

▶ **FILE #:** 6-D-15-UR

AGENDA ITEM #: 34

AGENDA DATE: 6/11/2015

▶ **APPLICANT:** BRANDON BARRETT

OWNER(S): Brandon Barrett

TAX ID NUMBER: 103 116

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10800 Hardin Valley Rd

▶ **LOCATION:** Southeast side of Hardin Valley Rd., southwest of Valley Vista Rd.

▶ **APPX. SIZE OF TRACT:** 2.453 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with 3 lane section with a 44' pavement width within an 80' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek and Beaver Creek

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Zaxby's Restaurant

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Residences / BP (Business and Technology Park) / TO (Technology Overlay)

South: Vacant land / A (Agricultural) / TO (Technology Overlay)

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

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

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential, office and commercial uses, under A, PR, OB and PC zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a 90 seat restaurant containing approximately 3,847 square feet of floor area as shown on the development plan, subject to 7 conditions**

1. Obtaining approval from Knox County Commission of the rezoning request for this property to PC (Planned Commercial) / TO (Technology Overlay).
2. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed development.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

4. Access to the remaining eight acres of this parcel that is zoned A (Agricultural) / TO (Technology Overlay), shall be restricted to two dwelling units unless a revised access plan is approved by the Planning Commission. Any future development of the property should look at a shared access drive with the property to the west.
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.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 a Zaxby's restaurant with approximately 3,847 square feet of floor area, including 90 seats and a drive-thru window. The development site of 2.34 acres is located on the southeast side of Hardin Valley Rd., just southwest of Valley Vista Rd. Access to the site will be off of Hardin Valley Rd. Staff has recommended a restriction for access to the remaining eight acres of this parcel that is zoned A (Agricultural) / TO (Technology Overlay). To reduce future curb cuts onto Hardin Valley Rd., shared access drives with adjoining parcels are recommended.

The Planning Commission recommended approval of the request to rezone the property from A (Agricultural) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay) on May 14, 2015. The Knox County Commission will consider the request at their June 22, 2015 meeting.

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 June 8, 2015.

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

1. All public utilities are available to serve the site.
2. The traffic impact study that had been prepared for the proposed restaurant concluded that the existing street infrastructure would adequately handle the proposed development.
3. The proposed restaurant is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposal meets all requirements of the PC/TO zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development with the recommended conditions 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 since the development is located off of an arterial streets. 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

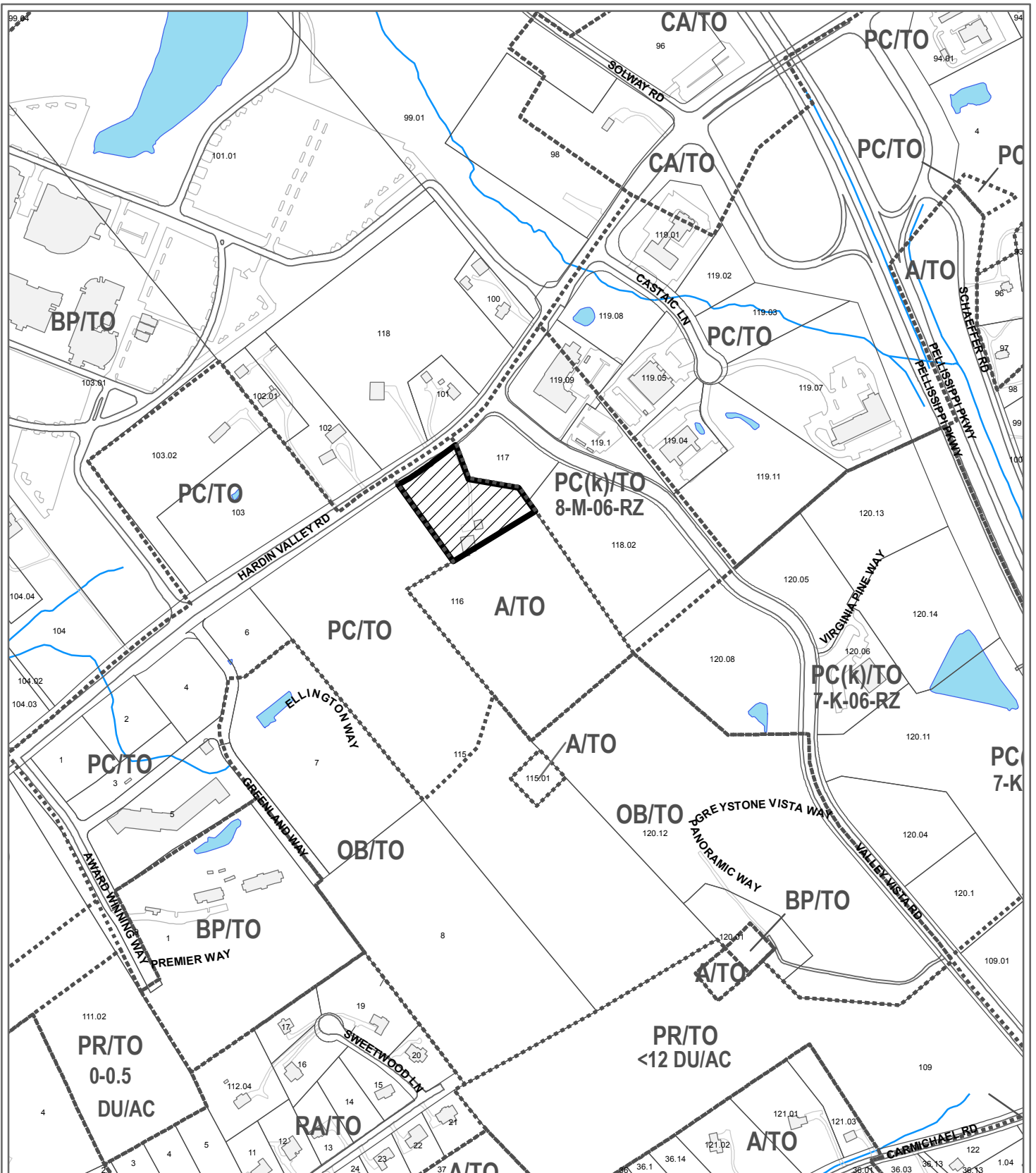
1. The Northwest County Sector Plan proposes mixed use development for this site which conforms to the proposed use.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 1909 (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.



**6-D-15-UR
USE ON REVIEW**

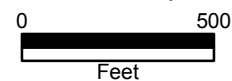


Zaxby's Restaurant in PC (Planned Commercial) / TO (Technology Overlay) - Pending

Petitioner: Barrett, Brandon

Map No: 103

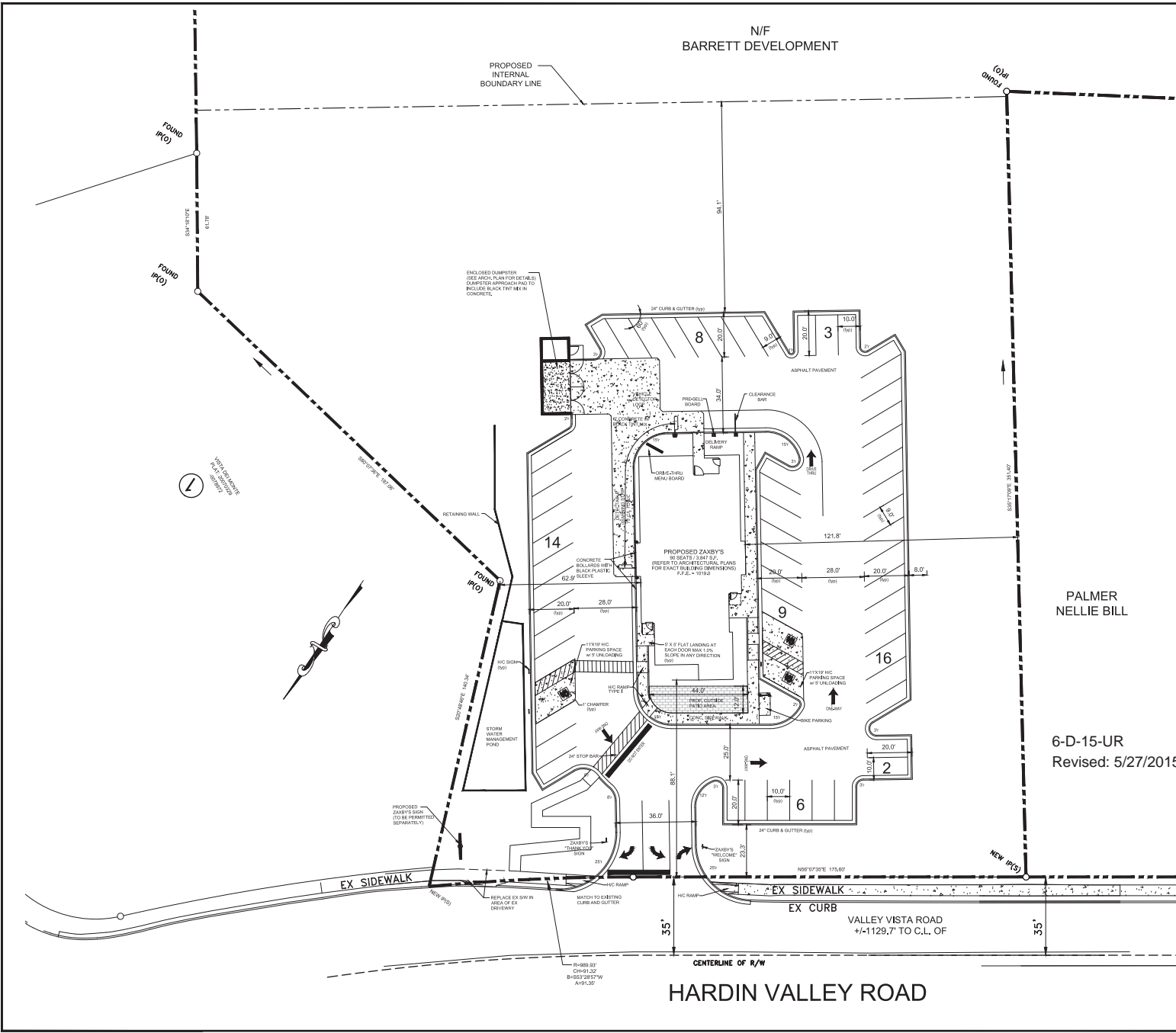
Jurisdiction: County



Original Print Date: 5/21/2015

Revised: 6/2/2015

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

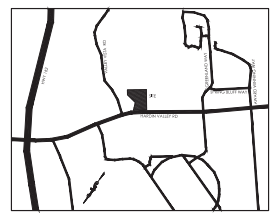


N/F
BARRETT DEVELOPMENT

PALMER
NELLIE BILL

6-D-15-UR
Revised: 5/27/2015

HARDIN VALLEY ROAD



LOCATION MAP
SCALE = 1" = 1000'

PROJECT NOTES:
OWNER / DEVELOPER:
Barrett Development Group Co, Inc
1744 S. Lenoir Street
Annex, Georgia 30606
Contact: Brandon Barrett
T-41-07623-7677

ENGINEER:
Carter Engineering Consultants, Inc.
3615 Main St. Suite 2000
Nashville, GA 37217
Contact: Mark Campbell, P.E.
T-41-0775-2200
mark@cartersengineering.net

Property Located at 10800 Hardin Valley Road, Knox County, Knoxville TN
Current Zoning: PC
Setback: PC Front 50' Rear 50' Side 20'
TTDMA Front 50' Rear 20' Side 20'
Proposed use is a restaurant with drive-thru
Proposed building height is 20'

Boundary and topographical information obtained from field survey by Smokey Mountain Land Surveying Co, Inc. dated March 10, 2015. Please refer to drawing.

Project tract contains 2.34 acres, disturbed area = 2.34 acres
Contour interval = 1 foot (NAVD-88)

The property shown herein does not lie within a 100 year flood plain according to Flood Insurance Rate Map #1905002022000, dated 08/03/15.

The underground utilities shown herein have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has placed a **WARNING** on all underground utilities.

It is the responsibility of the contractor to call before digging prior to commencing work and notify engineer if discrepancy is found.

The contractor shall verify the exact location of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

UNDERGROUND UTILITIES DISCLAIMER

Information regarding the required presence, size, diameter and location of existing underground utilities and structures related to underground utilities is shown herein. There is no warranty of the accuracy of the information and it shall be considered in that light by those using the drawing. The location and arrangement of underground utilities and structures related to underground utilities shown herein may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, its employees, its consultants and their contractors shall hereby expressly understand that the surveyor is not responsible for the concision or sufficiency of the information regarding the underground utilities and structures related to underground utilities shown herein.

PARKING DATA

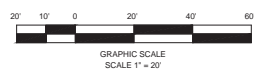
REQUIRED: 1 SPACE / 3 EMPLOYEES + 1 SPACE / 100 S.F. FLOOR AREA
10 EMPLOYEES = 3 + 347 S.F. 100 = 3.38 + 338 S.F.
4 SPACES + 57 SPACES = 61 SPACES REQUIRED

TOTAL PARKING SPACES PROVIDED = 58 SPACES
(2 handicap spaces provided)
(2 bike parking spaces provided)

SITE AREA

TOTAL PROP. LOT AREA = 2.34 acres
TOTAL IMPERVIOUS AREA = 0.81 acres
PERCENTAGE IMPERVIOUS AREA = 34.8 %
BUILDING AREA = 3,847 S.F.
BUILDING COVERAGE = 4.4 %
PROP. DISTURBED AREA = 2.34 acres

PARKING SPACE AREA		
ANGLE	DIMENSION	AREA
60°	9' X 20'	207.8 S.F.
60°	10' X 19'	208.4 S.F.
90°	10' X 20'	200 S.F.



REVISION BLOCK	
4	DATE: 06/03/15
3	DESCRIPTION: FINAL SUBMITTAL
2	DESCRIPTION: PRELIMINARY AND REVISION PLANS
1	DESCRIPTION: INITIAL SITE PLAN

06/03/15

CARTER ENGINEERING CONSULTANTS

Carter Engineering Consultants, Inc.
3615 Main St. Suite 2000
Nashville, GA 37217
P: 770.725.1300
F: 770.725.1324
www.cartersengineering.net

SITE DEVELOPMENT PLANS
for
BARRETT DEVELOPMENT GROUP CO., INC
10800 HARDIN VALLEY ROAD, KNOX COUNTY, KNOXVILLE TN

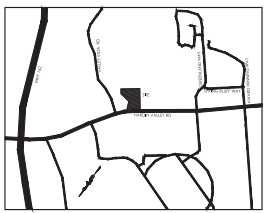
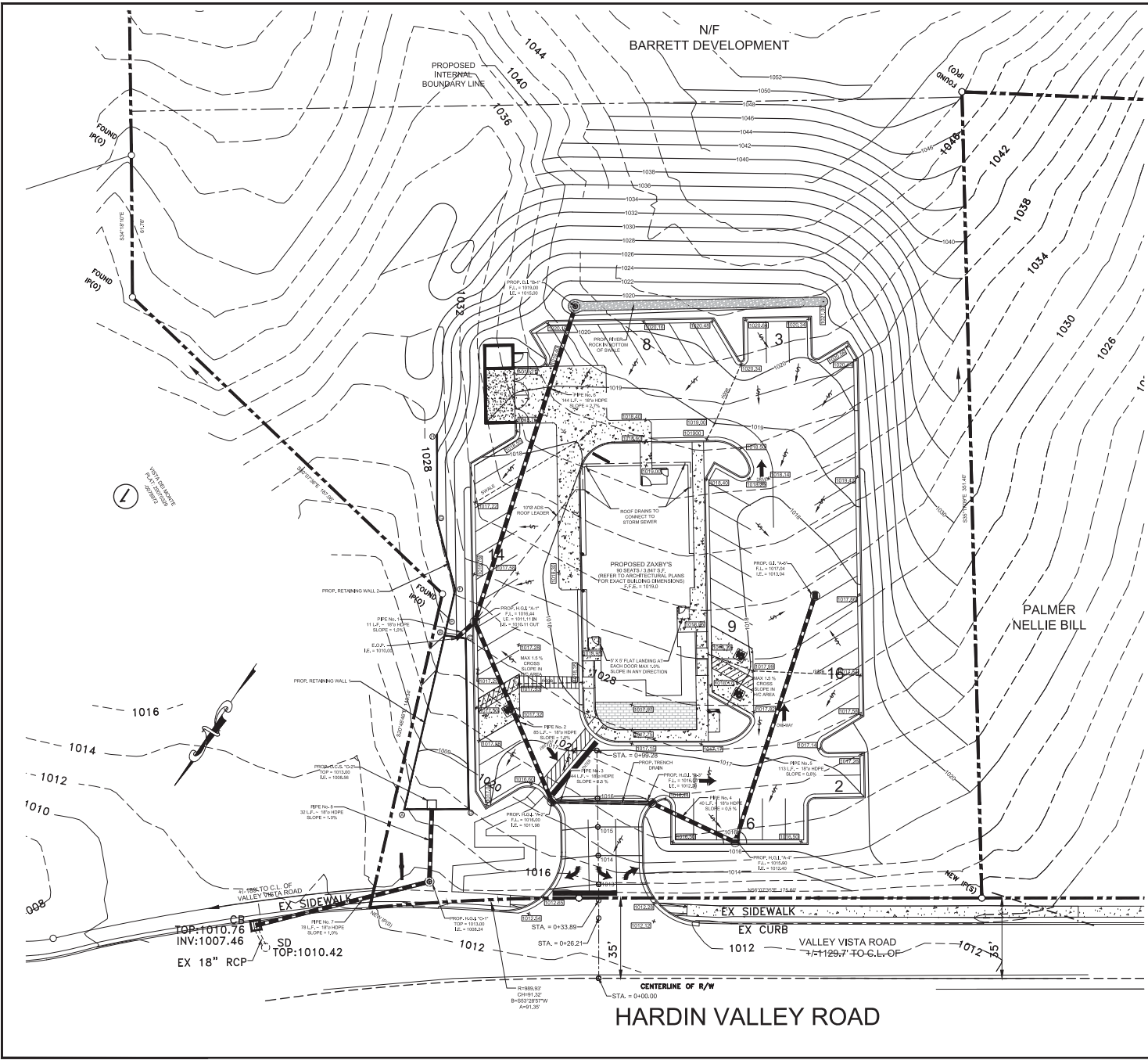
PROJECT NUMBER:
ZAXBY'S

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
3

PROJECT NUMBER:
15037ZAX

DATE:
04/07/15



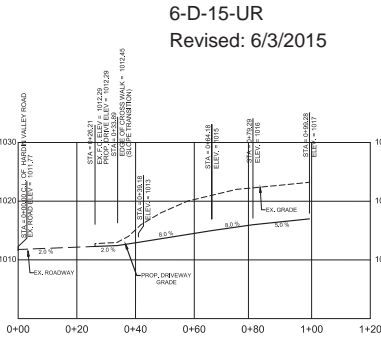
LOCATION MAP
SCALE = 1" = 1000'

DRAINAGE NOTE:
THE SITE WILL DRAIN TO THE PROPOSED STORM WATER MANAGEMENT SYSTEM. WATER QUALITY WILL BE PROVIDED BY EXTENDED DRAIN DETENTION AND A SUNTREE GREAT INLET SKIMMER BOX. THE SKIMMER BOX WILL BE INSTALLED IN EACH GREAT INLET. ALL STORM EVENTS WILL BE DETAINED PER KNOX COUNTY STORMWATER REQUIREMENTS.

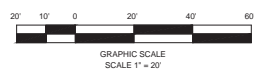
RETAINING WALL TABLE				
WALL 1				
WALL SECTION	STATION	TOP WALL ELEVATION	BOTTOM WALL ELEVATION	HEIGHT
A	0+40	1017.00	1008.50	7.50
B	0+70	1008.00	1010.00	7.00
C	0+87	1000.00	1010.00	8.00
D	1+42	1018.00	1008.50	8.50
A	1+40	1017.00	1008.50	7.50

WALL 2				
WALL SECTION	STATION	TOP WALL ELEVATION	BOTTOM WALL ELEVATION	HEIGHT
B	0+40	1004.00	1010.00	14.00
E	0+40	1008.00	1020.00	8.00
F	0+40	1008.00	1020.00	8.00
G	0+42	1008.00	1024.00	4.00
H	0+48	1008.00	1008.00	2.00

1. BOTTOM OF WALL EQUALS TOP OF FOOTING.
2. IT IS THE RESPONSIBILITY OF THE RETAINING WALL CONTRACTOR TO ADJUST THE REQUIRED SOIL PRESSURE TO BE MAINTAINED BY A GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION OF THE RETAINING WALL. SPECIAL ATTENTION REQUIRED AT LOCATIONS WHERE SOIL CONDITIONS VARY GREAT TO INSURE BEARING CAPACITY OF SOILS.



PROP. DRIVEWAY PROFILE
SCALE: 1" (n) = 20' (ft) H, 1" (n) = 10' (ft) V



REVISION BLOCK	DATE	DESCRIPTION
1	06/03/15	FINAL SUBMITTAL
2	06/03/15	ADD PRELIMINARY AND REVISION PLANS
3	06/03/15	ADD PRELIMINARY AND REVISION PLANS
4	06/03/15	REVISE DRIVEWAY GRADE

06/03/15

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SITE DEVELOPMENT PLANS
for
BARRETT DEVELOPMENT
GROUP CO., INC
10800 HARDIN VALLEY ROAD, KNOX COUNTY, KNOXVILLE TN

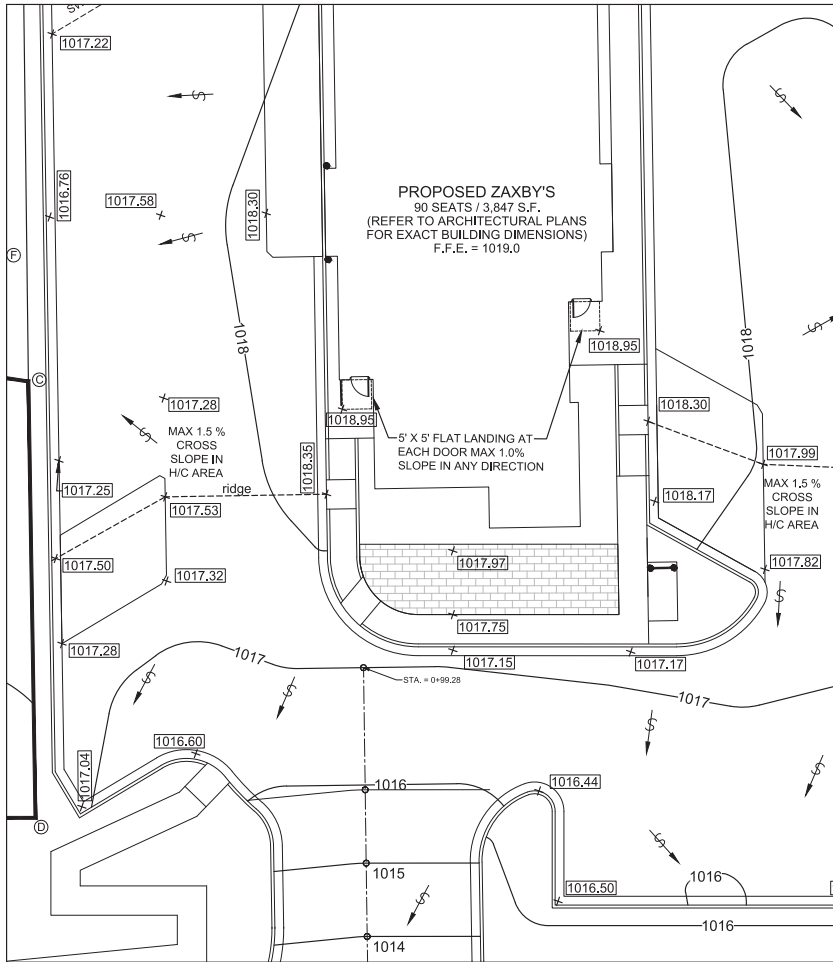
PROJECT NUMBER:
ZAXBY'S

SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
5

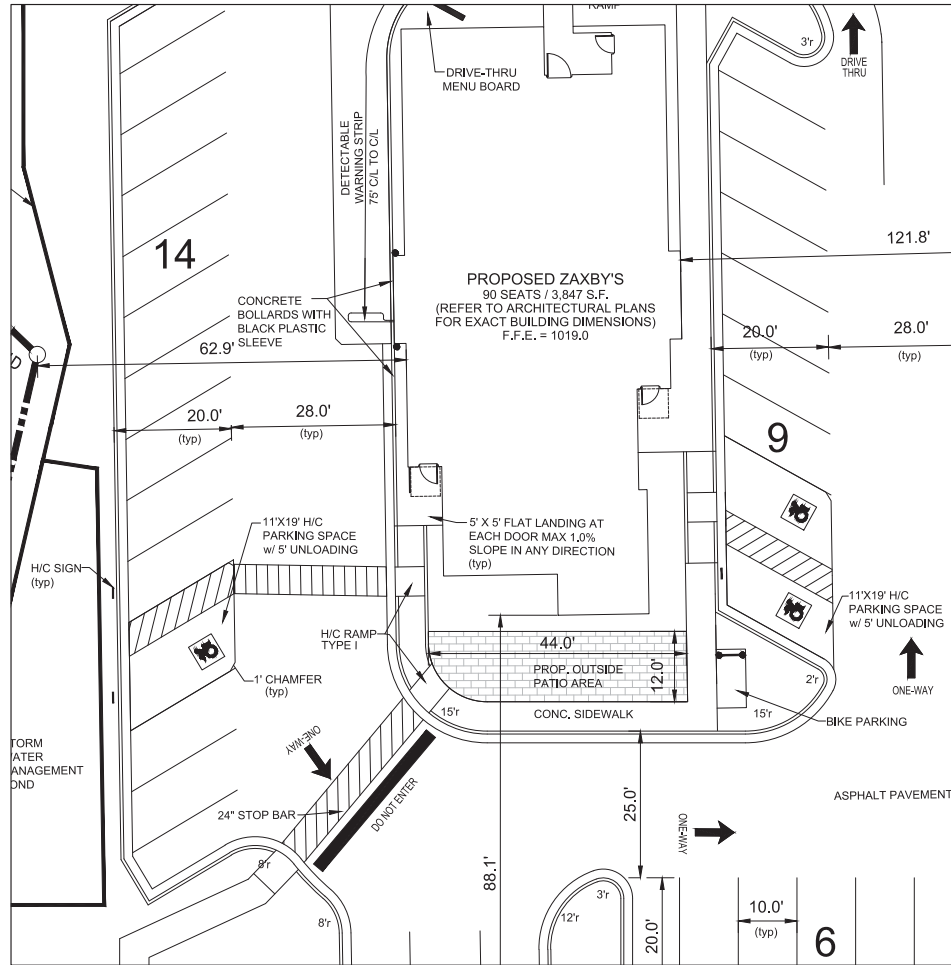
PROJECT NUMBER:
15037ZAX

DATE:
04/07/15



GRADING PLAN
SCALE: 1" = 10'

ACCESSIBLE PARKING SPACES,
ACCESS AISLES AND PASSENGER
LOADING ZONES SHALL HAVE
SURFACE SLOPES NOT STEEPER
THAN 1:67 (1.5%) IN ANY DIRECTION.



SITE PLAN
SCALE: 1" = 10'

6-D-15-UR
Revised: 5/27/2015

REVISION BLOCK	
1	DATE: 06/03/15
2	DESCRIPTION: INITIAL SUBMITTAL
3	DESCRIPTION: ADDRESS COMMENTS
4	DESCRIPTION: ADDRESS COMMENTS



06/03/15



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1551 Evergreen Mill Rd
Building 500, Suite B
Knoxville, TN 37922
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SITE DEVELOPMENT PLANS
for
BARRETT DEVELOPMENT GROUP CO., INC
10800 Hardin Valley Road, Knoxville, TN

PROJECT NAME:
ZAXBY'S

SHEET TITLE:
ADA ACCESS PLAN

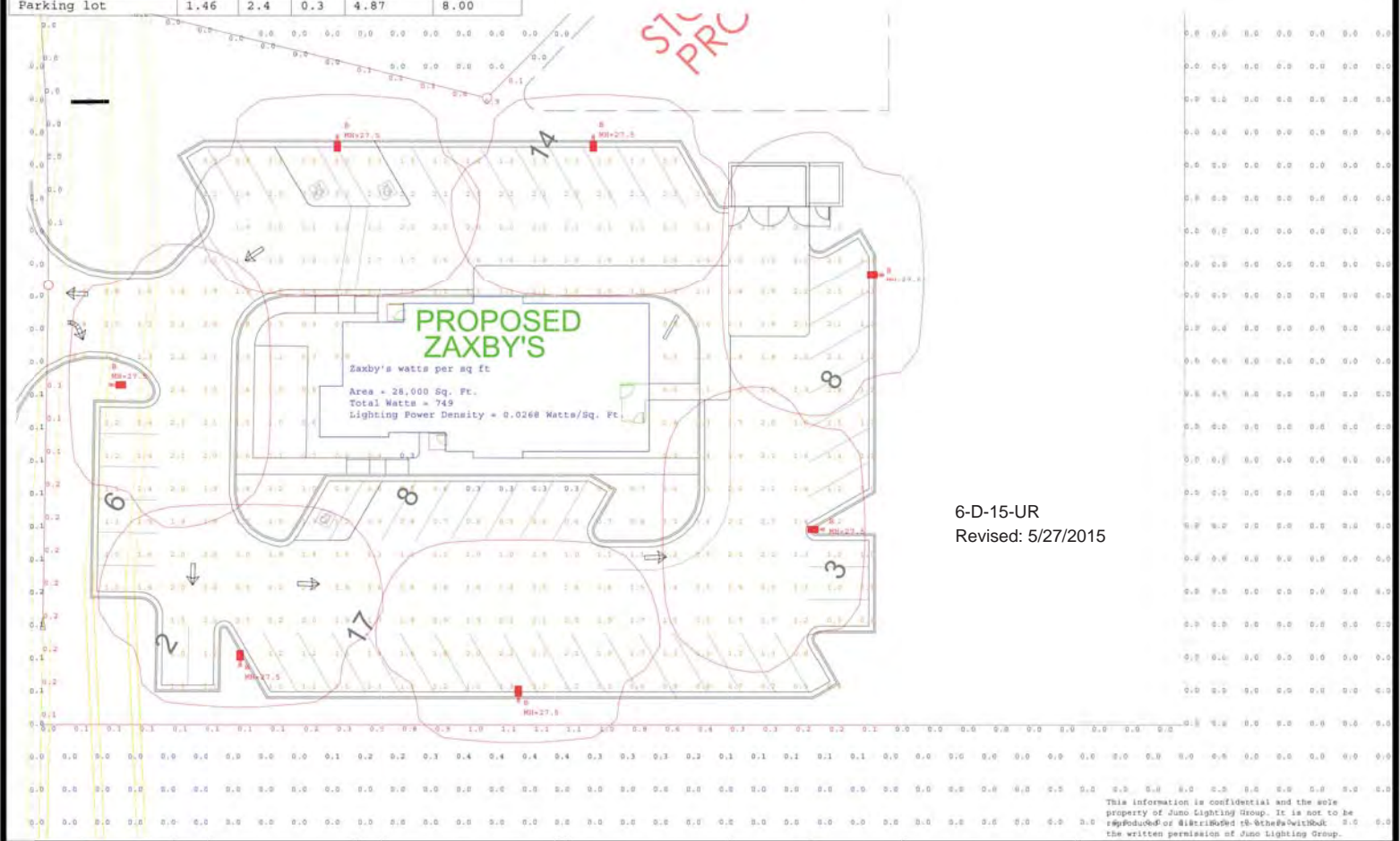
SHEET NUMBER:
13

PROJECT NUMBER:
15037ZAX

DATE:
04/07/15


Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Beyond prop line	0.00	0.4	0.0	N.A.	N.A.
Property line	0.12	1.1	0.0	N.A.	N.A.
Parking lot	1.46	2.4	0.3	4.87	8.00

Luminaire Schedule						
Qty	Label	Description	Lumens	LLF	Symbol	Watts
7	B	SS2-B08-6K-UN-FT-NL	-1	0.850		107



6-D-15-UR
Revised: 5/27/2015

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JUNO LIGHTING GROUP
by Schneider Electric

220 Chrysler Drive
Brampton, Ontario
L6S 6B6
Tel: (905) 792-7335
email:ljorge@junolightinggroup.com

Client:
SESCO LIGHTING
VIVIAN CAREY

Project:
ZAXBY'S KNOX COUNTY TN
HARDIN VALLEY ROAD
MAINTAINED HORIZONTAL FC
SHOWN AT GRADE LEVEL

Scale:
Date: 2015-05-22
Project No:
15-77-SESCO2 (4381)
Drawn by: LJ

The calculation and results thereof, shown in this report, are based on information provided by the customer. The output figures are only as accurate as the input data. Therefore design parameters such as room reflectance, size, mounting height, depreciation factors, orientation and tilt must be verified. Juno Lighting Group disclaims all implied warranties with regard to actual installed light levels as compared to those calculated based on inaccurate or incomplete data.

REVISION BLOCK	
#	DATE / DESCRIPTION
A	05/27/15 INITIAL SUBMITTAL
B	06/03/15 ADD PRELIMINARY AND BRIDGE PLANS
C	06/03/15 ADDRESS COMMENTS



06/03/15



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SITE DEVELOPMENT PLANS
for
ZAXBY'S
BARRETT DEVELOPMENT GROUP CO., INC
10800 Hardin Valley Road, Knox County, Knoxville TN

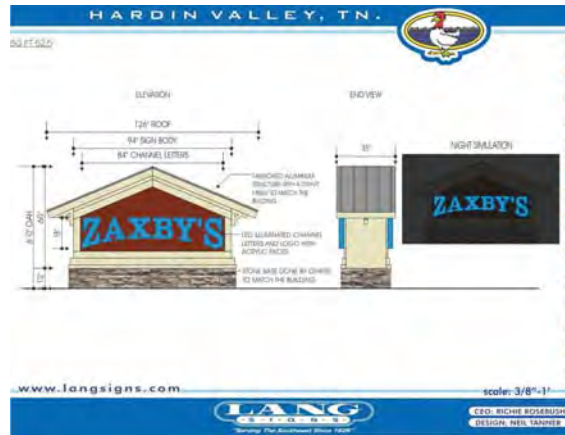
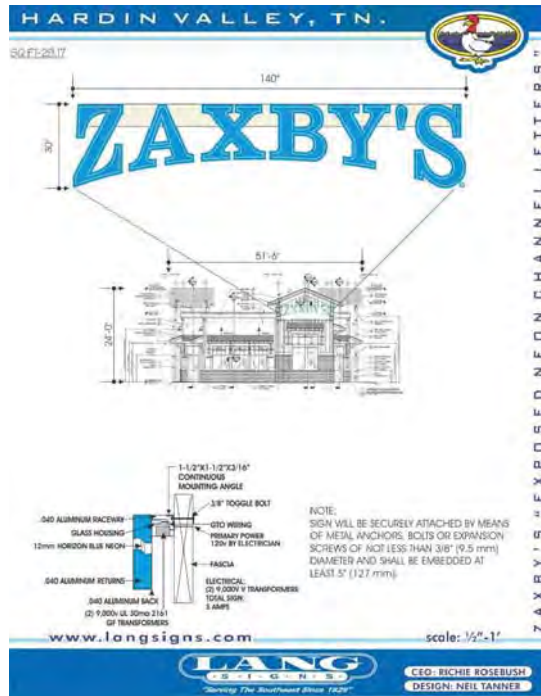
PROJECT NAME:
ZAXBY'S

SHEET TITLE:
OUTDOOR LIGHTING PLAN

SHEET NUMBER:
17

PROJECT NUMBER:
15037ZAX

DATE:
04/07/15



		Zaxby's Hardin Valley					
		Dimensions	S/F	Total S/F	Max Allowed		
	Monument Yard Sign	18" x 84" Channel Letters 6' Height	10.5 per side	21	51.5' 51.5' North Building Frontage	Section 4.3: Yard Signs Sign size, or message area, is limited to 1 square foot of sign for every linear foot of building or business.	
	Retail Restaurant Building Wall Sign	20" x 140"	30.17	30.17	51.5' 51.5' North Building Frontage	Section 4.3: Building Signs Sign size is limited to 1 square foot of sign for every linear foot of building or business.	
	Welcome Directional	18" x 24"	3 per side	6	Not Addressed		
	Thank You Directional	18" x 24"	3 per side	6	Not Addressed		

6-D-15-UR
Revised: 6/3/2015

REVISION BLOCK	
#	DESCRIPTION
A	INITIAL SUBMITTAL
B	REVISIONS AND PRELIMINARY AND REVISION PLANS
C	REVISIONS AND PRELIMINARY AND REVISION PLANS
D	REVISIONS AND PRELIMINARY AND REVISION PLANS



06/03/15



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SITE DEVELOPMENT PLANS
for
BARRETT DEVELOPMENT
GROUP CO., INC
10800 Hardin Valley Road, Knox County, Knoxville TN

PROJECT NAME:



SHEET TITLE:
SIGNAGE
PACKAGE
PLAN

SHEET NUMBER:

18

PROJECT NUMBER:
15037ZAX

DATE:
04/07/15





