

▶ **FILE #:** 7-E-11-UR

AGENDA ITEM #: 41

AGENDA DATE: 7/14/2011

▶ **APPLICANT:** HADEN REID
 OWNER(S): Hardin Valley Land Partners

TAX ID NUMBER: 103 120.04

JURISDICTION: County Commission District 6

▶ **LOCATION:** East side of Valley Vista Rd., west side of Pellissippi Parkway, south of Hardin Valley Rd.

▶ **APPX. SIZE OF TRACT:** 15.34 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Valley Vista Rd., a three lane collector street with a 70' right-of-way with access to Hardin Valley Rd. and Carmichael Rd.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office / Warehouse

HISTORY OF ZONING: The Knox County Commission approved the zoning change to PC (Planned Commercial) / TO (Technology Overlay) with conditions on September 25, 2006.

SURROUNDING LAND USE AND ZONING: North: Vacant land and day care facility / PC (Planned Commercial) (k) / TO (Technology Overlay)

South: Vacant land / PC (Planned Commercial) (k) / TO (Technology Overlay) and BP (Business & Technology) / TO

East: Vacant land / PC (Planned Commercial) (k) / TO (Technology Overlay)

West: Vacant land / PC (Planned Commercial) (k) / TO (Technology Overlay) and PR (Planned Residential) / TO

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 business services office building with a light distribution warehouse component subject to the following 6 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 the proposed reduction in parking stall size from 200 square feet to 162 square feet.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. 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 all requirements of the PC (Planned Commercial) zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop a two story 14,000 square foot business services office building with an 8,000 square foot light distribution warehouse component. The building will not be open to the public and will have no retail component. The proposed site will be located on a building site that was graded as part of the subdivision approval for the Vista Dei Monte development. This 2.81 acre site is being subdivided out of a 15.34 acre lot. The development shares an access drive out to Valley Vista Rd. with one other building site.

The applicant is proposing 9' x 18' parking stalls which will require approval from the Knox County Board of Zoning Appeals.

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 August 8, 2011.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposed development has access to Valley Vista Rd which was constructed as a collector street and has adequate capacity for the proposed facility.
2. Public water and sewer utilities are available to serve the development.
3. The proposal will have no impact on schools.

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

1. The proposed office/warehouse facility is consistent with the general standards for uses permitted on review: The proposed development 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.
2. The proposal meets all requirements for approval of a office/warehouse facility in the PC (Planned Commercial) zoning district.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

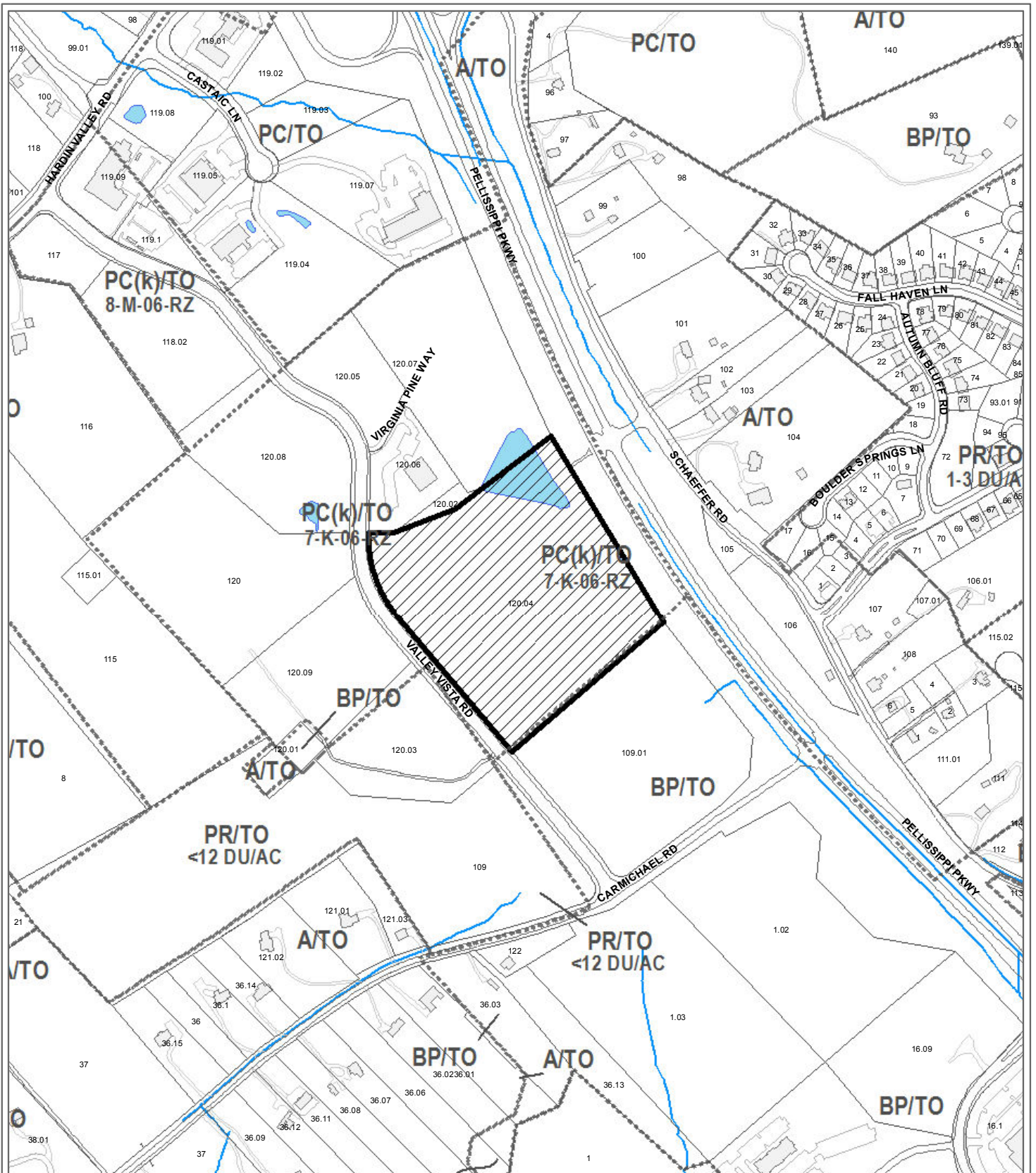
1. The Northwest County Sector Plan proposes mixed uses for this site which is in conformity with the proposed use.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 323 (average daily vehicle trips)

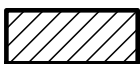
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**7-E-11-UR
USE ON REVIEW**



Office / Warehouse in PC (Planned Commercial) (k) / TO (Technology Overlay)

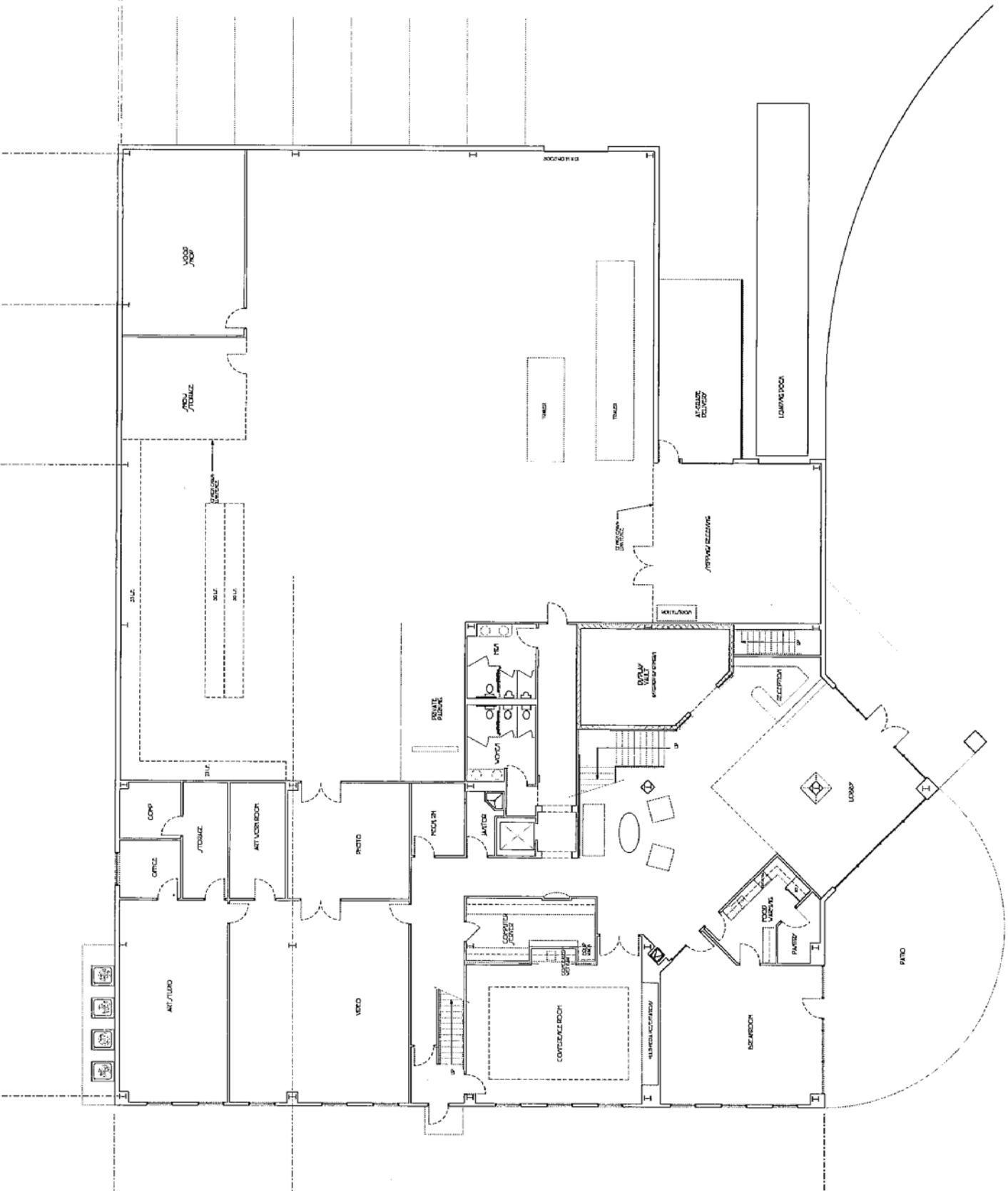
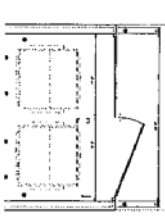
Petitioner: Reid, Haden

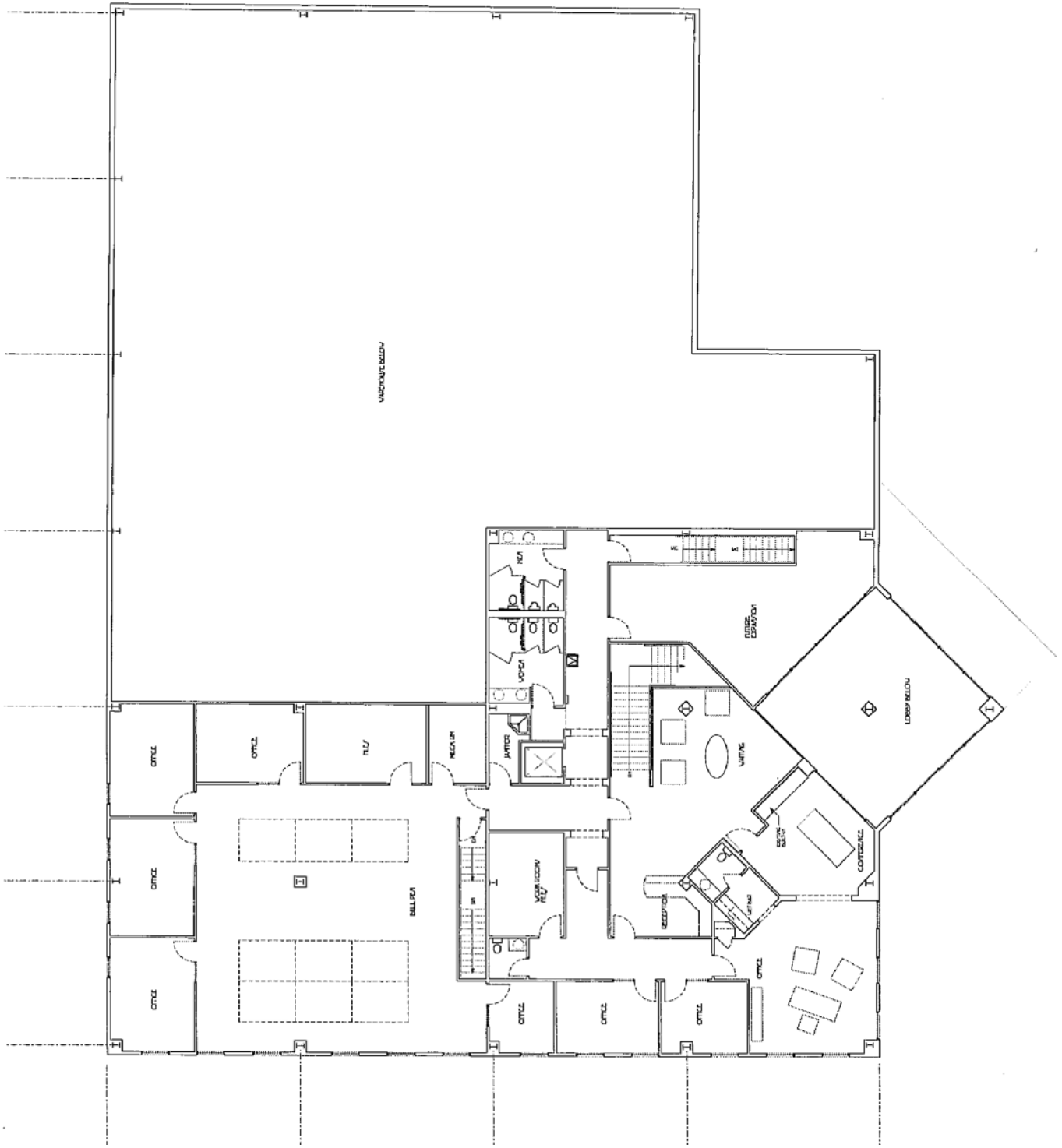
Original Print Date: 6/22/2011
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 103
 Jurisdiction: County

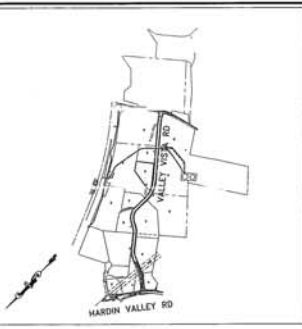
0 500
Feet







SECOND FLOOR PLAN
 2. 1/16



VICINITY MAP
NOT TO SCALE

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES AND THE DEPT. OF TRANSPORTATION, CALL TRENDS ETC. TO CONDUCT LOCATION ACTIVITIES FOR UTILITIES LOCATION.
 - CONTRACTOR TO VERIFY EXISTING ELEVATIONS, SLOPE, AND SLOPE REQUIREMENTS FOR SLOPE STABILIZATION, SHORING, AND SLOPE PROTECTION.
 - PROPOSED PAVEMENTS AND CONCRETE TO BE COMPACTED TO 92% OF THEORETICAL DENSITY.
 - CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING GRADES AND ELEVATIONS OF NEIGHBORHOODS TO LOCAL HIGHWAYS.
 - TRAVEL CONTROL BARRIERS SHALL BE IN ACCORDANCE WITH SECTION 205.02 OF THE 2008 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES.
 - STANDARD SET OF EXISTING RECORDS AND SURVEY OF THE PROJECT AREA SHALL BE PROVIDED TO THE CONTRACTOR BY THE CITY OF KNOXVILLE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.

- LEGEND:**
- PROPOSED DRAINAGE DITCH
 - PROPOSED SIDEWALK
 - PROPOSED DRIVEWAY
 - PROPOSED DRIVEWAY SURFACE MANHOLE
 - PROPOSED WATER MAIN
 - PROPOSED 12" WATER MAIN
 - PROPOSED 18" WATER MAIN
 - PROPOSED 24" WATER MAIN
 - PROPOSED 30" WATER MAIN
 - PROPOSED 36" WATER MAIN
 - PROPOSED 42" WATER MAIN
 - PROPOSED 48" WATER MAIN
 - PROPOSED 54" WATER MAIN
 - PROPOSED 60" WATER MAIN
 - PROPOSED 66" WATER MAIN
 - PROPOSED 72" WATER MAIN
 - PROPOSED 78" WATER MAIN
 - PROPOSED 84" WATER MAIN
 - PROPOSED 90" WATER MAIN
 - PROPOSED 96" WATER MAIN
 - PROPOSED 102" WATER MAIN
 - PROPOSED 108" WATER MAIN
 - PROPOSED 114" WATER MAIN
 - PROPOSED 120" WATER MAIN
 - PROPOSED 126" WATER MAIN
 - PROPOSED 132" WATER MAIN
 - PROPOSED 138" WATER MAIN
 - PROPOSED 144" WATER MAIN
 - PROPOSED 150" WATER MAIN
 - PROPOSED 156" WATER MAIN
 - PROPOSED 162" WATER MAIN
 - PROPOSED 168" WATER MAIN
 - PROPOSED 174" WATER MAIN
 - PROPOSED 180" WATER MAIN
 - PROPOSED 186" WATER MAIN
 - PROPOSED 192" WATER MAIN
 - PROPOSED 198" WATER MAIN
 - PROPOSED 204" WATER MAIN
 - PROPOSED 210" WATER MAIN
 - PROPOSED 216" WATER MAIN
 - PROPOSED 222" WATER MAIN
 - PROPOSED 228" WATER MAIN
 - PROPOSED 234" WATER MAIN
 - PROPOSED 240" WATER MAIN
 - PROPOSED 246" WATER MAIN
 - PROPOSED 252" WATER MAIN
 - PROPOSED 258" WATER MAIN
 - PROPOSED 264" WATER MAIN
 - PROPOSED 270" WATER MAIN
 - PROPOSED 276" WATER MAIN
 - PROPOSED 282" WATER MAIN
 - PROPOSED 288" WATER MAIN
 - PROPOSED 294" WATER MAIN
 - PROPOSED 300" WATER MAIN

7-E-1111K
REVISED
6-21-11
13 JUN 2011

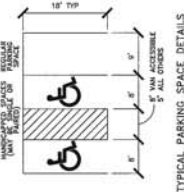
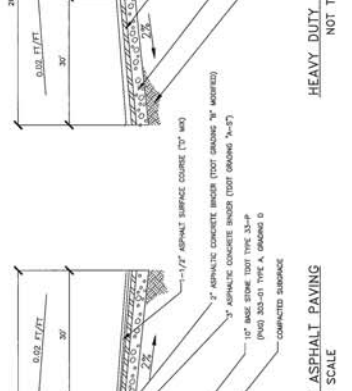
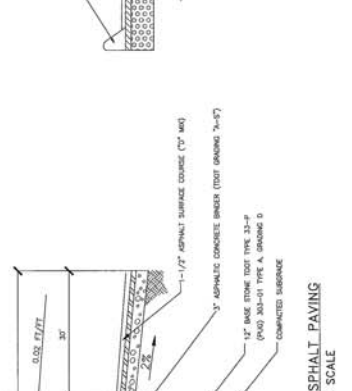
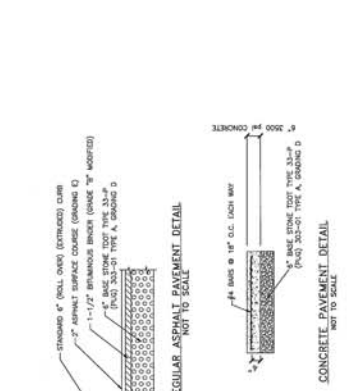
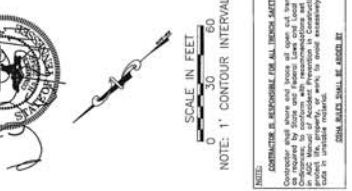
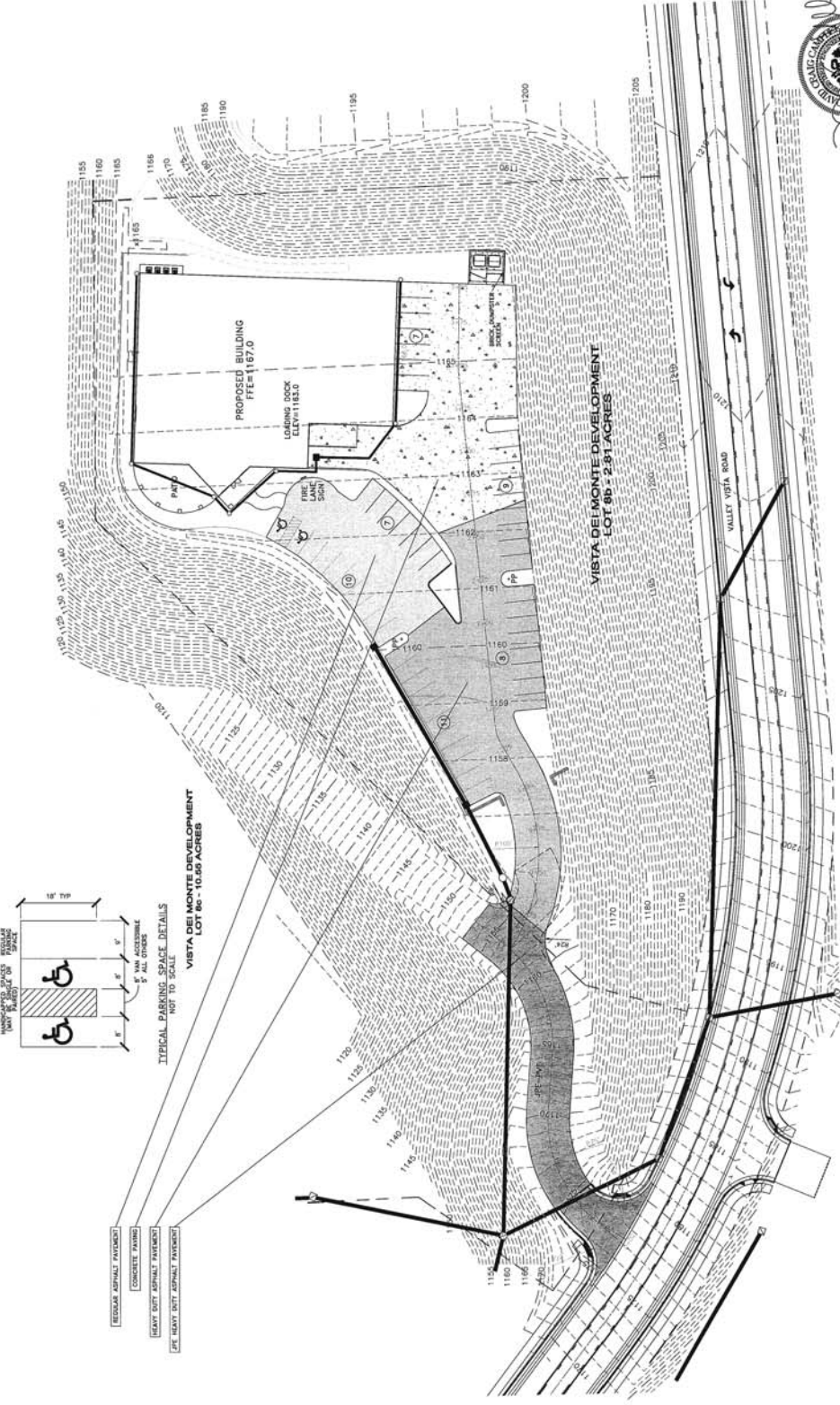
SHEET ONE

JESSUP AND ASSOCIATES, INC.
KNOX COUNTY, TENNESSEE

Prepared For:
East Gate Architecture
4143 Kirkstone Lane
Knoxville, Tennessee
(865) 384-9849

Municipality:
Knox County Department of Engineering and Public Works
205 W. Baxter Avenue
Knoxville, Tennessee 37917
(865) 215-5800

IDEAL ENGINEERING SOLUTIONS, INC.
INCORPORATED
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575



TYPICAL PARKING SPACE DETAILS
NOT TO SCALE

- REGULAR ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- JPE HEAVY DUTY ASPHALT PAVEMENT

HADEA R. REID
ARCHITECT

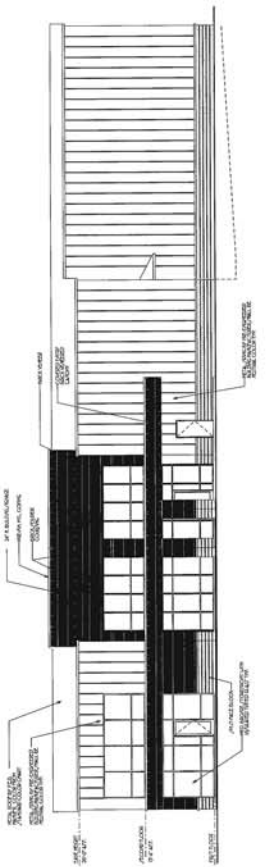
415 MADISON LANE
KNOXVILLE, TENNESSEE
37912
PHONE: 603-848-8888
FACSIMILE: 603-848-8088

NEW OFFICE BUILDING FOR
JESSUP & ASSOCIATES, INC.
KNOX COUNTY TENNESSEE

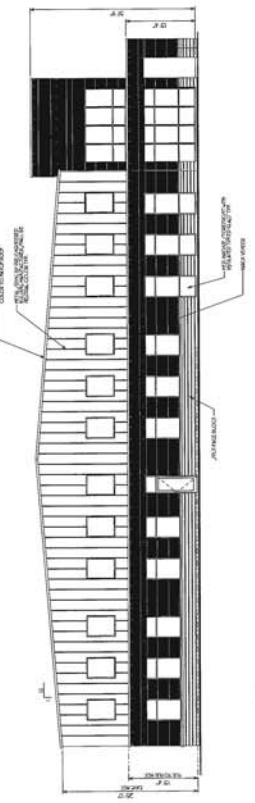
EXTERIOR
ELEVATIONS

A4

DATE	DESCRIPTION



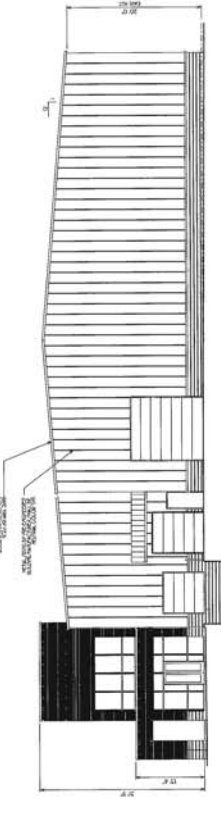
1 WEST ELEVATION
SCALE: 3/8" = 1'-0"



2 NORTH ELEVATION



3 EAST ELEVATION

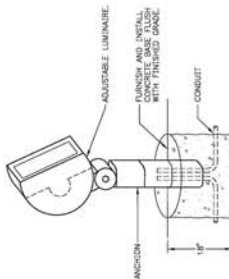


4 SOUTH ELEVATION

7-8-11-04
REUSE
6-29-11

SITE LIGHTING FIXTURE SCHEDULE

QUANTITY	DESCRIPTION	MANUFACTURER PRODUCT ITEM	REMARKS
1	1" x 4" RECESSED SINK	PELLE MANUFACTURER 2000 SINKS 001	FOR USE IN MARCH 2011 WITH WHITE STANCHION
1	1" x 4" RECESSED SINK	PELLE MANUFACTURER 2000 SINKS 001	FOR USE IN MARCH 2011 WITH WHITE STANCHION
1	1" x 4" RECESSED SINK	PELLE MANUFACTURER 2000 SINKS 001	FOR USE IN MARCH 2011 WITH WHITE STANCHION
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1	1" x 4" RECESSED SINK	PELLE MANUFACTURER 2000 SINKS 001	FOR USE IN MARCH 2011 WITH WHITE STANCHION



TADEA R. REID
ARCHITECT
445 NIXON/LAKE
KNOXVILLE, TENN/272
37818
PHONE: 865/538-8888
FAX: 865/538-8223

NEW OFFICE BUILDING FOR
JESSUP & ASSOCIATES, INC.
KNOX COUNTY TRAVEL/TEE

NO.	REVISIONS	DATE

SITE PLAN - ILLUMINATION
PROJECT NO. 09-29-11

7-11-11
REVISION
6-29-11

Vreeland Engineers Inc.
1000 S. W. 10th Ave.
Fort Lauderdale, FL 33315
TEL: 954-576-4444
FAX: 954-576-4444
WWW.VREELAND.COM
E: 28.81

SITE PLAN - ILLUMINATION

NOTE: ALL FIXTURES SHOWN ARE THE MINIMUM REQUIRED TO MEET ILLUMINATION LEVELS IN ACCORDANCE WITH THE ILLUMINANCE LEVELS IN ILLUMINANCE 3.27. ALL FIXTURES SHOWN SHOULD BE COORDINATED WITH THE ARCHITECT AND THE CLIENT TO ENSURE LIGHT LEVELS ARE MET AND TO PREVENT LIGHT POLLUTION FROM NEIGHBORING LIGHTING FIXTURES.

SCALE: 1" = 40'

132 (Rev. 06/28/11) 3011 Rev. (11/11/09)A3