

▶ **FILE #:** 5-G-10-UR

**AGENDA ITEM #** 56

**AGENDA DATE:** 5/13/2010

▶ **APPLICANT:** **MCDONALD'S USA, LLC**  
**OWNER(S):** HARDIN VALLEY LAND PARTNERS

**TAX ID NUMBER:** 103 11906

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** **Southwest side of Castaic Ln., southeast side of Hardin Valley Rd.**

▶ **APPX. SIZE OF TRACT:** **1.68 acres**

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Castaic Ln., a local street with a 32' pavement width within a 70' right-of-way.

**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:** **McDonald's Restaurant**

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND USE AND ZONING:** North: Vacant land / BP (Business and Technology) / (Technology Overlay)

South: Business / PC (Planned Commercial) / TO (Technology Overlay)

East: Convenience store and fast food restaurant / PC (Planned Commercial) / TO (Technology Overlay)

West: Mixed commercial and offices / 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 McDonald's fast food restaurant with drive-thru in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 11 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed development.
2. Obtaining approval from the Knox County Board of Zoning Appeals for any required variances for the proposed storage building, parking lot and drive aisles.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

4. Installation of the street improvements to Castaic Ln. as recommended in the Traffic Impact Study prepared by Wilbur Smith Associates. Prior to issuance of a grading permit for the site, the applicant shall work with the Knox County Department of Engineering and Public Works on the design, timing and implementation of the recommended street improvements.
5. Providing a traffic control plan for the internal vehicular circulation to the Knox County Department of Engineering and Public Works prior to issuance of a grading permit for the site.
6. Submitting engineered drawings for any new or altered retaining walls to the Knox County Department of Engineering and Public Works for review and approval as a part of the grading and storm water management submittals.
7. Providing a letter from the owner of the retail/office development to the west (CLT #103-11801) authorizing the proposed changes to the existing driveway connection along the southern property boundary.
- 8.. Installation of the sidewalks and safety railings as shown on the development plan meeting American Disability Act requirements.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
11. 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. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along public streets.

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 1.68 acre site for a McDonald's fast food restaurant with a drive-thru window. The restaurant has a building area of approximately 4,365 square feet. The proposed restaurant will have two access drives from Castaic Ln. with a connection to Hardin Valley Rd., and Valley Vista Rd. through the retail and office center located to the west.

A use on review approval (12-B-09-UR) was granted for this development by the Planning Commission on January 14, 2010. The applicant has submitted this revised application for a redesign of the circulation plan between this site and the commercial development to the west, addition of a storage building adjacent to the dumpster enclosure, and a revision to the ADA accessibility plan.

The revised site design includes a proposal to eliminate the driveway connection along the southern boundary line between this site and the retail/office center located to the west. This revision is needed to allow the grades to work for the McDonald's site. The previous plan allowed for the driveway connection but required a significant alteration to the existing parking lot for the retail center. The owner of the retail center would not agree to the change.

The Traffic Impact Study prepared by Wilbur Smith Associates for the proposed McDonald's includes a recommendation for widening of Castaic Ln. to accommodate two northbound and one southbound lane. The widening should occur from the Hardin Valley Road intersection south to the southern driveway for the McDonald's site. This recommendation is included as a condition of the approval.

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 (TTCDA). The TTCDA will consider this request on May 10, 2010.

**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. With the recent and proposed improvements to Hardin Valley Rd., and the proposed improvements to Castaic Ln as recommended by the traffic impact study prepared for the restaurant, there will be adequate road capacity to handle the traffic generated by this 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. With the recommended conditions, 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 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

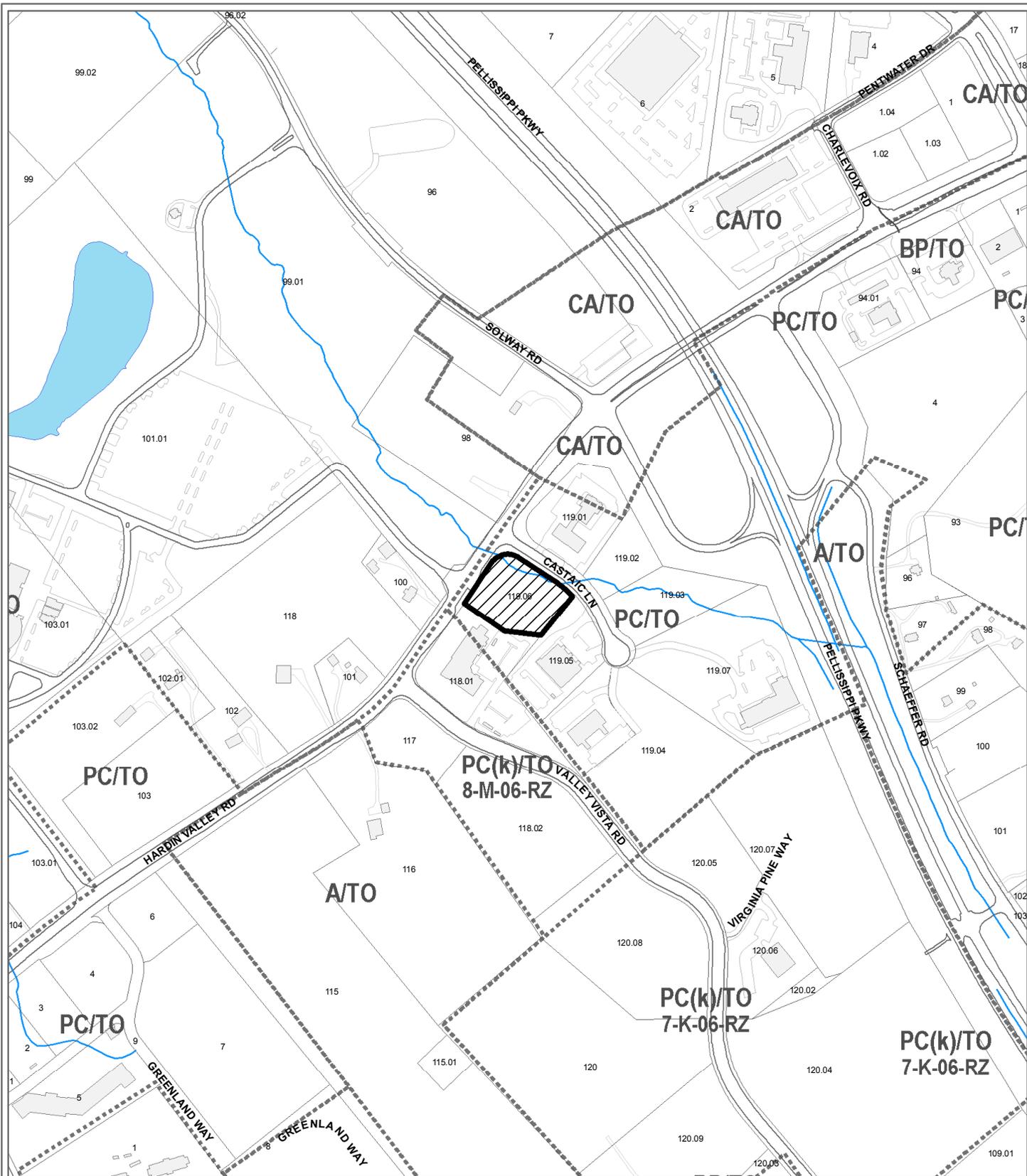
1. The Northwest County Sector Plan proposes commercial uses for the site. The proposed use is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

## ESTIMATED TRAFFIC IMPACT 2166 (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.



**5-G-10-UR  
USE ON REVIEW**

Petitioner: McDonald's USA, LLC



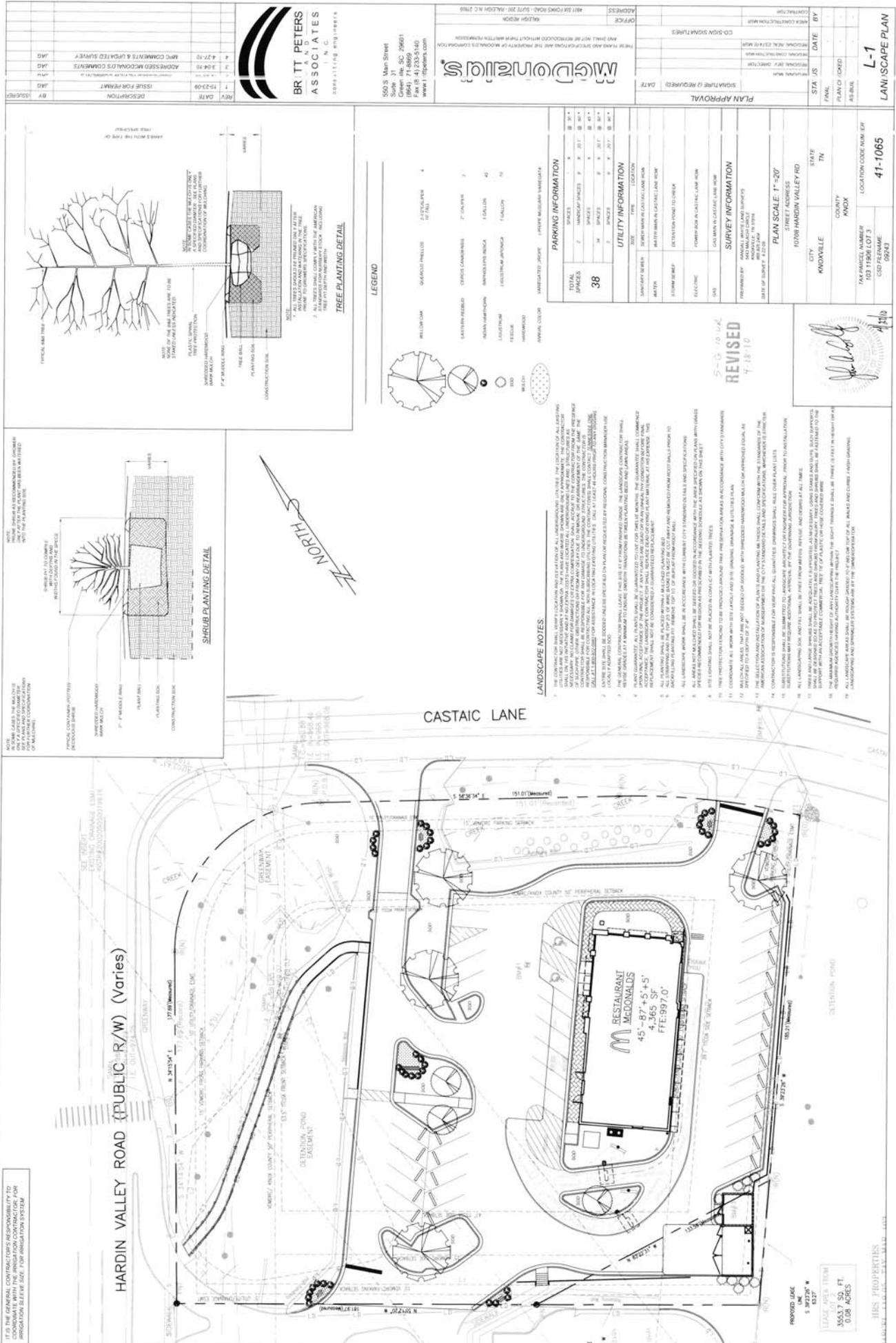
McDonald's Restaurant in PC (Planned Commercial) / TO (Technology Overlay)

Original Print Date: 4/15/2010  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 103  
 Jurisdiction: County





IF THE (OWNER) CONTRACTOR RESPONSIBILITY IS COORDINATE WITH THE IRRIGATION CONTRACTOR, IRRIGATION BLEWIE SIZE FOR IRRIGATION SYSTEM

REV	DATE	DESCRIPTION	BY	CHKD
1	12-21-09	ISSUE FOR PERMIT	JMG	JMG
2	3-24-10	ADDRESSED ARCHITECTS COMMENTS	JMG	JMG
4	4-27-10	MPC COMMENTS & UPDATED SURVEY	JMG	JMG

**BRITT PETERS AND ASSOCIATES**  
 ARCHITECTS & ENGINEERS  
 500 S. Main Street  
 Suite 101, SC 29601  
 (803) 717-8899  
 Fax (803) 41-233-5140  
 www.britt-peters.com

**McDonald's**  
 4815 KIRKWOOD BLVD., SUITE 202  
 MARIETTA, GA 30067  
 (770) 429-1100  
 www.mcdonalds.com

PLAN APPROVAL	DATE

STA	J/S	DATE	BY

PLAN NO	ISSUED	DATE

PLAN SCALE	1" = 20'

CITY	STATE
KNOXVILLE	TN

41-1065  
 LOCATION CODE NAME EPT  
 41-1065

VEGETATED JOINTS	SPERMATOPHYTES	PERENNIALS	BIENNIALS	ANNUALS

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PROPOSED LEASE AREA FROM 3553.7 SQ. FT. 0.08 ACRES





