



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

▶ **FILE #:** 3-J-15-UR

AGENDA ITEM #: 41

AGENDA DATE: 3/12/2015

▶ **APPLICANT:** HARBWHITE PROPERTIES

OWNER(S): HarbWhite Properties

TAX ID NUMBER: 119 L A 01601

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 205 Bridgewater Rd

▶ **LOCATION:** Southwest side of Bridgewater Rd, north side of Walbrook Dr and I-40/I-75.

▶ **APPX. SIZE OF TRACT:** 6.75 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Bridgewater Rd., a major collector street with a required right-of-way of 60 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** PC-1 (Retail and Office Park)

▶ **EXISTING LAND USE:** Event facility

▶ **PROPOSED USE:** Parking lot expansion

HISTORY OF ZONING: The Planning Commission recommended approval of the rezoning to PC-1 (Retail and Office Park) on 7/11/2013. The Knoxville City Council approved the rezoning on 9/3/2013.

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / C-6 (General Commercial Park) & RA (Low Density Residential)
South: I-40 / C-3 (General Commercial)
East: Vacant / R-1 (Low Density Residential)
West: Office / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This site is located on the north side of I-40/75 and the southeast side of Ten Mile Creek. Residential uses are located to the north and east of the site, zoned RP-1, RA and RB. Mostly commercial uses are located on the south side of the Interstate and to the west, zoned C-3, C-4, C-6 and CA.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a parking lot expansion at this existing event facility, subject to 7 conditions**

1. Use of the facility shall be restricted to the uses identified on PC-1 Proposed Uses list (dated July 31, 2013) provided by the applicant, with the exclusion of the daycare use. Since the daycare use has specific

- requirements that cannot be met by the existing facilities, a separate use on review approval is required.
2. Adding a sidewalk and driveway pedestrian crossings that will provide a connection from the sidewalks around the building out to Bridgewater Rd., paralleling the street and extending northwest to the intersection of Bridgewater Rd. and Comstock Rd. This will allow for a future connection to the greenway that is located along the creek. The sidewalk and crossings shall be in compliance with the requirements of the City of Knoxville.
 3. Meeting all applicable requirements of the Knoxville Department of Engineering.
 4. Submitting an updated landscape plan that will be subject to Planning Commission staff approval.
 5. Installation of landscaping as shown on the updated landscape plan within six months of completion of the parking lot or phase of the parking lot. The landscaping may be phased in conjunction with phasing of the parking lot.
 6. Meeting all applicable requirements of the Knoxville City Arborist
 7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the PC-1 (Retail and Office Park) zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

A use on review approval (9-J-13-UR) was granted for the conversion of this former church facility into a multi-purpose event facility on September 12, 2013. When that development plan was approved, no additional parking was required. During the recent review of a change in occupancy for an assembly use, the City of Knoxville Building Official made the determination that additional parking would be required.

The applicant has submitted a new development plan that includes 191 additional parking spaces for a total of 342 spaces. The applicant is proposing to phase the parking with a total of 270 spaces in the first phase to provide for the proposed assembly use.

Staff is recommending a condition that a sidewalk connection be provided from the building to the intersection of Bridgewater Rd. and Comstock Rd. This will allow for a future connection to the greenway that is located along the creek.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed parking addition will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed parking lot meets the standards for development within the PC-1 (Retail and Office Park) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions.
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 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 site has direct access to a major collector street.

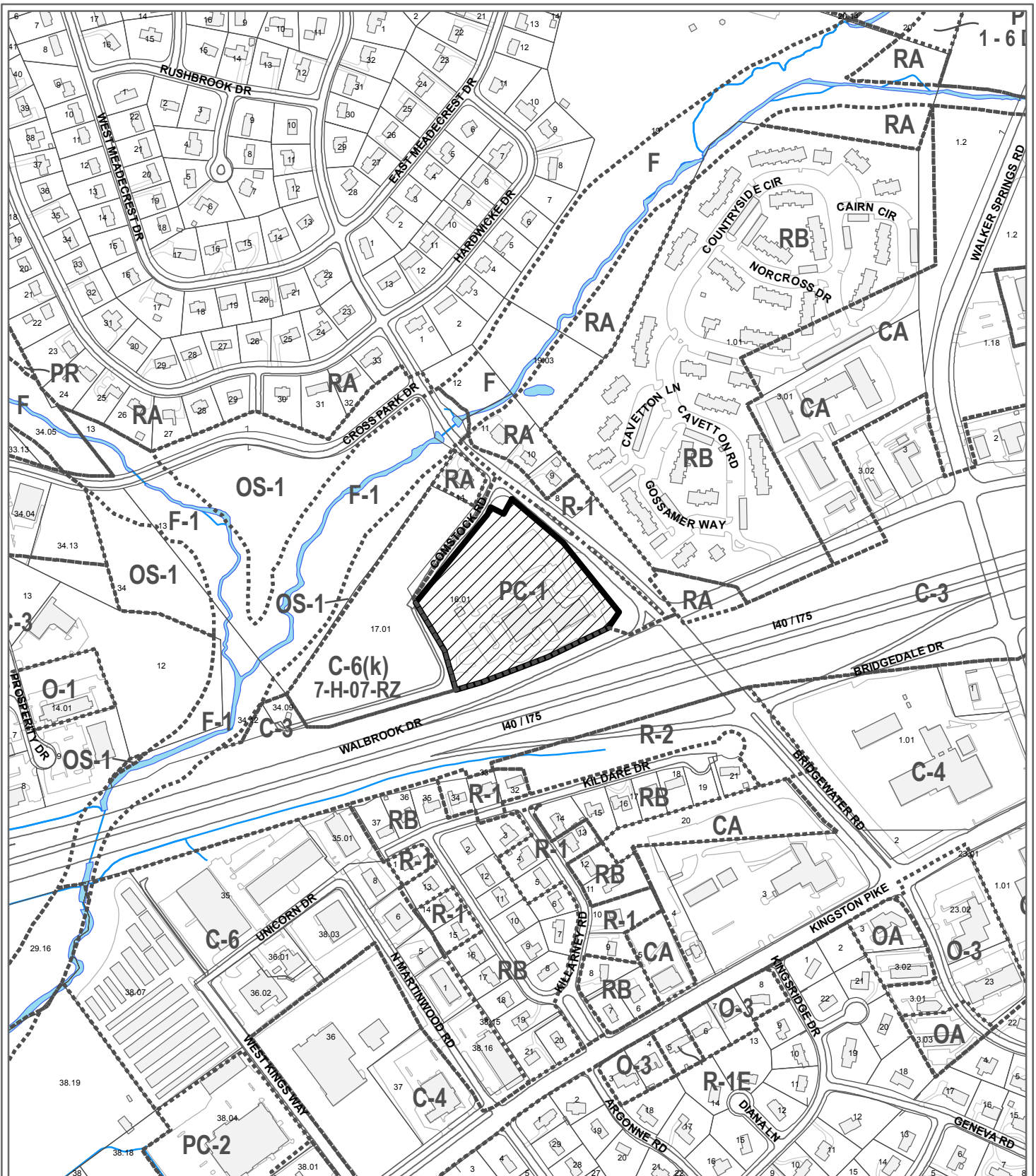
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan and the Knoxville One Year Plan allow commercial uses on this site. The proposed parking lot is consistent with the Sector and One Year Plans.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**3-J-15-UR
USE ON REVIEW**



Parking lot expansion in PC-1 (Retail and Office Park)

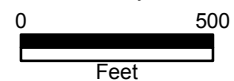
Original Print Date: 2/20/2015
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

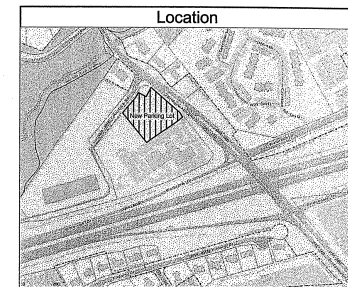
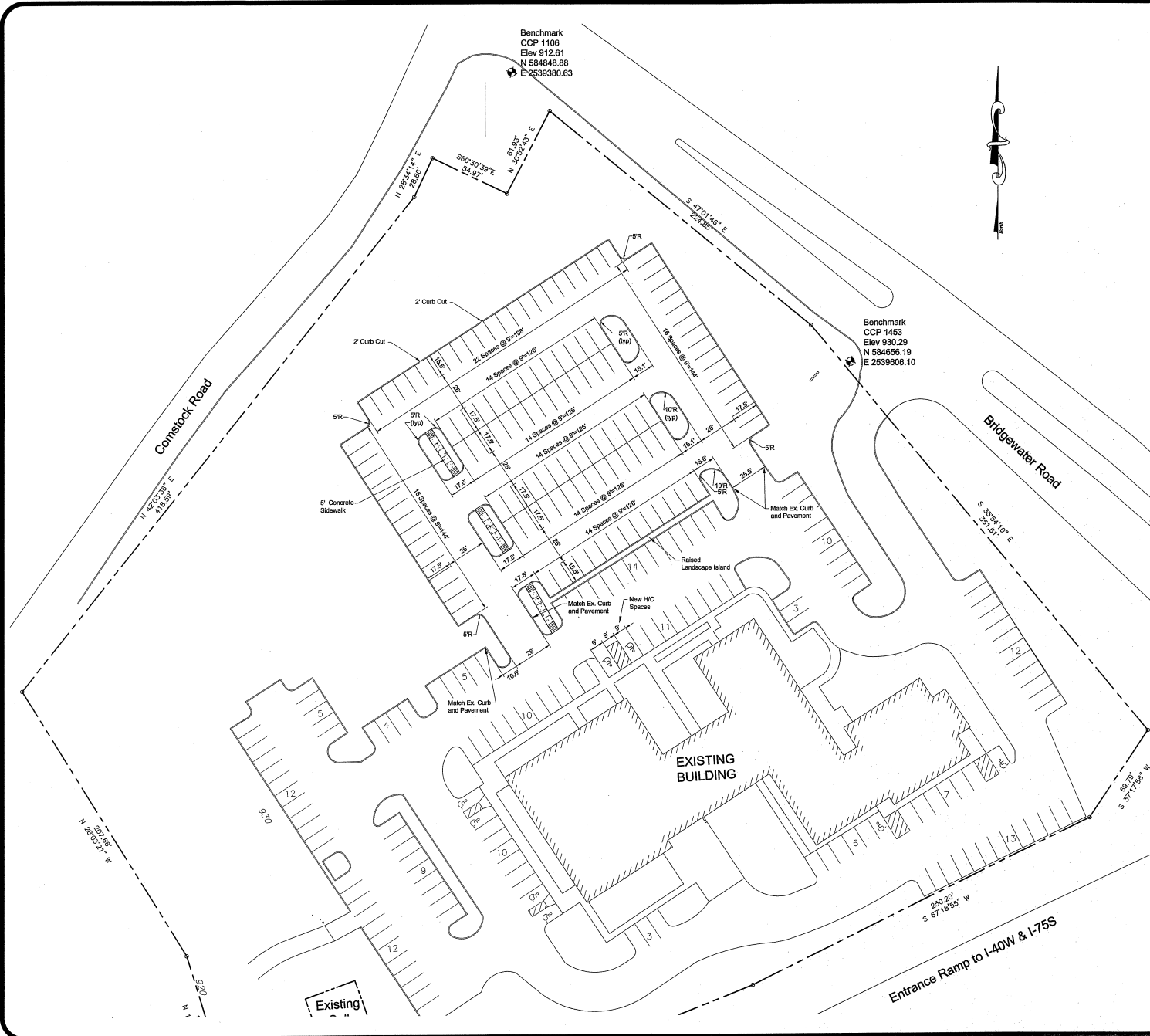
Petitioner: HarbWhite Properties

Map No: 119

Jurisdiction: City



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General Notes

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Property is located in Knoxville and is Zoned PC-1.
- Setbacks: Peripheral Boundary 5'0"
- Total Acreage = 6.75+/- Acres
- Owner: Harbwhite Properties LLC
6725 Inlet Drive
Knoxville, TN 37922

Survey Notes

- Boundary Survey by:
Miller Land Surveying, LLC
121 South Main Street
Greenville, TN 37743
423-787-7878
- Topographic Survey by:
Land Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
865-671-2281

Utility information is based on information obtained from the utility providers. Underground utility locations shown are taken from historical drawings and shall not be relied upon as exact locations. The contractor is responsible for determining the accuracy of this information.

Layout Notes

- All dimensions to curb line reference face of curb - see detail.
- See architectural drawings for building dimensions. All dimensions to building are approximate unless specifically noted as building layout points.
- See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.

Parking Summary

Parking Requirements: 270 Spaces (including 7 HIC spaces)
 Parking Provided: 270 Spaces (including 8 HIC spaces)

Pavement Markings

- All roadway pavement markings shall be thermoplastic or preformed plastic markings as specified in the latest edition of TDOTSS.
- All parking space markings shall be painted markings as specified in the latest edition of TDOTSS.

Legend

- Existing Edge Pavement
- Existing Edge Pavement
- Property Line (Boundary)
- New Edge Pavement
- New Concrete Curb
- New Concrete Sidewalk
- New Parking Striping

3-J-15-DK
 REVISER
 [3.3.15]

Scale: 1"=30'

12-30-14 Date

C101
 Sheet No.

Project: **Bridgewater Place**
 205 Bridgewater Road
 Harbwhite Properties, LLC
 Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS
 310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
 PH. 865-671-2281

Reason:

Revision:

Mr. Date:

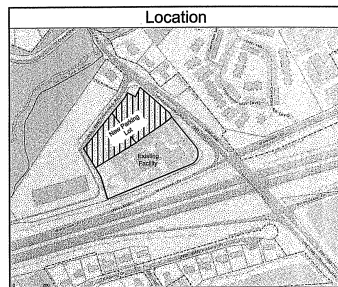
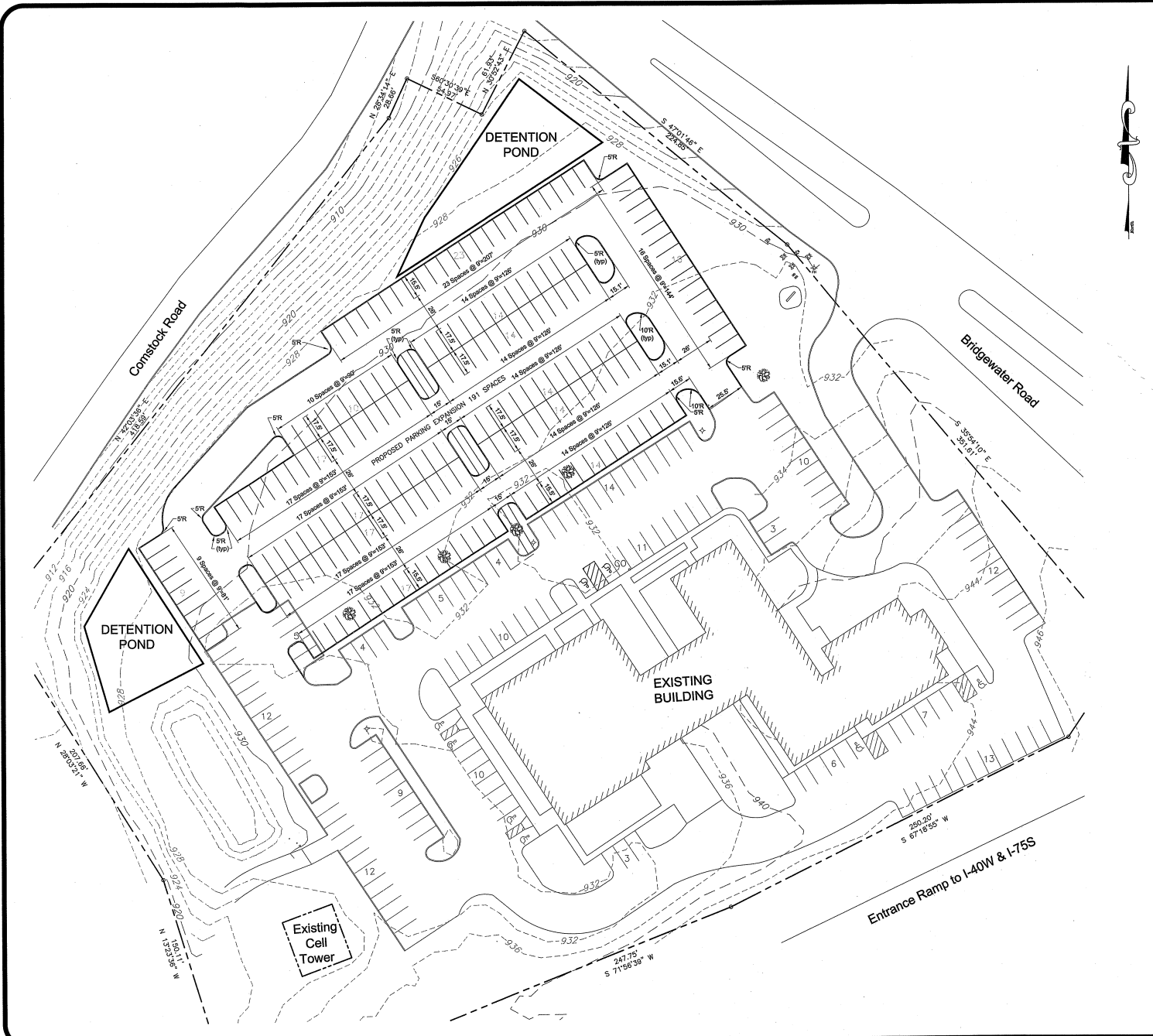
Site Layout Plan
Phase 1

Drawn By: CDB
 Checked: CDB
 Approved: EJB
 Job No.: 214124

12-30-14 Date

C101
 Sheet No.

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Location

General Notes

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- Property is located in Knoxville and is Zoned PC-1.
- Setbacks: Peripheral Boundary 50'
- Total Acreage = 6.75+/- Acres
- Owner: Harbwhite Properties LLC
8725 Hill Drive
Knoxville, TN 37922

Survey Notes

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Miller Land Surveying, LLC
121 South Main Street
Greenville, TN 37743
423-787-7878
- Topographic Survey by:
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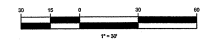
Parking Summary

151 Existing Parking Spaces
191 Proposed Additional Parking Spaces for full development.
342 Total Spaces (including 8 HIC spaces)

Legend

	Existing Edge Pavement
	Existing Edge Pavement
	Property Line (Boundary)
	New Edge Pavement
	New Concrete Curb
	New Concrete Sidewalk
	New Parking Striping

3-J-15-UR
REVISED
3-2-15



Project:
Bridgewater Place
205 Bridgewater Road
Harbwhite Properties, LLC
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

Drawing Description:
Parking Lot Expansion Plan
For Use On Review

No.	Date	Revision
1	3-5-15	For MPC and City comments

Drawn By	CDB
Checked	CDB
Approved	EJB
Job No.	214124
1"=30'	12-30-14
Scale	Date

C101
Sheet No.