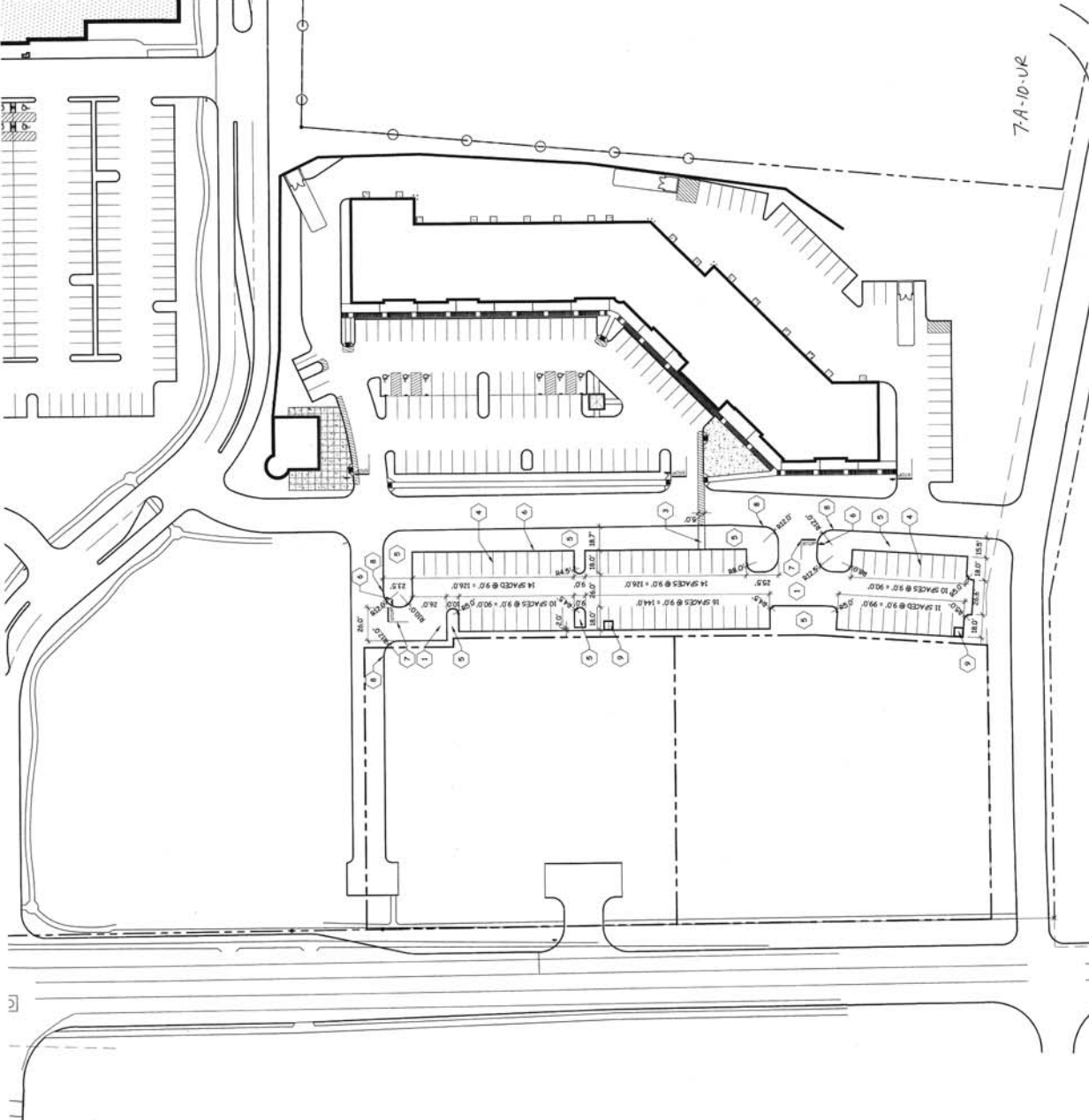


- SITE REVED NOTES**
1. LIGHT DUTY ASPHALT PAVING - RETAIL SIDE
6" BASE COURSE
1 1/2" TOP COURSE
 2. 4" THICK CONCRETE WALK WITH 6# BARS
1 1/2" THICK
ROUTED CONTROL JOINTS AT 5' ONCE MAX AND
EXPANDED JOINTS AT 2' ONCE MAX AND
EXPANDED JOINTS AT 2' ONCE MAX AND
EXPANDED JOINTS AT 2' ONCE MAX AND
 3. 4" WIDE FORMED CONCRETE CURB - SEE DETAIL
5/8" x 3/4"
 4. 4" WIDE PAINT STRIPS - COLOR TO BE WHITE
LANDSCAPED AREAS AND OUTLETS TO BE
500 - COORDINATE WITH LANDSCAPE PLAN
 5. PAINTED STOP MARK AND LETTERS - COLOR TO BE
WHITE
 6. END OF NEW CONC CURB, THE INTO EXISTING
WHITE
 7. ALL DIMENSIONS, COORDINATE LOCATION WITH CCL
AND CCL

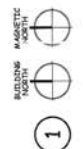
GENERAL NOTES

6.C. IS TO COORDINATE THE BUILDING FOUNDATIONS WITH THE SITE
ELEVATIONS PRIOR TO CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY
DISCREPANCIES BEFORE START OF CONSTRUCTION

SEE SITE UTILITY PLAN SHEET FOR LOCATIONS OF NEW WATER LINE AND
SEWER LINE. SEE ELECTRICAL SHEET FOR LOCATIONS OF NEW WIRE.
6.C. IS TO COORDINATE ALL SITE BRACING AND SHORING WITH DEVELOPER
AND DEVELOPER'S ENGINEER TO ENSURE PROPER SITE BRACING.



SITE PLAN
SCALE: 1" = 40'-0"



Sheet No. **1** of **CL1**

Date: 05/07/10
Designed By: G.N.B.
Drawn By: J.B.S.
Reviewed By: B.D.P.
Comm. No.: D00239
Addressee:

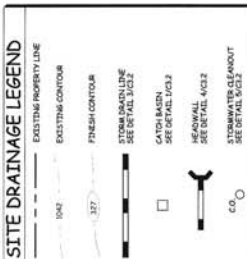
ALL DRAWINGS HAVE BEEN ISSUED FOR PERMITTING ONLY FOR THE PROJECT ONLY. NO OTHER DEVELOPMENT OR CONSTRUCTION DOCUMENTS WILL BE ISSUED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

THE VILLAGE AT HARDIN VALLEY
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KNOXVILLE, TENNESSEE



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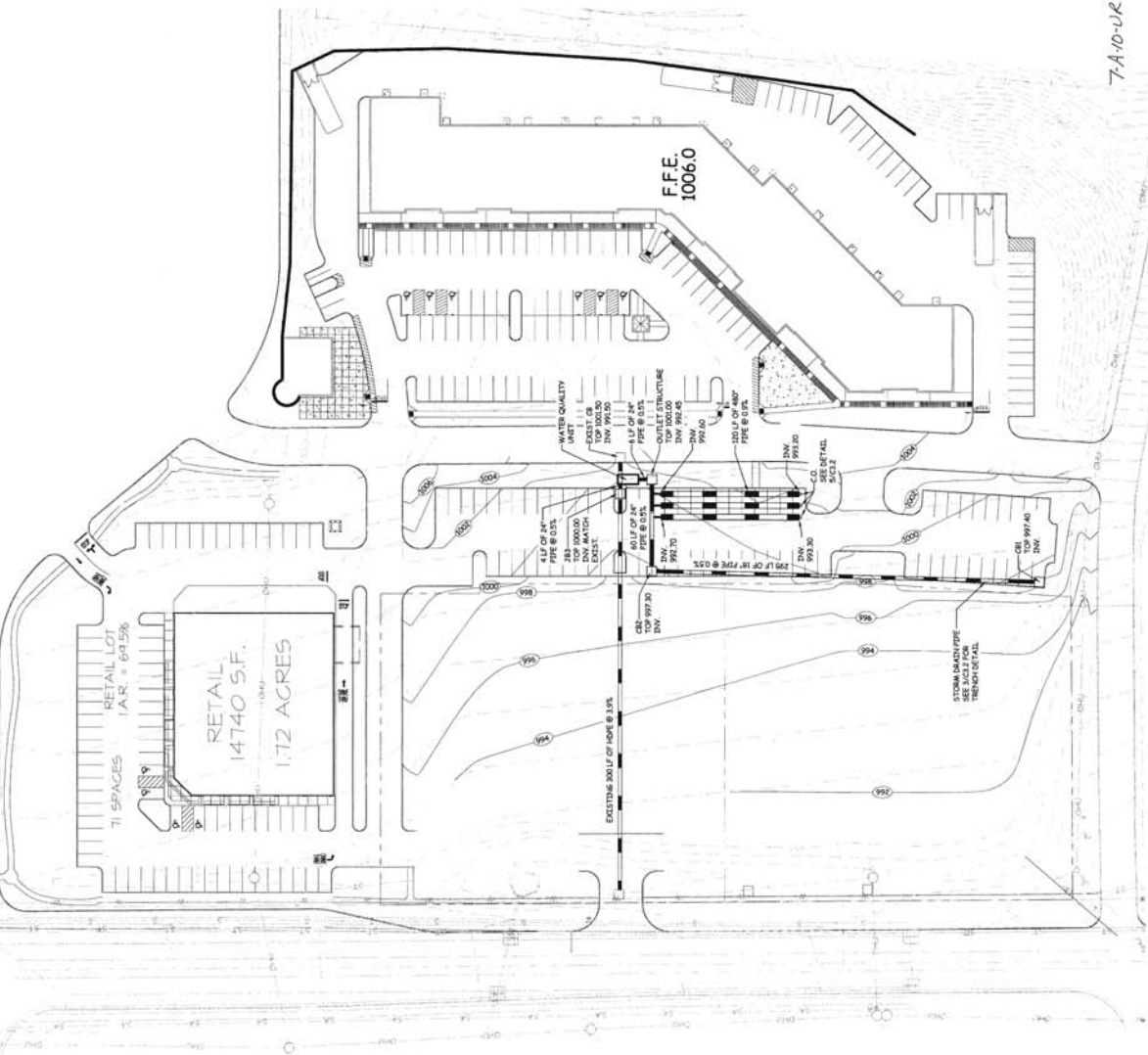
MBI
Michael Brady Inc.



- ### SITE DRAINAGE NOTES
- DRAINAGE STRUCTURE INVERTS TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK
 - CONTRACTOR TO FIELD VERIFY CRITICAL GRADES AT ENTRANCES PRIOR TO CONSTRUCTION
 - CONTRACTOR TO CONDUCE ALL NEW SITE GRADING WITH ENGINEER PRIOR TO CONSTRUCTION IN ORDER TO ENSURE PROPER CORROSION WITH OVERALL SITE DRAINAGE PLAN
 - CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
 - UNLESS OTHERWISE NOTED, PIPE SHALL BE HANDED LANE HOPE OR ADS IN-12 FITTINGS SHALL MEET THE REQUIREMENTS OF ASHRAE 90.1 TYPE 5 (1" x 1/2" OR 1/2" x 1/4") AND SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D3216. JOINTS SHALL BE REMOVABLE W/AN BY THE MANUFACTURER TO ENSURE THAT THE GASKETS DO NOT LEAK FROM DEBRIS
 - UNLESS OTHERWISE NOTED, SP SHALL BE CLASS III CONFORMING TO ASTM C-78 WITH 10% WASTE OR RUBBER GASKET JOINTS
 - CONTRACTOR TO FIELD VERIFY ALL MANHOLE DEPTHS AND SPACING AND CONFORM TO ASTM 1400 (100 PIPS) OR LESS IN DIAMETER. SP SHALL BE 24 GA FOR PIPES GREATER THAN 36" IN DIAMETER
 - PIPE USED FOR INTERIORS SHALL BE ALUMINIZED STEEL TYPE 2, 24 GA WITH 2 ZPP BANDS A MINIMUM OF 12" WIDE AND SHALL INCLUDE 12" WIDE BY 2 1/4" THICK RESPIRE CLOSED CELL CONTINUOUS FELT GASKETS
 - ALL MANHOLES SHALL BE 36" DIA. UNLESS OTHERWISE NOTED
 - SHALL BE 100% PROTECTED FROM DEBRIS
 - ROOF LEADERS SHALL BE ASTM D3024 PCL LAD AT MINIMUM SLOPE OF 2%

FIELD VERIFY ALL STORM DRAINAGE HORIZONTAL AND VERTICAL INFORMATION AFTER SITE GRADING IS COMPLETE AND ALL MANHOLES ARE FABRICATING STORM DRAINAGE STRUCTURES

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND IS LIMITED TO COMPLIANCE WITH ALL APPLICABLE OHIA REGULATIONS



SITE DRAINAGE PLAN

SCALE: 1" = 40'-0"

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51 SET of **C3.1**

Drawn By: M.V.G.
 Checked By: J.B.S.
 Revised By: M.L.G.
 C.m. No.: 100239
 B. Version:

DATE: 05/07/10
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THE VILLAGE AT HARDIN VALLEY
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