



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

▶ **FILE #:** 5-E-15-UR **AGENDA ITEM #:** 30

POSTPONEMENT(S): 5/14/2015 **AGENDA DATE:** 6/11/2015

▶ **APPLICANT:** PARTNERS V, LLC

OWNER(S): Partners V, LLC

TAX ID NUMBER: 118 01706, 018, PART OF 01702 & 118HA032 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1315 Lovell Rd

▶ **LOCATION:** Northwest side of Lovell Rd., southeast side of Yarnell Rd., northeast side of Mercury Dr.

▶ **APPX. SIZE OF TRACT:** 7 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Rd., a minor arterial street with a five lane pavement section within a 100' right-of-way, Yarnell Rd., a major collector street a 25' pavement width within a 100' right-of-way, and Mercury Dr., a local street with a 24' pavement width within a 70' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek & Hickory Creek

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

▶ **EXISTING LAND USE:** Vacant land and residence

▶ **PROPOSED USE:** Commercial development and proposed grading plan

HISTORY OF ZONING: Property was rezoned to PC/TO in January 2005. The portion zoned PR/TO was rezoned in December 2014.

SURROUNDING LAND USE AND ZONING: North: Apartments and convenience store / PR (Planned Residential) / TO (Technology Overlay) & PC (Planned Commercial) / TO (Technology Overlay)

South: Animal hospital / PC (Planned Commercial) / TO (Technology Overlay)

East: Residences / A (Agricultural) / TO (Technology Overlay)

West: Residences / PR (Planned Residential) / TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area includes a mix of office and commercial businesses, institutional use, and detached and multi-dwelling residential development.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a grading plan and a development plan for commercial space containing approximately 24,400 sq. ft. subject to 12 conditions.

1. Issuance of a Certificate of Appropriateness for the proposed commercial development by the Tennessee Technology Corridor Development Authority (TTCDA) and compliance with any conditions of that certificate.
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Obtaining approvals for the two proposed driveways on Lovell Rd. from the Tennessee Department of Transportation (TDOT).
4. Revising the development plan to add back the sidewalk connection between the existing sidewalks for the Lovell Crossing Apartments and the existing sidewalk along the Weigel's site. The development plan must show the sidewalk crossing at the driveway entrance for the apartments and a 7' wide sidewalk along Yarnell Rd. measured from the back of curb. The sidewalk connections, including crosswalks, shall also be shown from the sidewalk along Lovell Rd. to both of the proposed commercial buildings. The sidewalk designs are subject to approval by the Knox County Department of Engineering and Public Works. Sidewalks shall meet all applicable Americans with Disabilities Act (ADA) requirements. All sidewalks shall be installed prior to obtaining an occupancy permit for the commercial development.
5. Obtaining approval from the TTCDA of a landscape plan for the stabilization of the graded slope that separates the commercial and residential development tracts and proposed landscaping along the two proposed detention basins. The approval of the landscape plan was a condition of the approval by the TTCDA of the proposed grading plan.
6. Installing all landscaping as shown on the approved landscape plan, within six months of completion of site grading, and maintaining the approved landscape materials.
7. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
8. Proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to Planning Commission Staff and TTCDA approval.
9. Use-on-Review approval is required for any development on the PR (Planned Residential) portion of the site.
10. A revised development plan reflecting the conditions of approval must be submitted to Planning Commission staff for review and approval prior to obtaining a grading permit.
11. Approval of a final plat consolidating the four existing tax parcels into the proposed development lots.
12. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the noted conditions, this plan meets the requirements for approval in the PC (Planned Commercial) and PR (Planned Residential) zones and the other criteria for approval of a use on review.

COMMENTS:

DEVELOPMENT PLAN REVISIONS FOLLOWING THE MAY 14, 2015 MPC MEETING:

Following the May 14, 2015 Planning Commission meeting, the applicant submitted a revised development plan that shifted the driveway on Yarnell Rd further from the Lovell Rd. intersection. This change has been approved by the Knox County Department of Engineering and Public Works.

One change that was made to the previous plans that staff finds unacceptable is the removal of a sidewalk connection between the existing sidewalks for the Lovell Crossing Apartments and the existing sidewalk along the Weigel's site. The applicant has stated in previous meetings that the proposed commercial development would serve in part the Lovell Crossing Apartments (an apartment complex that is owned by the applicant), however, the applicant no longer wants to be responsible for providing a pedestrian connection between the two developments. Staff is recommending a condition (#4) that the sidewalk connection be included as a part of the approved development plan.

CASE COMMENTS:

This is a request for the approval of a grading plan and commercial development plan for a 7 acre tract that is located at the southwest corner of the intersection of Lovell Rd. and Yarnell Rd. The tract is the result of the Tennessee Department of Transportation's relocation of Yarnell Rd at its intersection with Lovell Rd. The site has been impacted by the grading work for the Lovell Rd.-Yarnell Rd. project with a portion of the site along Lovell Rd., having been filled and graded. The applicant is proposing to further grade the site moving soil from the western half of the site to the eastern half of the site to create a larger development area off of Lovell Rd. for commercial development. The existing gas lines along Lovell Rd. restrict the amount of cut and fill in that area.

While originally proposed for rough grading only, Planning Commission Staff had required the applicant to submit a use on review application for the proposed grading plan in order to evaluate the impact that the proposed grading would have on access to the proposed commercial and residential development sites. The

applicant submitted a proposed development plan for the commercial development along Lovell Rd. Staff also required that the applicant prepare a traffic impact study for that development.

The commercial development plan includes two buildings with a total area of approximately 24,400 square feet. Access to the site includes two full access driveways onto Lovell Rd. and one access driveway on Yarnell Rd. Staff is recommending approval of the three driveways as revised.

The property is located within the TO (Technology Overlay) district and is subject to review by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA approved the proposed grading plan for the site at their May 11, 2015 meeting with a condition that they submit a landscape plan for review and approval. The applicant is not prepared at this time to submit a Building Permit application for TTCDA review of the commercial development.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The traffic impact study that had been prepared for the development identifies that the road system will continue to operate at acceptable levels of service with the proposed development and therefore no traffic improvements are recommended other than possible retiming of the traffic signal at the Lovell Rd./Yarnell Rd./Bob Gray Rd. intersection at a later date.

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

1. With the recommended conditions, the proposed grading plan and commercial development plan meet the standards for development within the PC (Planned Commercial) and PR (Planned Residential) zoning districts and all other requirements of the Zoning Ordinance..
2. The proposed development 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 area 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

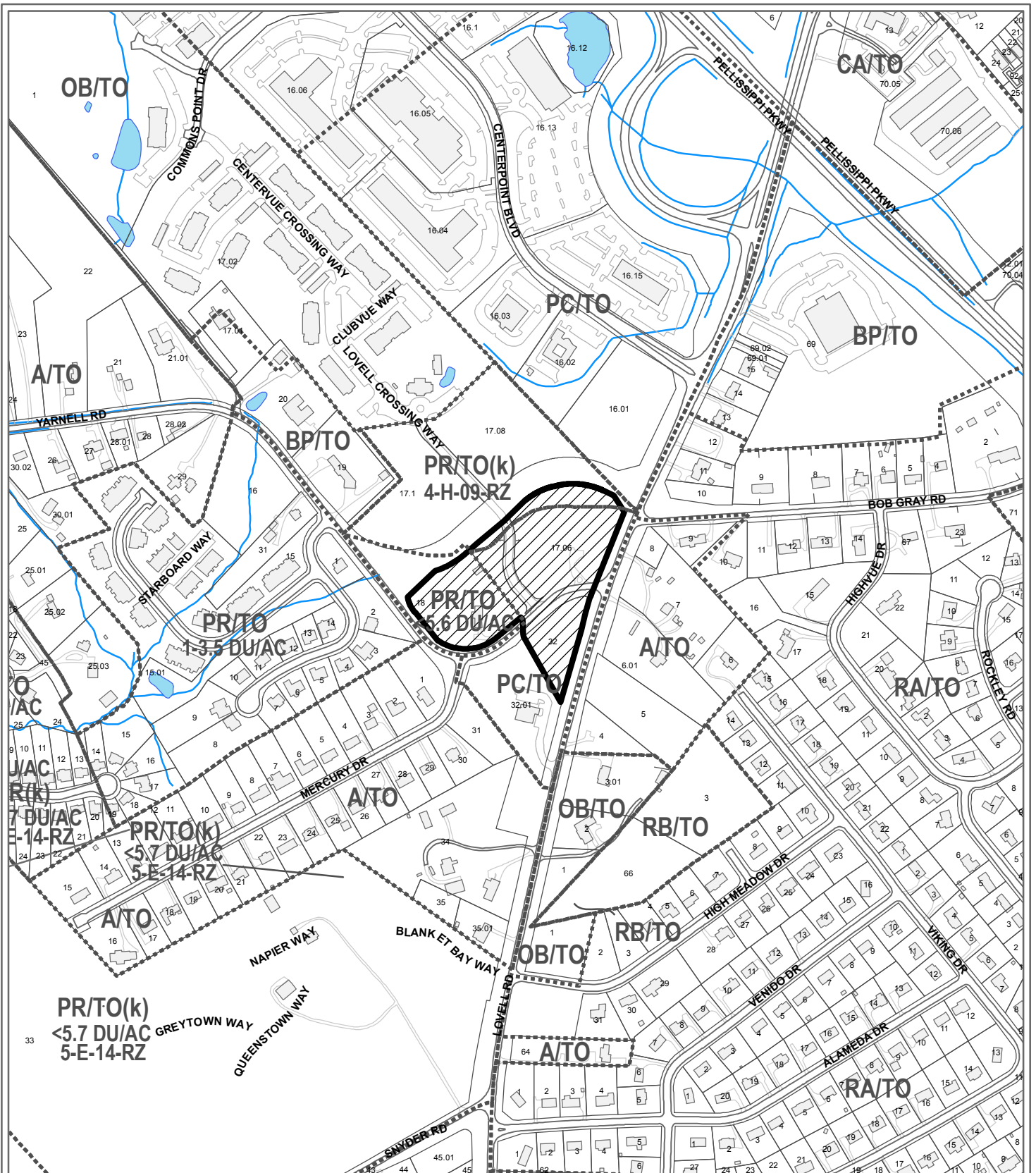
1. The Northwest County Sector Plan identifies this property for office and mixed use development. The proposed development is consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 992 (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-E-15-UR
USE ON REVIEW**



Commercial development and proposed grading plan in PC (Planned Commercial) / TO (Technology Overlay) & PR (Planned Residential) / TO

Original Print Date: 4/27/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Partners V, LLC

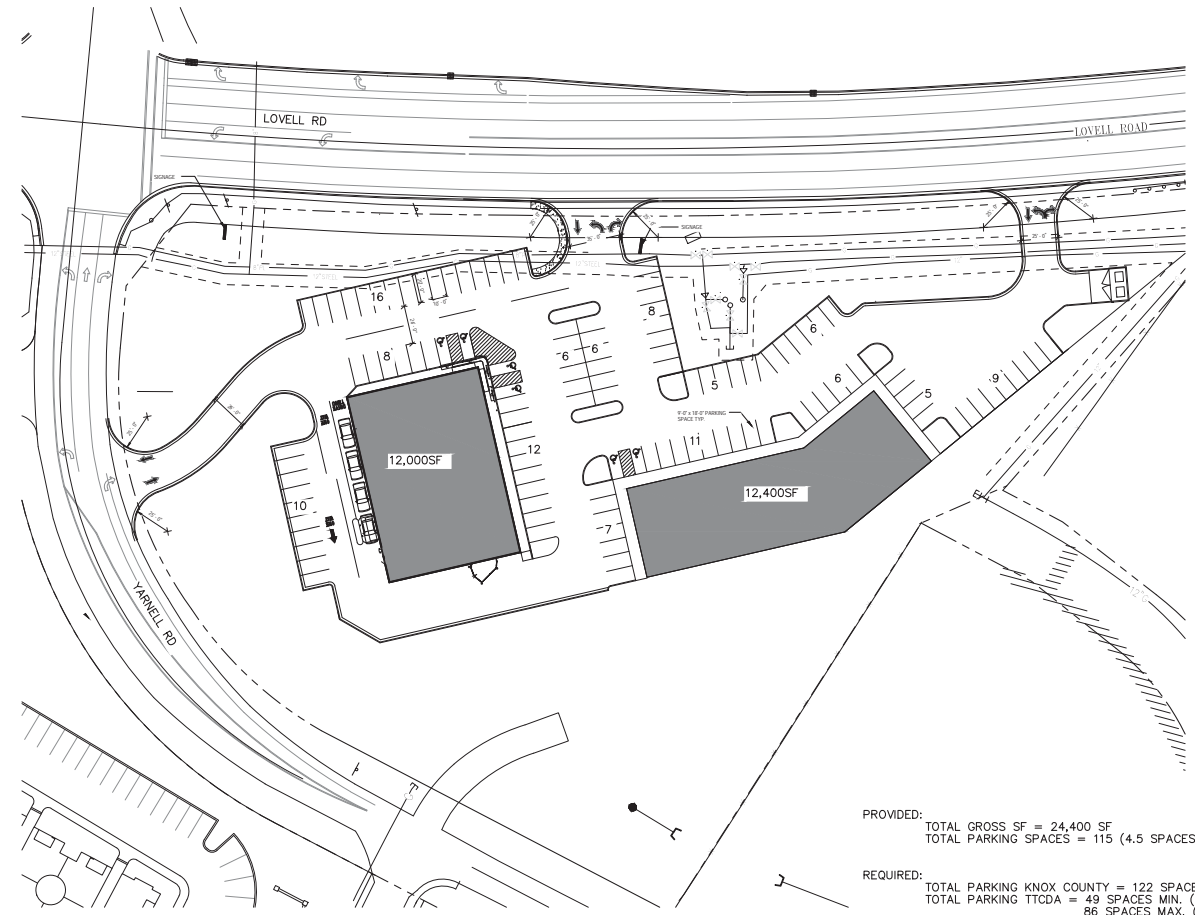
Map No: 118
Jurisdiction: County



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benefield richters
 planning ■
 architecture ■
 landscape architecture ■
 516 union ave ■
 Knoxville, TN 37902 ■
 (865) 637-7009 ■
 fax (865) 525-4778 ■



5-E-15-UR
 Revised: 5/27/2015

PROVIDED:
 TOTAL GROSS SF = 24,400 SF
 TOTAL PARKING SPACES = 115 (4.5 SPACES/1000SF)

REQUIRED:
 TOTAL PARKING KNOX COUNTY = 122 SPACES (5 SPACES/1,000 SF)
 TOTAL PARKING TTCDA = 49 SPACES MIN. (2 SPACES/1000 SF)
 86 SPACES MAX. (3.5 SPACES/1000 SF)

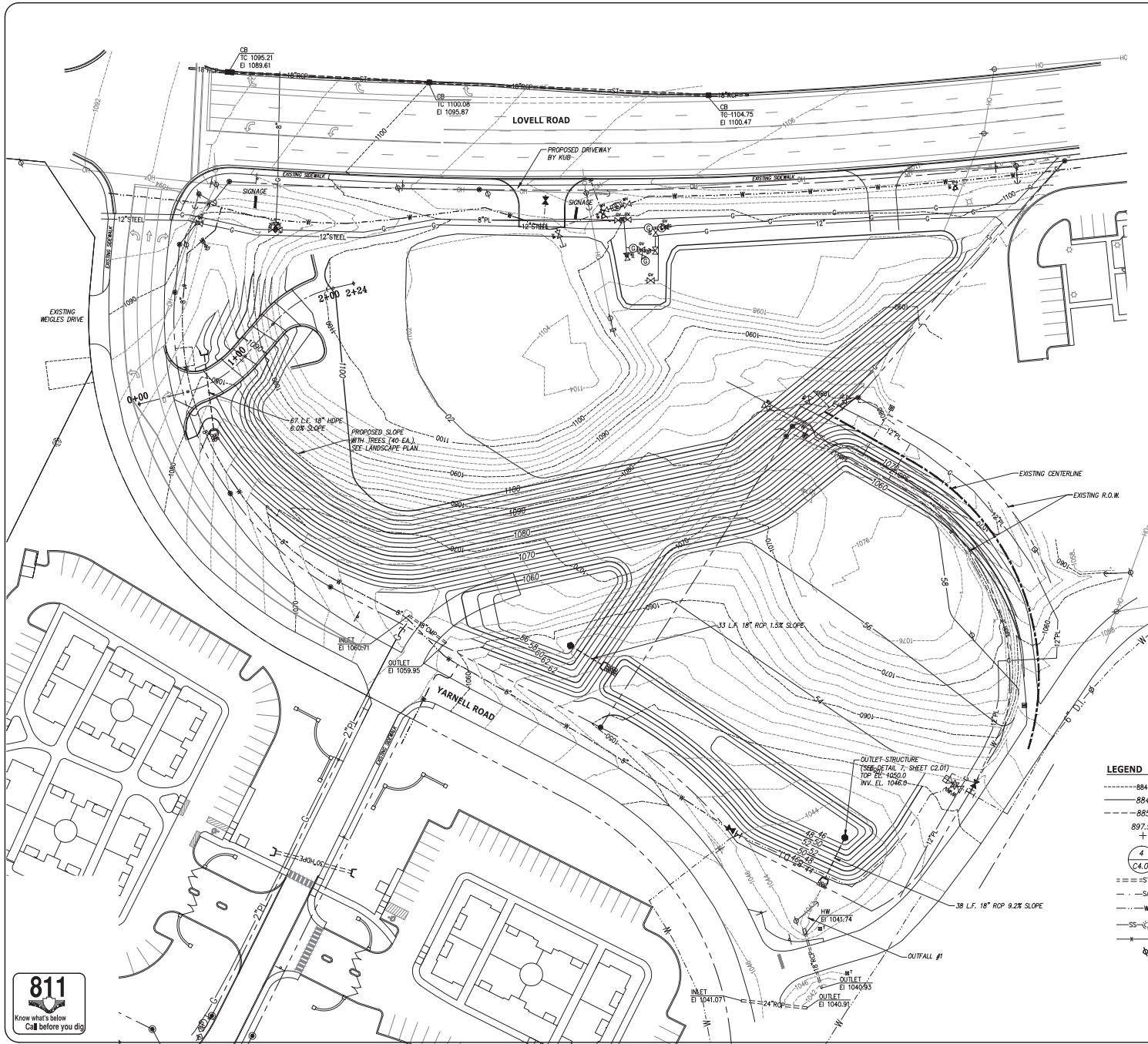
LOVELL COMMERCIAL
 SITE PLAN

DATE	BY	APP'D BY
CONCEPT LAYOUT	GBR	2015.05.28

CONCEPT LAYOUT

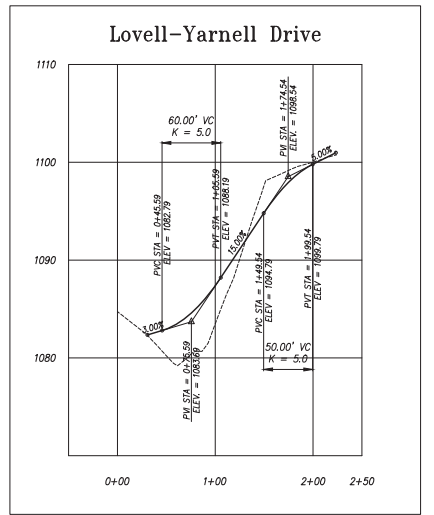
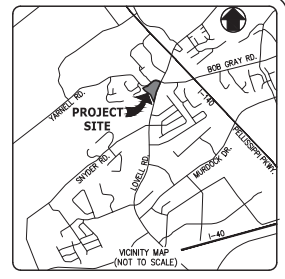
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PLAT OF RECORD
(NAD 83)

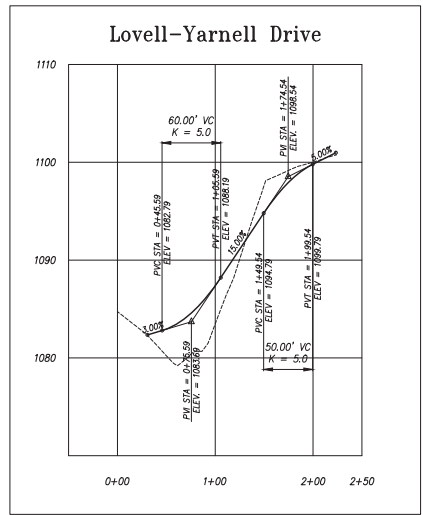
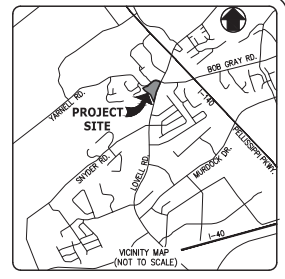
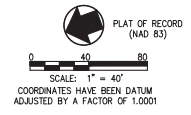
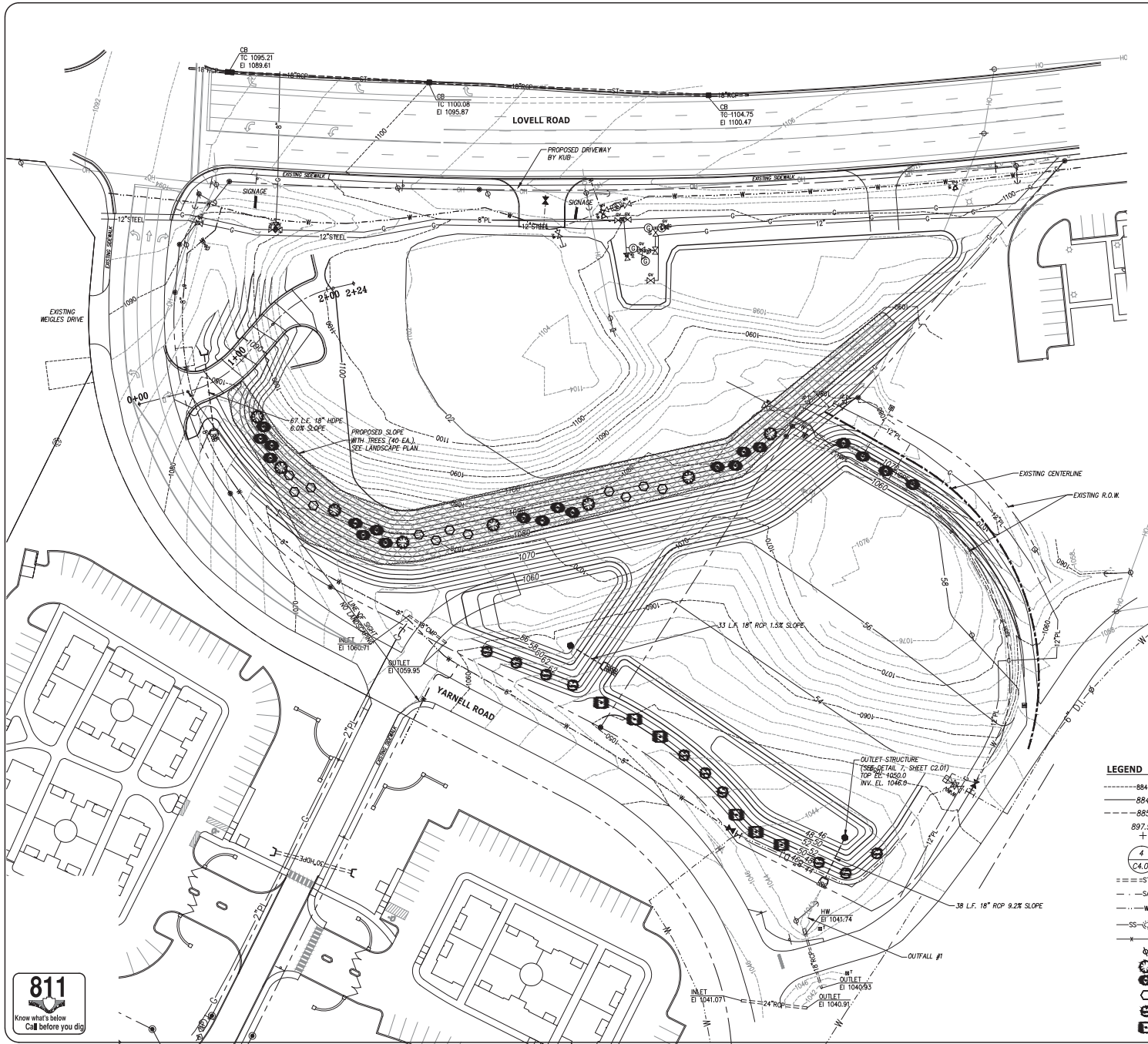
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SCALE: 1" = 40'
COORDINATES HAVE BEEN DATUM
ADJUSTED BY A FACTOR OF 1.0001



- LEGEND**
- 884 --- EXISTING CONTOUR
 - 884 --- PROPOSED CONTOUR
 - 885 --- PROPOSED CONTOUR (1 FT.)
 - 897.50 + PROPOSED SPOT ELEVATION
 - (C4.01) DETAIL REFERENCE (DETAIL NO./SHEET NO.)
 - == ST == EXIST. STORM
 - SA - EXIST. SEWER
 - W - EXIST. WATER
 - SS - EXIST. SEWER
 - F - EXIST. FENCE
 - P - EXIST. POWER POLE

REVISIONS	DATE								
 CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS 865.870.8555 8550 Kingston Pike www.cannon-cannon.com Knoxville, TN 37919									
CLIENT: PARTNERS V, LLC. 7812 BADGETT ROAD KNOXVILLE, TN 37919 TEL. NO. (865) 524-7777									
PROJECT: LOVELL/YARNELL COMMERCIAL DEVELOPMENT YARNELL ROAD @ LOVELL ROAD KNOX COUNTY, TN KNOXVILLE, TENNESSEE 37932									
GRADING PLAN									
PRELIMINARY FOR REVIEW ONLY									
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DRAWN	AWG FR								
C1.01									





5-E-15-UR
Revised: 6/1/2015

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 - SS - EXIST. SEWER
 - F - EXIST. FENCE
 - ⊕ EXIST. POWER POLE
 - ⊕ PROPOSED 2 IN. RED MAPLE (8)
 - ⊕ PROPOSED 6 FT. WHITE PINE (20)
 - ⊕ PROPOSED 4 FT. NELLIE R. HOLLY (12)
 - ⊕ PROPOSED RED TWIG DOGWOOD SHRUB (10)
 - ⊕ PROPOSED NELLIE R. HOLLY SHRUB (6)

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PRELIMINARY FOR REVIEW ONLY	
C1.01	

