

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

▶ **FILE #:** 2-B-16-UR **AGENDA ITEM #:** 34
 POSTPONEMENT(S): 2/11/2016 **AGENDA DATE:** 3/10/2016
 ▶ **APPLICANT:** **STUART ANDERSON GEORGE EWART ARCHITECT**
 OWNER(S): HKM1 Inc.

TAX ID NUMBER: 59 N C 008.02, 008.03, 001.01 059NC002.02, [View map on KGIS](#)
 002.03, 002.04
 JURISDICTION: City Council District 4
 STREET ADDRESS: 0 Charlie Haun Dr
 ▶ **LOCATION:** **South side of Charlie Haun Dr., West of Washington Pike.**
 ▶ **APPX. SIZE OF TRACT:** **1.83 acres**
 SECTOR PLAN: East City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Charlie Haun Dr., a local street with a pavement width of 37'
 within a 65' wide right-of-way. The site is serviced by two transit routes.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Love Creek

▶ **ZONING:** **PC-1(k) (Retail and Office Park)**
 ▶ **EXISTING LAND USE:** **Vacant**
 ▶ **PROPOSED USE:** **Retail**

HISTORY OF ZONING: The property was rezoned from TC-1 to PC-1(k) in 2006.
 SURROUNDING LAND USE AND ZONING: North: Medical office and Stormwater detention / O-1 (Office, Medical, and Related Services) and R-1 (Low Density Residential)
 South: Vacant land / PC-1(k) (Retail and Office Park)
 East: Bank / O-1 (Office, Medical, and Related Services)
 West: Vacant land / PC-1(k) (Retail and Office Park)
 NEIGHBORHOOD CONTEXT: The site is located in an area south of the I-640 and Washington Pike interchange that includes a mix of single-family, multi-family residential, office and commercial development. Zoning in the area include O-1 (Office, Medical, and Related Services), R-1 (Low Density Residential), C-6 (General Commercial Park), and PC-1 (Retail and Office Park).

STAFF RECOMMENDATION:

▶ **APPROVE the request to develop a 11,880 square-foot multi-tenant commercial building subject to 8 conditions, and APPROVE the conceptual site plan for the overall development subject to 6 conditions.**
 Conditions for the multi-tenant commercial building (Parcel 059NC00803):
 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

3. Connection to sanitary sewer and meeting all requirements of the Knox County Health Department.
4. Installing all landscaping, as shown on the development plan, within six month of issuance of an occupancy permit.
5. Meeting all applicable requirements of the zoning conditions per ordinance O-259-06.
6. The driveway connection to Charlie Haun Drive is temporary only. Once the new internal road is developed adjacent to the site, vehicular access shall be provided to the site solely from the new road and the temporary access to Charlie Haun Drive shall be removed and repaired in-keeping with the existing curb, sidewalk, and front yard landscaping. A new driveway shall be extended and connected to the new road; and if applicable, aligned with the driveway across the new internal road.
7. Meeting the requirements of City Engineering regarding the on site circulation of large vehicles, such as delivery trucks and garbage trucks.
8. Meeting all applicable parking lot design and landscaping standards of the PC-1 district and Article 5, Section 7 (Minimum off-street parking, access and driveway requirements).

Conditions of the Conceptual Site Plan (all referenced parcels):

1. Meeting all applicable requirements of the zoning conditions per ordinance O-259-06.
2. For properties within the boundary of the overall developer, interparcel access to adjoining property shall be utilized to facilitate movement of customers and their vehicles from establishment to establishment (lot to lot) without generating additional turning movements on a public street.
3. A "Concept Subdivision Plan" must be approved by the Planning Commission before public improvements are constructed (such as roads and utilities) and before a "Final Plat" can be considered for approval for the site. Approval of the Conceptual Site Plan does not constitute approval of the lot layout and road design.
4. Street trees shall be located in the planting strip between the curb and the sidewalk. The width of the planting strip, tree species and other specifications regarding the installation of trees shall comply with the requirements of the City Urban Forester and the Tree Protection Ordinance for the City of Knoxville.
5. Access to all lots shall be from internal roads only, with the exception of temporary driveway connections approved by the Planning Commission and City Engineering.
6. The location of buildings and parking shall be in-keeping with design presented on the Conceptual Site Plan.

With the conditions noted above, this request meets all the requirements for approval in the PC-1 zone and associated zoning conditions (Ordinance O-259-06), as well as other criteria for use on review approval.

COMMENTS:

In 2006, the subject properties were rezoned from TC-1 (Town Center District) to O-1 and PC-1 with conditions that limit the uses and establishes requirements for how they are to be developed (see the attached ordinance O-259-06). Before any buildings can be approved for construction, a development plan (herein known as the "Conceptual Site Plan") for the entire area must be approved by the Planning Commission.

There are two components to this request: 1) Conceptual Site Plan for the overall development, and 2) a development plan for the proposed commercial building along Charlie Haun Drive. The Conceptual Site Plan incorporates the requirements of the conditional zoning and uses the conceptual master plan attached the rezoning as a basis for the site layout (see the attached ordinance O-259-06). The proposed commercial building is to be designed to be compatible with the Conceptual Site Plan and incorporate the proposed development standards.

While all the parcels subject to the zoning conditions are part of this proposal, the primary focus of the Conceptual Site Plan are the lots associated with the new commercial building (parcel 059NC00803) and the large tract surrounding it (parcel 059NC00802). The design presented for the other parcels intentionally resembles that of the conceptual master plan attached to ordinance O-259-06 because those properties are not actively seeking a change of use at this time. In order for those properties to be developed in the future, their portion of the Conceptual Site Plan will need to be amended to reflect the desired use and incorporate the development standards of this Conceptual Site Plan, or similar development standards that meet the zoning conditions and are approved by the Planning Commission.

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

1. The conditions attached to the zoning were coordinated with and agreed upon by the surrounding property owners in 2006. It is the position of staff that with the recommended conditions, the proposed Conceptual Site Plan and new multi-tenant commercial building are compatible with the surrounding development.
2. Sanitary sewer and public water are available to this site.

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

1. The proposed Conceptual Site Plan and commercial building are 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 One Year 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 relevant requirements of the PC-1 zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

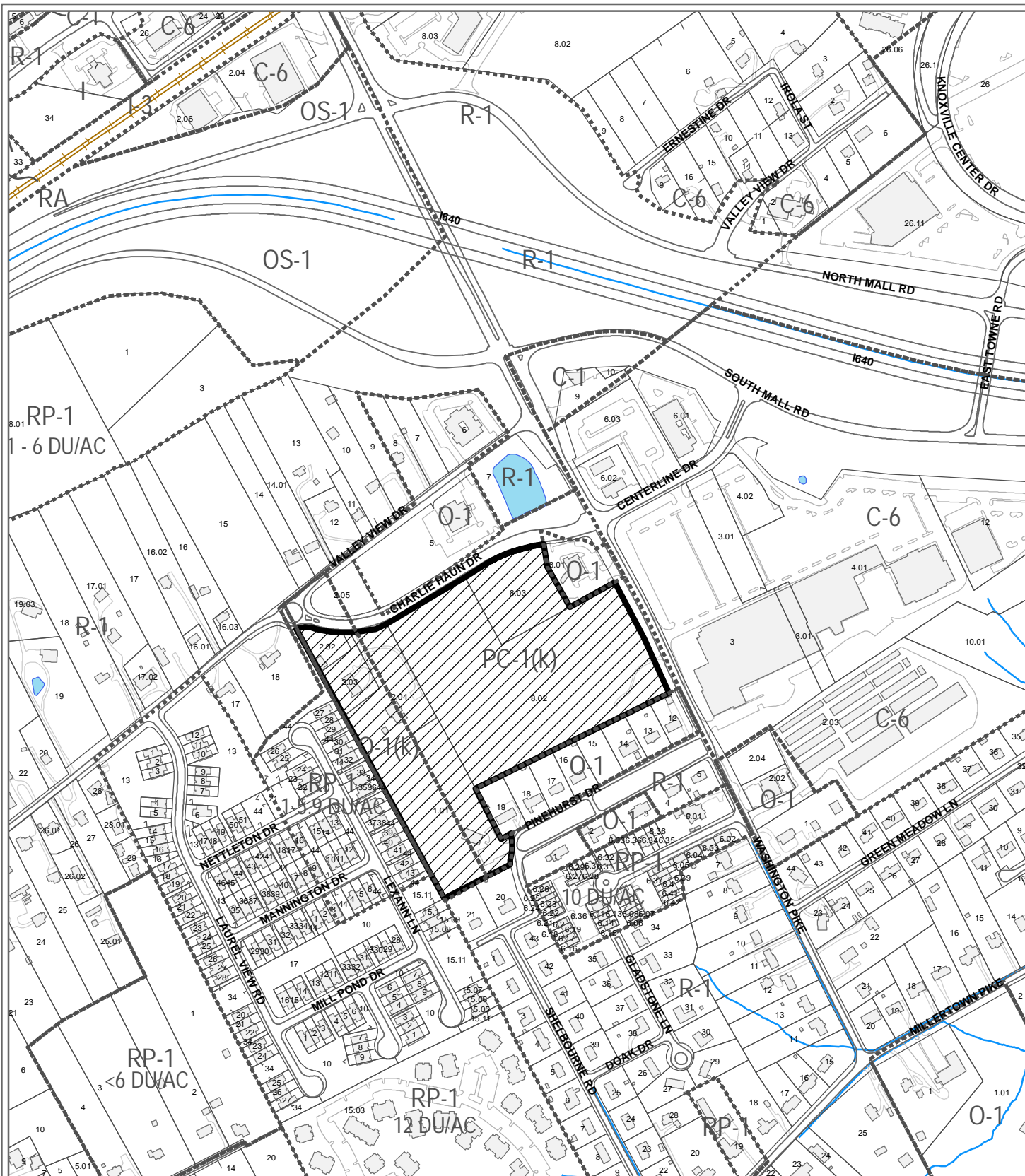
1. The use is in conformity with the One Year Plan and the East City Sector Plan, which propose a mix of uses including residential, office, institutional, and commercial development.

ESTIMATED TRAFFIC IMPACT: 483 (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 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.



**2-B-16-UR
USE ON REVIEW**



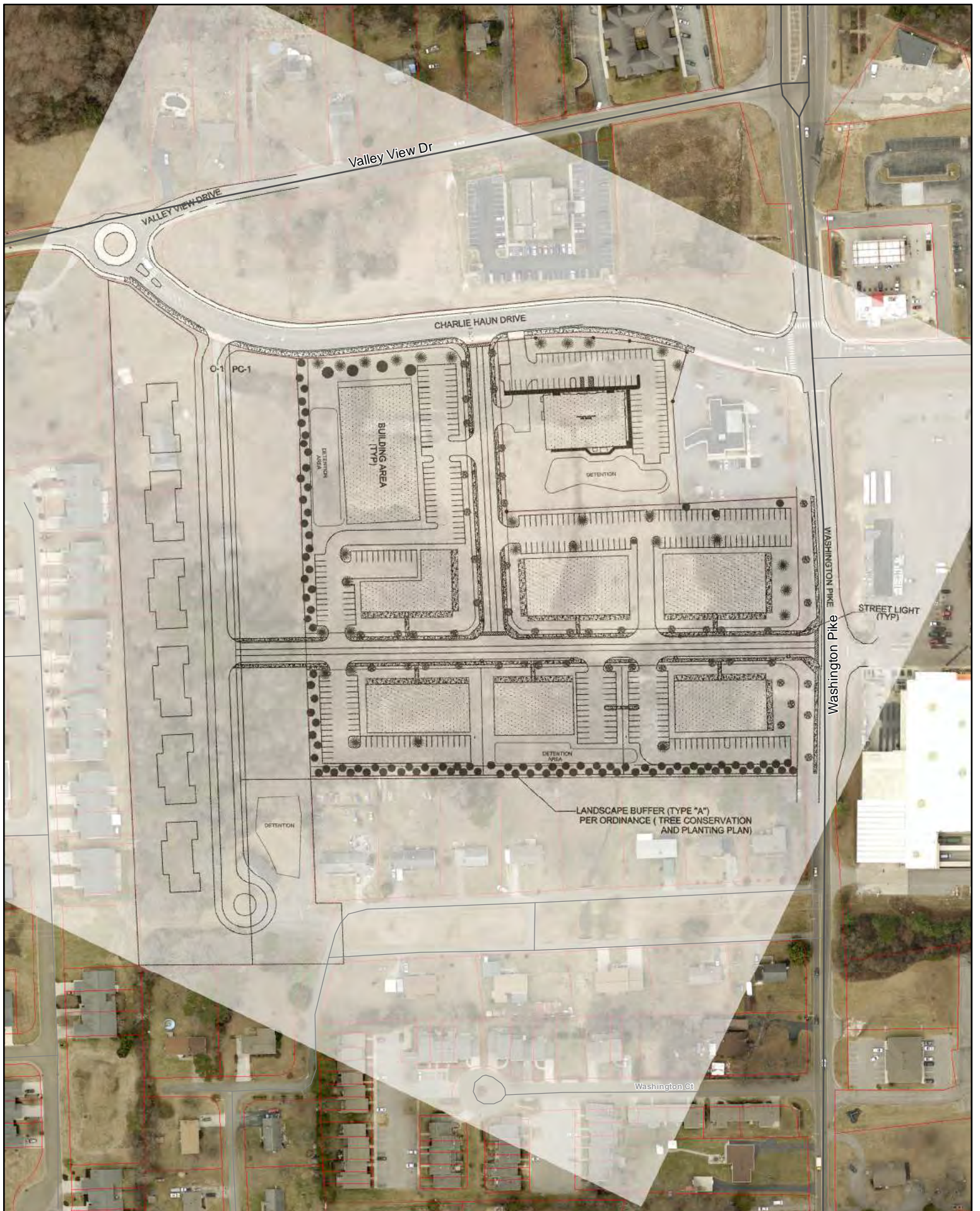
Retail in PC-1 (Retail and Office Park)

Original Print Date: 1/26/2016 Revised: 3/2/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Anderson, Stuart, George Ewart
 Architect

Map No: 59
 Jurisdiction: City





Conceptual Development Plan 2-B-16-UR

MPC March 10, 2016

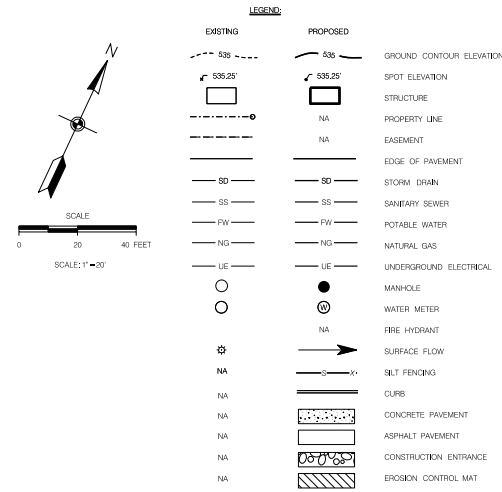
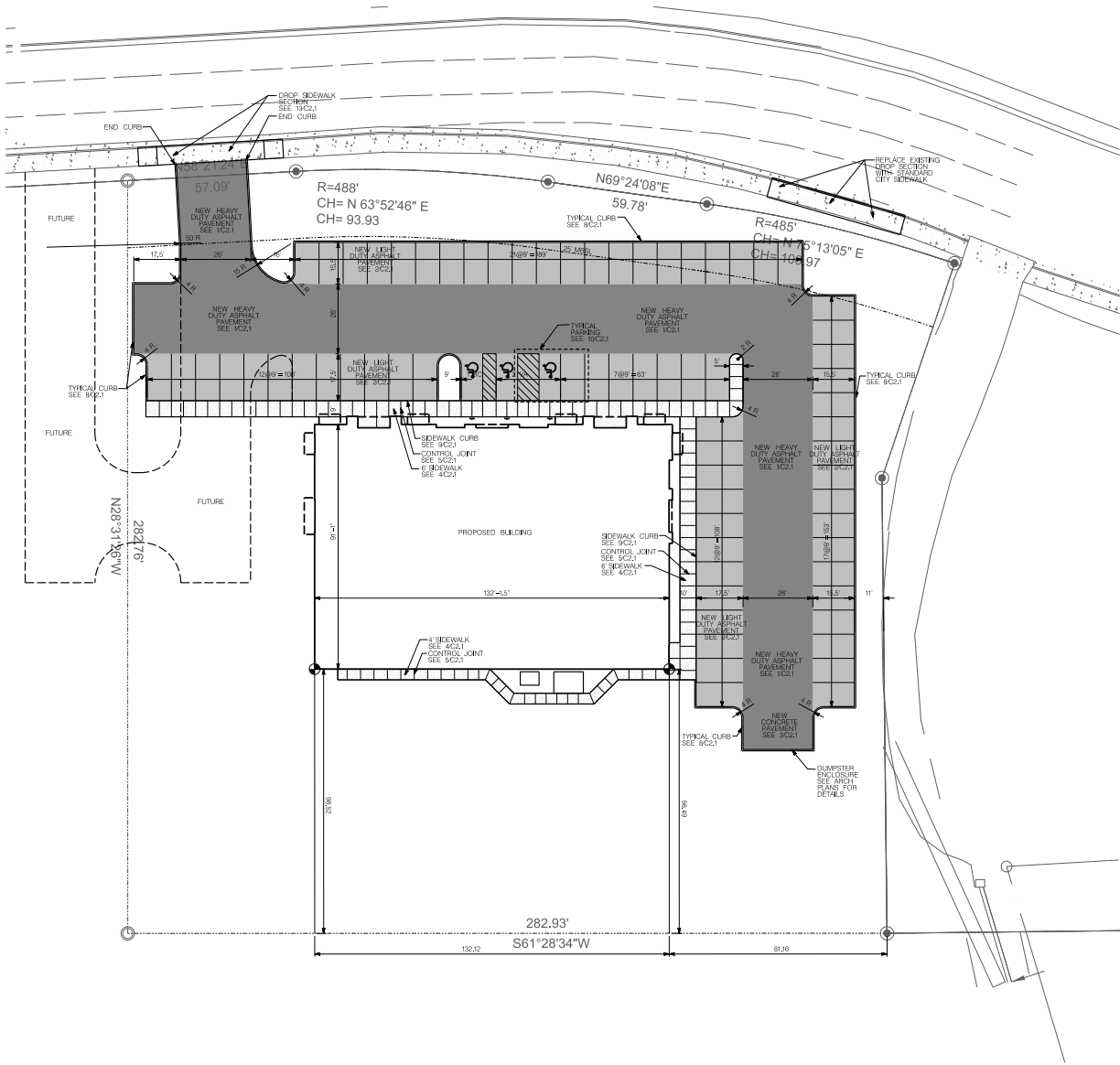
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Agenda Item # 34 Feet



D's Wine, Spirits & Beer
2-B-16-UR

MPC March 10, 2016

0 25 50 100 Feet
Agenda Item # 34



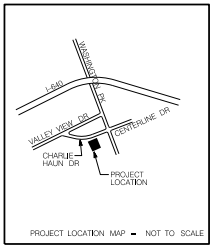
SITE LAYOUT NOTES

1. USE: RETAIL ZONING PC-1, PARCEL 059N00803
2. TOTAL BUILDING AREA PROPOSED 12,046 SF (1 STORY)
3. TOTAL SITE 1.83 AC, TOTAL DIST AREA: 1.65 AC, TOTAL NEW IMPERV: 0.88 AC.
4. DEED REFERENCE: 201500-0028837 CITY BLOCK: 32870, WARD: 53
5. THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 004F.
6. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 88.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY LEMAY ASSOCIATES DATED 10/09. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE INFORMATION.
9. PARKING SUMMARY:
TOTAL REQUIRED: 54 SPACES
TOTAL PROVIDED: 72 SPACES
BASE: 4.5 SPACES PER 1,000 SF
12,046 / 1,000 X 4.5 = 54 + (8 FOR FUTURE 1,800 SF RESTAURANT)
10. SETBACKS:
FRONT: 20'
SIDE: 0'
REAR: 0'
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK, ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINISH GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES RECOVERED DURING CONSTRUCTION.

OWNER:
KNOXVILLE, TN 37903
PHONE: 615-585-1111
FAX: 615-585-1112
CONTACT: JIMMYE WILSON

ENGINEER:
WILL ROBINSON & ASSOCIATES
501 BRYANTWOOD DR
ONE FIVE TWO, TN 37908
PHONE: 386-4300
FAX: 386-4302
CONTACT: WILL ROBINSON

CONTRACTOR:
TO BE DETERMINED



A NEW BUILDING FOR:
D'S WINE, SPIRITS & BEER
CHARLIE HAULN DRIVE
KNOXVILLE, TENNESSEE

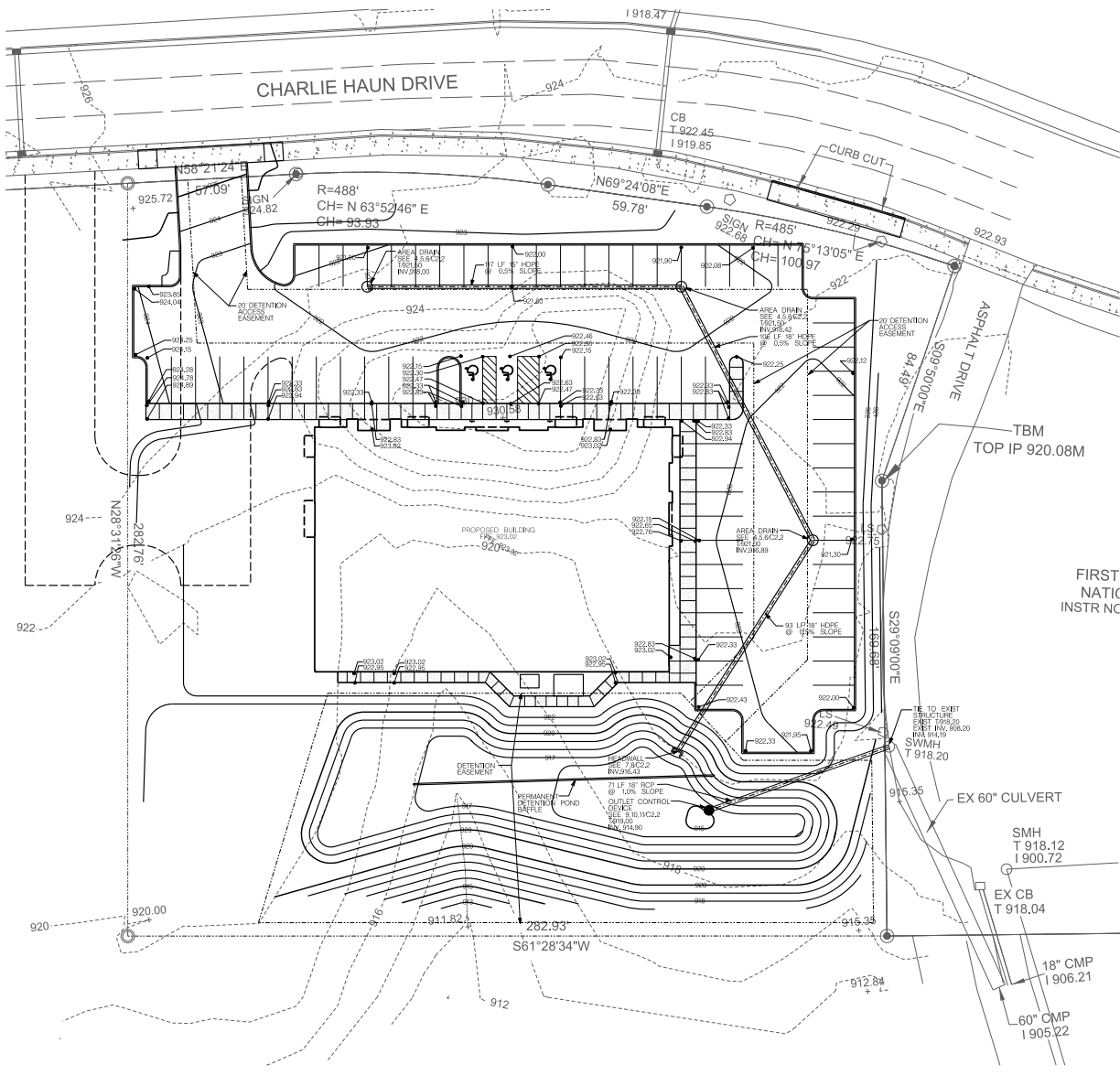


SITE LAYOUT PLAN

2-B-16-UR
Revised: 3/2/2016

DATE: 26 FEBRUARY 2016
PROJECT NO.: 15055
PROJ. MGR.: SHIA

C1.1



LEGEND:

EXISTING	PROPOSED	
--- 536 ---	--- 536 ---	GROUND CONTOUR ELEVATION
536.25	536.25	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
80	80	STORM DRAIN
SS	SS	SANITARY SEWER
FW	FW	POTABLE WATER
NG	NG	NATURAL GAS
UE	UE	UNDERGROUND ELECTRICAL
○	○	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
→	→	SURFACE FLOW
---	---	SILT FENCING
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

- SITE GRADING NOTES**
- SITE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASED INVIDS.
 - SITE BOUNDARY AND TOPOGRAPHIC SURVEY IS BASED ON A SURVEY BY LEMAY ASSOCIATES DATED 12/20/05. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
 - UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
 - CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE #10 PIP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
 - THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MINIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
 - THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE FIRST. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THE GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
 - ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-7 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
 - NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL: 1 VERTICAL.
 - APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 - APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 - EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK LATEST EDITION.
 - SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOCK IN OF EROSION MAT.
 - ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 - CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
 - NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ONSITE.
 - CONSTRUCTION MATERIALS WILL BE STAGED IN THE EXISTING PARKING AREA FOR TRASH ON THE PROJECT PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
 - CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF KNOXVILLE SITE INSPECTOR.

PERMANENT COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED	PERCENTAGES
FEBRUARY 1 TO JULY 1	PENNSYLVANIA FESCUE	60%
	KENTUCKY 31 FESCUE	30%
	ENGLISH RYE	10%
JUNE 1 TO AUGUST 15	PENNSYLVANIA FESCUE	35%
	KENTUCKY 31 FESCUE	35%
	BERMUDA GRASS (HILLED)	15%
	ENGLISH RYE	15%
APRIL 15 TO AUGUST 15	PENNSYLVANIA FESCUE	70%
	KENTUCKY 31 FESCUE	30%
AUGUST 1 TO DECEMBER 1	PENNSYLVANIA FESCUE	70%
	KENTUCKY 31 FESCUE	30%
FEBRUARY 1 TO DECEMBER 1	PENNSYLVANIA FESCUE	70%
	KENTUCKY 31 FESCUE	30%
	ENGLISH RYE	3%

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED	PERCENTAGES
JANUARY 1 TO MAY 1	ITALIAN RYE	33%
	KENTUCKY 31 FESCUE	33%
	BERMUDA GRASS	33%
MAY 1 TO JULY 15	SUDAN - SORGHUM	100%
MAY 1 TO JULY 15	ENGLISH RYE	100%
JULY 1 TO JANUARY 1	BALCKA RYE	100%
	ITALIAN RYE	33%

- CONSTRUCTION SEQUENCE OF EVENTS**
- INSTALL EROSION CONTROL MEASURES
 - SITE CLEARING AND GRUBBING
 - SITE ROUGH GRADING
 - TEMPORARY SEEDING
 - FOUNDATION CONSTRUCTION
 - SLAB CONSTRUCTION
 - WALL/OFF SYSTEM CONSTRUCTION
 - EXTROUSION/PURB FINISH
 - PARKING LOT PAVING
 - FINISH GRADING
 - PERMANENT SEEDING/LANDSCAPING
 - CLOSE OUT/LONG TERM MAINTENANCE

GEORGE ARMOUR EWART ARCHITECT
 404 Bearden Park Circle
 Knoxville, TN 37919
 865.602.7771
 Fax 865.602.7742
 www.georgewart.com

J.S. RIDENOUR CONSTRUCTION, INC.

A NEW BUILDING FOR:
D'S WINE, SPIRITS & BEER
 CHARLIE HAUN DRIVE
 KNOXVILLE, TENNESSEE



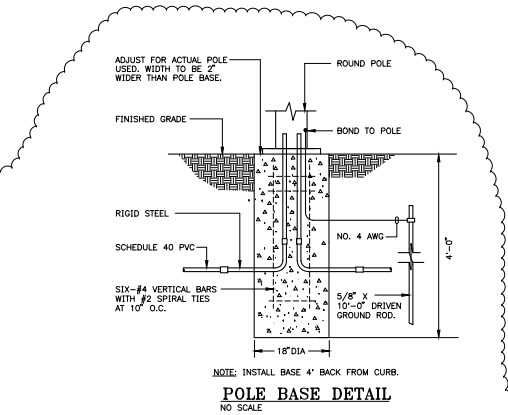
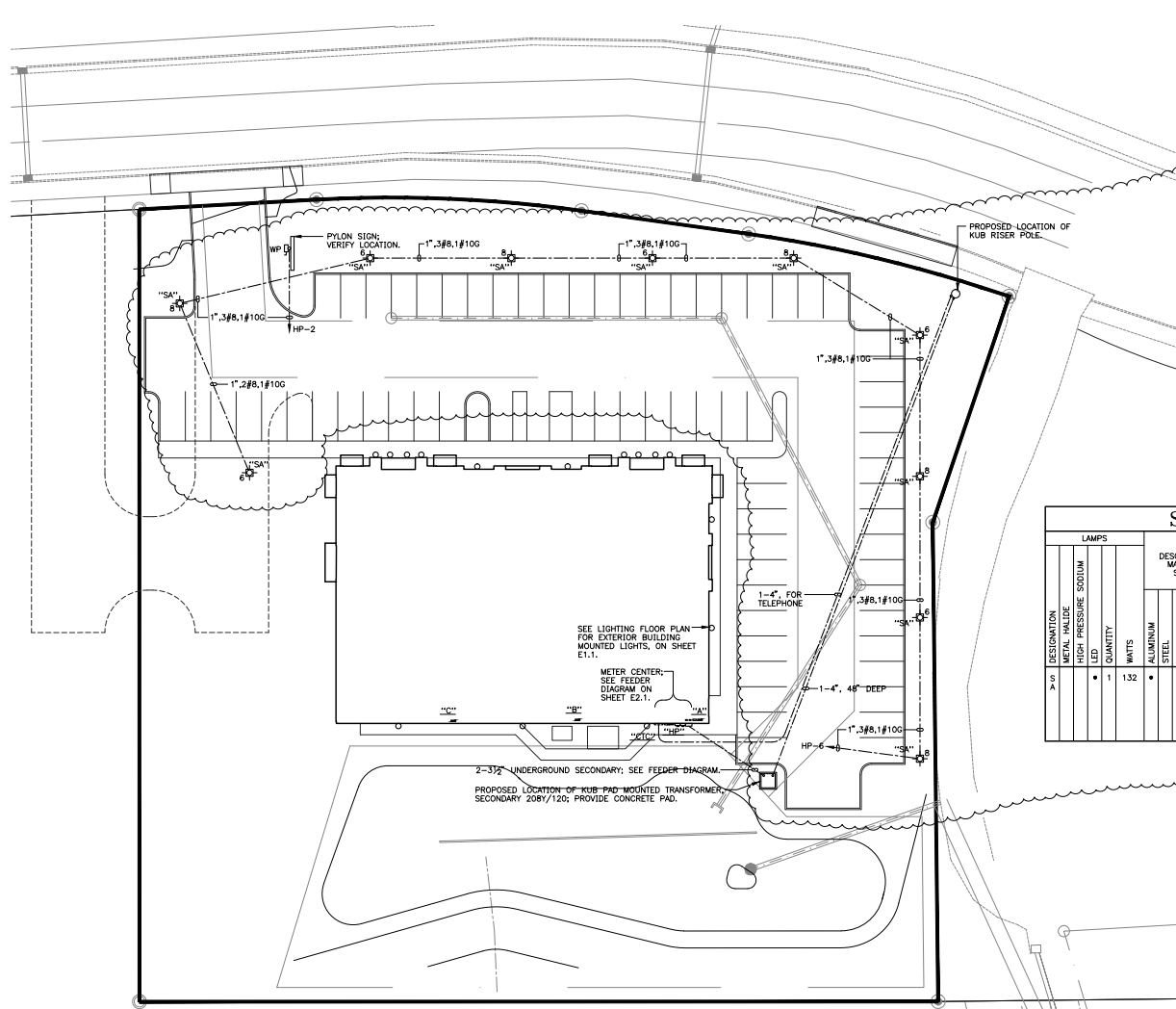
SITE GRADING PLAN

2-B-16-UR
 Revised: 3/2/2016

C1.4

DATE: 26 FEBRUARY 2016
 PROJECT NO: 15055
 PROJ MGR: SHIA

SE1.0 - D's Wine, Spirits & Beer - Site Plan - Electrical.dwg
 M.L.H. 02/26/16 12:53 PM 0113324(CL)



SITE LIGHTING FIXTURE SCHEDULE											
RESIGNATION	DESCRIPTION	QUANTITY	WATTS	POLE DESCRIPTION:			DESCRIPTION:	MANUFACTURER'S			REMARKS
				MATERIAL	SHAPE	HEIGHT ABOVE FINISHED GRADE		PRODUCT ITEM	COMPANY	POLE CATALOG NO.	
2-B	POST TOP AREA LIGHT, DARK BRONZE FINISH, TYPE IV DISTRIBUTION, LED, 3000 DEGREE KELVIN TEMPERATURE, 20 FOOT TALL POLE, 4" DIAMETER ALUMINUM PREMIUM POLE, DECORATIVE BASE COVER.	1	132	ALUMINUM	ROUND	20'-0" POLE	POST TOP AREA LIGHT, DARK BRONZE FINISH, TYPE IV DISTRIBUTION, LED, 3000 DEGREE KELVIN TEMPERATURE, 20 FOOT TALL POLE, 4" DIAMETER ALUMINUM PREMIUM POLE, DECORATIVE BASE COVER.	AAL	PR4(20)-BC5	PROL-T5- SLED-34- 700-DB-PT4	

SITE PLAN - ELECTRICAL
 SCALE: 1"=20'-0"
 0' 10' 20' 40'

2-B-16-UR
 Revised: 3/2/2016

DATE: 18 DECEMBER 2015
 PROJECT NO.: 15055
 PROJECT MGR.: SHA

REVISIONS	
NO.	DESCRIPTION
2/25/16	SITE LIGHTING

Vreeland Engineers Inc.
 3107 Suberland Ave.
 P.O. Box 10648
 Knoxville, TN 37938
 P/E: (865) 637-4451
 F/A: (865) 637-1555
 WATS: 800-368-9760
 www.vreeland-engineers.com

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 Fax 865.602.7742
 www.georgeewart.com

J.S. RIDENOUR CONSTRUCTION, INC.
 1000 S. W. 10th St.
 Knoxville, TN 37919

A NEW BUILDING FOR:
D'S WINE, SPIRITS & BEER
 CHARLIE HAUN DRIVE
 KNOXVILLE, TENNESSEE



SITE PLAN ELECTRICAL



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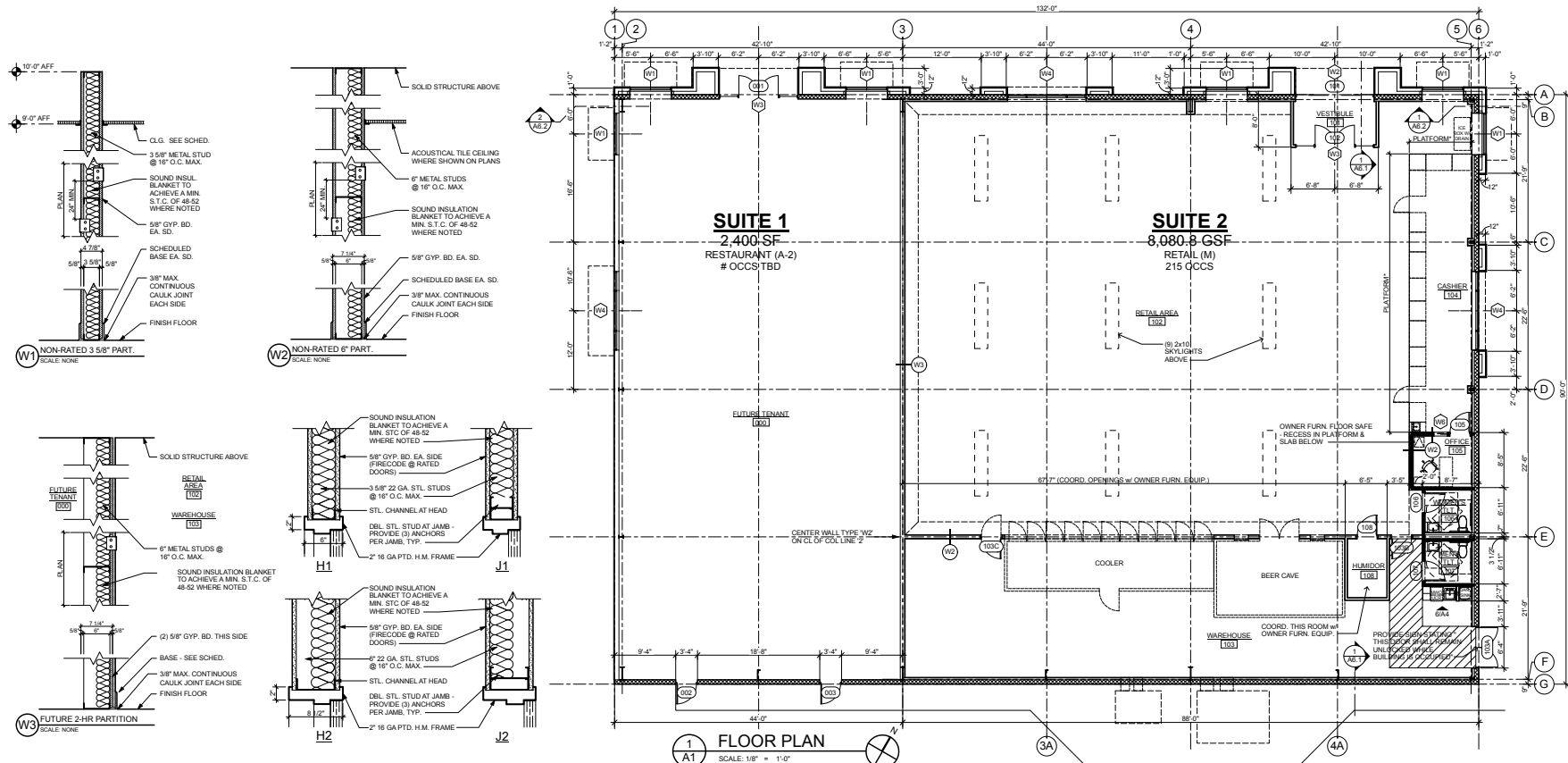
A NEW BUILDING FOR:
D'S WINE, SPIRITS & BEER
 CHARLIE HAUN DRIVE
 KNOXVILLE, TENNESSEE



FLOOR PLAN & DETAILS

DATE: 23 DEC 2015
 PROJECT NO.: 15055
 PROJECT MGR.: SHA

A1



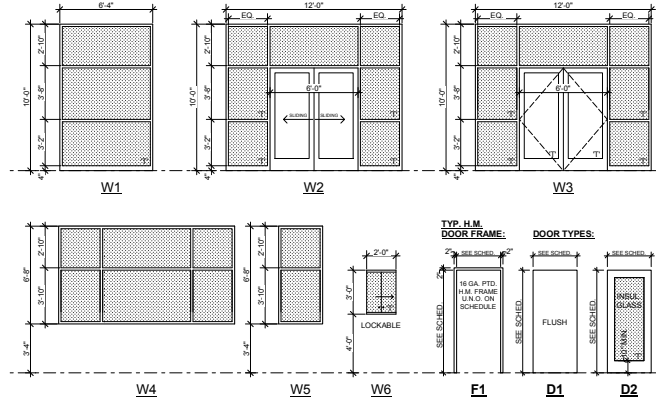
FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PLAN LEGEND:

(W1)	3/8" MTL STUD w/ 5/8" GYP. BD EACH SIDE
(W2)	6" MTL. STUD w/ 5/8" GYP. BD EACH SIDE
(W3)	6" MTL. STUD w/ (2) 5/8" GYP. BD TENANT SIDE

PLAN NOTES:
 1) COORD. TYP. FRTWD. OVER 6" MTL. STUD @ 16" O.C. MAX.
 2) COORD. TYPE, NUMBER & LOCATION OF FIRE EXTINGUISHER CABINETS w/ LOCAL FIRE MARSHAL PRIOR TO CONSTRUCTION.
 3) SEE DWG 5/14 FOR DTLS FOR ROOM 106 / 107

ALUM. STOREFRONT:
 GLASS TO BE 1" INSUL. LOW-E TINTED GLAZING IN 4 1/2" x 1 3/4" ALUM. STOREFRONT
 *T = TEMPERED



DOOR SCHEDULE

MARK	W	H	T	LABEL	TYPE	MTL	FRAME	HEAD	JAMB	HOWR	REMARKS
001	(2)	7'-0"	7'-0"	134"	-	D2	ALUM.	ALUM.	ALUM.	--	ENTRY - SEE STOREFRONT W3
002	3'-0"	7'-0"	134"	-	D1	HM	HM	HM	HM	--	ENTRY -
003	3'-0"	7'-0"	134"	-	D1	HM	HM	HM	HM	--	ENTRY -
101	(2)	7'-0"	7'-0"	134"	-	D2	ALUM.	ALUM.	ALUM.	--	AUTOMATIC - SEE STOREFRONT W2
102	(2)	7'-0"	7'-0"	134"	-	D2	ALUM.	ALUM.	H2	J2	PUSH/PULL - SEE STOREFRONT W3
103A	(2)	7'-0"	7'-0"	134"	-	D2	HM	HM	HM	--	PROVIDE SECURITY MARKER ON DOOR W/ SIGN PER BUS. PLAN
103B	3'-0"	7'-0"	134"	-	D1	SCWD	HM	H2	J2	J2	PASSAGE -
103C	3'-0"	7'-0"	134"	-	D1	SCWD	HM	H2	J2	J2	PUSH/PULL - PADDOLE DOOR
105	3'-0"	7'-0"	134"	-	D1	SCWD	HM	H2	J2	J2	LOCKSET -
106	3'-0"	7'-0"	134"	-	D1	SCWD	HM	H1	J1	J1	PRIVACY - PROVIDE COATHOOK
107	3'-0"	7'-0"	134"	-	D1	SCWD	HM	H1	J1	J1	PRIVACY - PROVIDE COATHOOK
108	3'-0"	7'-0"	134"	-	D6	SCWD	HM	H1	J1	J1	PASSAGE -

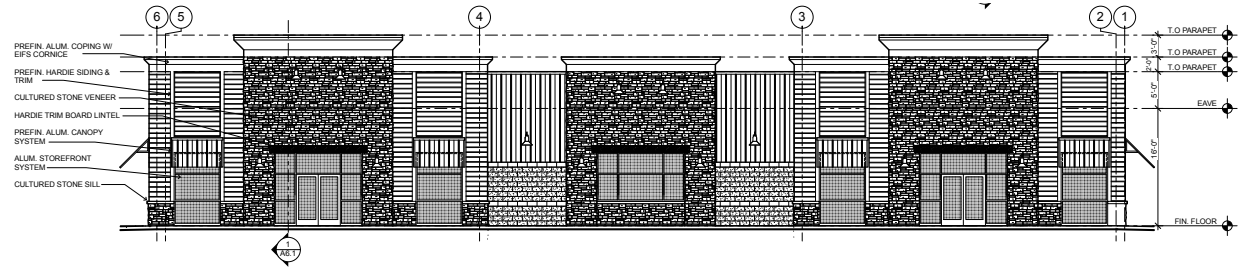
FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
000	FUTURE TENANT	SEAL CONCG.	CONC.	PAINT*	OPEN	* DRYWALL SURFACES ONLY
101	VESTIBULE	POL. CONC.	VINYL	PAINT	OPEN	
102	RETAIL AREA	POL. CONC.	VINYL	PAINT	OPEN	
103	WAREHOUSE	SEAL CONC.	VINYL	PAINT	OPEN	
104	CASHER	CARRET	VINYL	PAINT	OPEN	
105	OFFICE	CARRET	VINYL	PAINT	A.C.T. @ #	
106	WOMEN'S TOILET	SEAL CONC.	VINYL	PAINT	A.C.T. @ #	
107	MEN'S TOILET	SEAL CONC.	VINYL	PAINT	A.C.T. @ #	
108	HUMIDOR	SEAL CONC.	WOOD*	WOOD*	WOOD*	* COORD. w/ OWNER EQUIP.

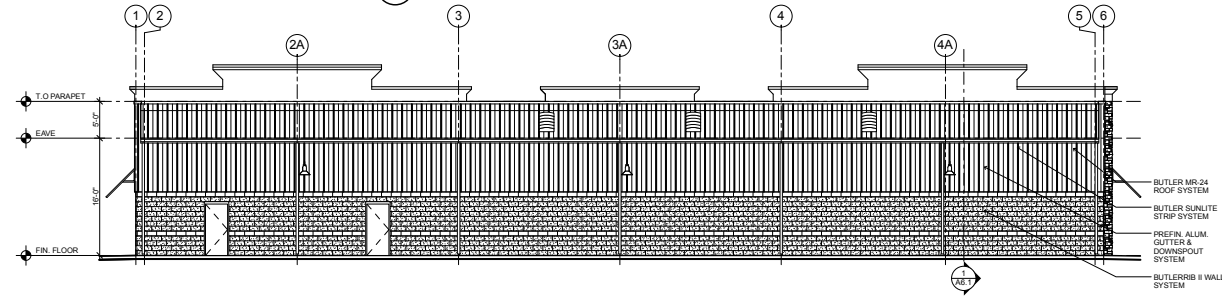
FINISH NOTES:
 1) ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, INTERNATIONAL BUILDING CODE, 2012 ED.
 2) PREPARE ALL FLOOR SURFACES AS REQ'D TO RECEIVE FLOORING MATERIAL - PATCH AND LEVEL ALL OPENINGS/DEPRESSIONS, ROUGHNESS, ETC.
 3) PATCH ALL FINISHES WHERE DISTURBED BY THE WORK OF ANY SUB-CONTRACTOR
 4) INTERIOR WALL FINISH, CEILING FINISHES SHALL BE CLASS 'A'. FLOORING SHALL BE CLASS 1
 5) REFER TO ARCH. SPECIFICATIONS SHEET AS FOR ALL OTHER INFORMATION.
 6) ALL CEILING HEIGHTS TO BE 9'-0" U.N.D. ON PLANS
 7) COORDINATE ALL FINISH SELECTIONS w/ OWNER

DOOR NOTES:
 1) CALK BOTH SIDES OF ALL DOOR FRAMES
 2) PROVIDE DBL. STUDS AND BASE ANCHORS AT ALL JAMBS, TYP.
 3) HARDWARE ON DOORS SHALL BE LEVER TYPE FOR HANDICAP ACCESSIBILITY
 4) CONTRACTOR SHALL VERIFY ALL HARDWARE SETS w/ TENANT PRIOR TO INSTALLATION.
 5) THRESHOLDS AT ALL EXT. DOORS SHALL BE MAX. 1/2" HIGH
 6) REFER TO ARCH. SPECIFICATIONS SHEET AS FOR ALL OTHER INFORMATION.

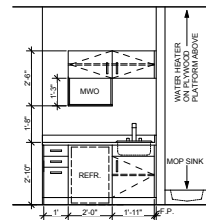
2-B-16-UR
 Revised: 3/2/2016



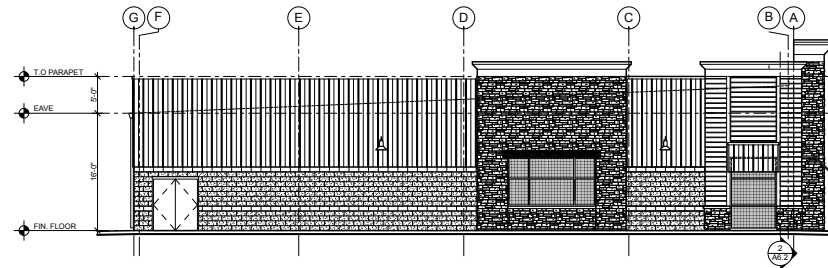
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



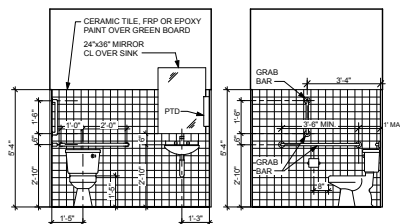
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



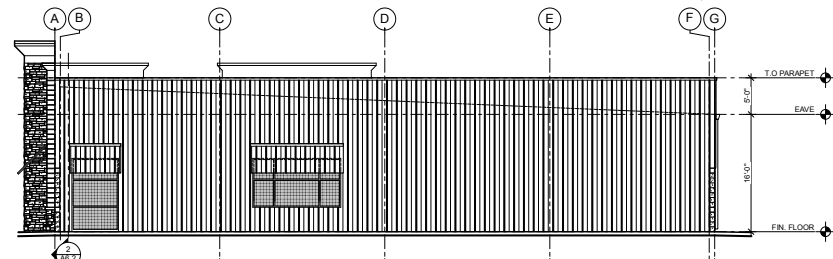
6 BREAK AREA
SCALE: 3/8" = 1'-0"



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



5 TOILET DETAILS
SCALE: 3/8" = 1'-0"



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

GEORGE ARMOUR EWART ARCHITECT
404 Beardon Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

J.S. RIDENOUR
CONSTRUCTION MATERIALS
10000 Highway 100
Knoxville, TN 37921

A NEW BUILDING FOR:
D'S WINE, SPIRITS & BEER
CHARLIE HAUN DRIVE
KNOXVILLE, TENNESSEE

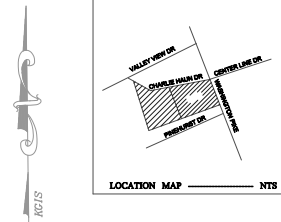
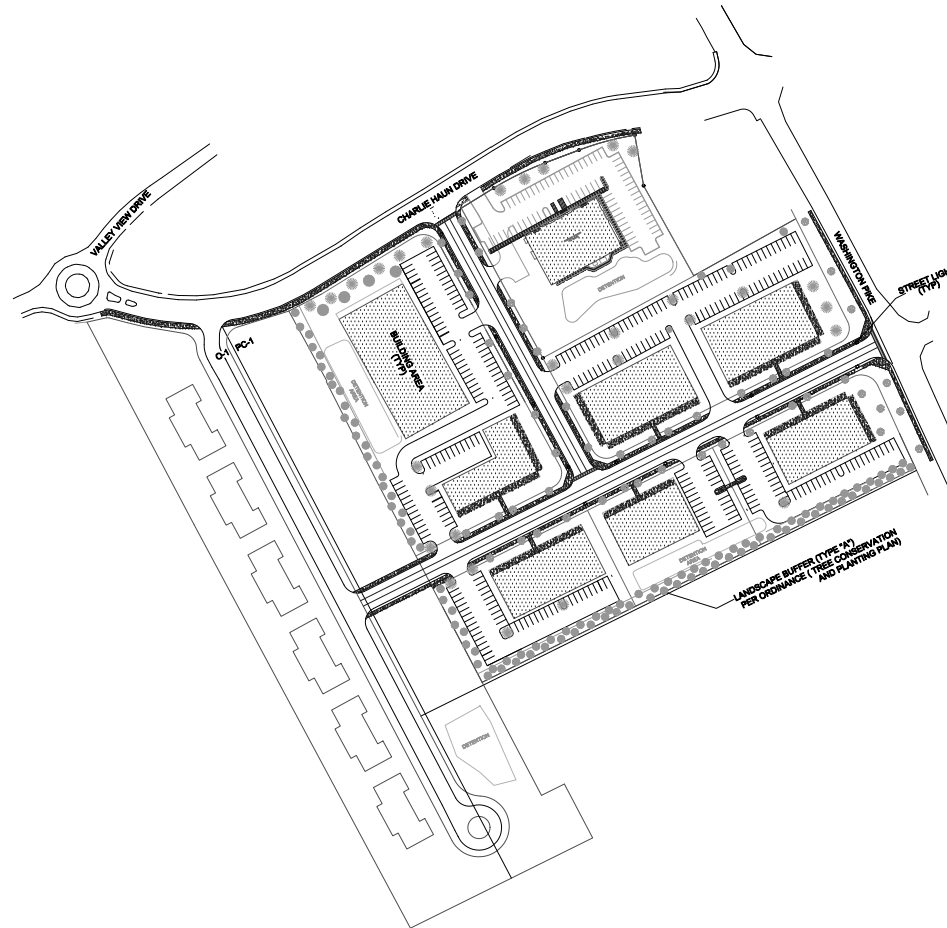
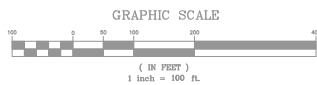
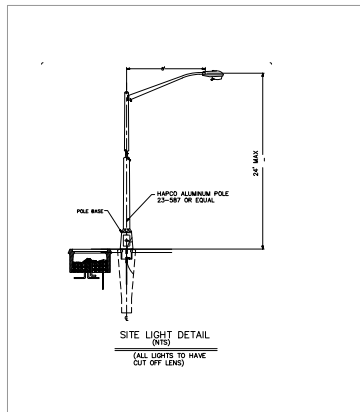
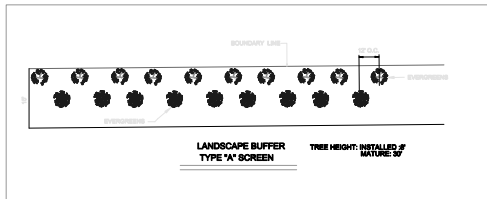
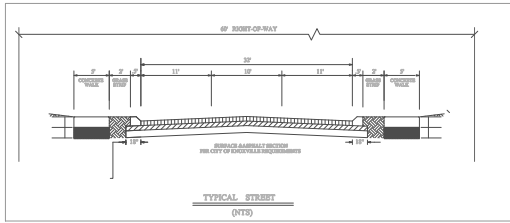
Architect
23 DEC 2015

EXT. & INT. ELEVATIONS

DATE: 23 DEC 2015
PROJECT NO.: 15055
PROJECT MGR.: SHA

A4

2-B-16-UR
Revised: 3/2/2016



NOTES PER ORDINANCE:

1. Property to be developed into condominiums/offices/assisted living or related O-1 office or medical services that comes into compliance with this zoning.
2. Landscape buffers to be installed in accordance with recorded ordinance and City of Knoxville requirements regarding design and installation.
3. Lighting will comply with recorded ordinance to include cut off lens to shield adjacent developments from light pollution and lighting in the O-1 zone and overall result of the PC-1 zone will be ornamental lights less than 24' in height.
4. No gas pumps or similar facilities shall be established with a grocery store and with any proposed development.
5. No drive-thru restaurants that foods shall be established.
6. Coordination between development of PC area adjacent to O-1 zone and O-1 zone development to produce a planting plan to insure compliance with the existing zoning ordinance.
7. Coordination between development of PC area adjacent to O-1 zone and O-1 zone development to produce a planting plan to insure compliance with the existing zoning ordinance.
8. Existing trees along peripheral of development to be protected.

O-1 ZONE

1. Uses that are limited to business and professional offices or housing allowed in the O-1 zone will be the basis of the development; stock uses as message parlors and recording studios will not be part of the development.
2. Deliveries and trash pick-up will not occur between 10PM and 7AM.
3. Landscape buffers, street and parking lot landscaping will be in accordance with the City of Knoxville street tree master plan and landscape ordinance.
4. Detention basins will be located and landscaped in accordance with City of Knoxville requirements.
5. Consistency of sidewalks and crosswalks from the Office (O-1) area to the PC area, along Valley View and from Flinnhurst will be created at time of O-1 development.
6. All existing conditions of the existing zoning resolution will be adhered to.

OWNER
CAPITAL BANK
1000 PARKSIDE DR
KNOXVILLE, TN. 37922
PARCEL ID: 059 NC 008

2-B-16-UR

Revised: 3/1/2016

PRELIMINARY

DEVELOPMENT PLAN SHEET 1 OF 1

TAX ID: 59 N C 001, 001.01, 001.02, 00103
059 N C 002, 008

DISTRICT 7 * WARD * 33 * CITY OF KNOXVILLE, TN

OWNER: RELY	APPROVED BY: REL	DATE: 06-26-2015	LATEST REVISION DATE: 03-01-2015	SCALE: 1" = 100'	ORDER NUMBER: 5153
-------------	------------------	------------------	----------------------------------	------------------	--------------------

LeMAY AND ASSOCIATES CONSULTING ENGINEERS
PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

91

ORDINANCE NO: 0-259-06

ORDINANCE

1 AN ORDINANCE OF THE COUNCIL OF
2 THE CITY OF KNOXVILLE TO AMEND
3 ORDINANCE NO. 3369, KNOWN AND
4 CITED AS "THE ZONING ORDINANCE
5 OF THE CITY OF KNOXVILLE,
6 TENNESSEE," SO AS TO CHANGE THE
7 ZONING CLASSIFICATION OF THE
8 PROPERTY DESCRIBED HEREIN FROM
9 TC-1, TOWN CENTER TO O-1, OFFICE,
10 MEDICAL, AND RELATED SERVICES
11 DISTRICT FOR THE WESTERN 200 FEET
12 OF THE SITE AND PC-1, RETAIL AND
13 OFFICE PARK DISTRICT FOR THE
14 REMAINDER OF THE SITE, SUBJECT TO
15 CONDITIONS, PROPERTY LOCATED ON
16 THE SOUTH SIDE OF VALLEY VIEW
17 DRIVE, SOUTHWEST SIDE OF
18 WASHINGTON PIKE, SHARON AND
19 HAROLD BYRD, APPLICANTS. (FILE
20 NO. 10-O-06-RZ)

ORDINANCE NO: 0-259-06
REQUESTED BY: MPC
PREPARED BY: Law
APPROVED AS TO FORM AND
CORRECTNESS: _____
Director of Law
FINANCIAL IMPACT STATEMENT:

Director of Finance
APPROVED ON 1ST
READING: 12-05-2006
APPROVED ON 2ND
READING: 12-19-2006
APPROVED AS
AN EMERGENCY
MEASURE: _____
MINUTE BOOK 69 PAGE

21 WHEREAS, a request was presented to the Metropolitan Planning
22 Commission by Sharon and Harold Byrd to have property located on the south side of
23 Valley View Drive, southwest side of Washington Pike be rezoned from TC-1, Town
24 Center to O-1, Office Medical, and Related Services District and PC-1, Retail and Office
25 Park District, subject to conditions; and

1
2 **WHEREAS**, the Metropolitan Planning Commission, after a hearing on the
3 matter at its meeting of November 9, 2006, voted to recommend to Council that the
4 request to change the classification be approved at O-1, Office, Medical, and Related
5 Services District for the western 200 feet of the site and PC-1, Retail and Office Park
6 District for the remainder of the site, subject to conditions stated on the Commitment
7 Letter from Harold and Sharon Byrd Property for Alice Bell Community and Laurel Place
8 Condominium Property owners, dated November 6, 2006, referenced as "Exhibit 1", the
9 list of conditions recommended by the applicant in conjunction with the O-1 rezoning,
10 referenced as "Exhibit 2", and the letter from Ross/Fowler to Ken Pruitt dated November
11 3, 2006, referenced as "Exhibit 3"; and
12

13 **WHEREAS**, a public notice on the hearing of this petition was published in
14 the Knoxville News Sentinel on September 29, 2006 and for the City Council meeting on
15 December 5, 2006, notice was published in the Knoxville News Sentinel on November
16 16, 2006.
17

18 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE**
19 **CITY OF KNOXVILLE:**

20 **SECTION 1:** "The Zoning Ordinance of the City of Knoxville, Tennessee,"
21 being Ordinance No. 3369, be and the same is hereby amended, so as to change the
22 classification of the following described property from TC-1, Town Center to O-1, Office,
23 Medical, and Related Services District for the western 200 feet of the site and PC-1,
24 Retail and Office Park District for the remainder of the site, subject to conditions stated
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on the Commitment Letter from Harold and Sharon Byrd Property for Alice Bell Community and Laurel Place Condominium Property owners dated November 6, 2006, referenced as "Exhibit 1", the list of conditions recommended by the applicant in conjunction with the O-1 rezoning, referenced as "Exhibit 2", and the letter from Ross/Fowler to Ken Pruitt dated November 3, 2006, referenced as "Exhibit 3", which property is more properly described as follows:

South side of Valley View Drive, southwest side of Washington Pike. TAX ID 59 N C 001, 001.01, 001.02 00103 059NC002, 008. Fourth District. East City Sector.

SECTION 2: This Ordinance shall take effect seventeen (17) days from and after its passage, the welfare of the City requiring it.


Recorder



Presiding Officer of the Council

Harold & Sharon Byrd Property
Commitment Letter
For Alice Bell Community & Laurel Place Condominium Property Owners
the following conditions.

Each of the following conditions must be fulfilled by the present owners Harold & Sharon conveyed in writing in any contractual sale that the Byrd's may enter into for this property.

This agreement goes into effect from the date it is signed and can not be revoked until twenty years from that date.

Harold & Sharon Byrd hereby commit that this property will be developed into condominiums/office/assisted living or related O-1 office or medical services that comes into compliance with this zoning.

The Byrd's or any developer/builder that they enter into a contract with will provide a buffer between the commercial zone and Laurel Place Condominiums.

The Byrd's or anyone they may enter into contract with must meet the Laurel Place Board of Directors or their appointee to review, finalize and agree on what the final version of the buffer will be.

When permits are pulled for the commercial property development by the Byrd's or whomever they entered into a contract with, they must also pull the permits and simultaneously to start the agreed buffer area plan and meet all the requirements stated.

The Byrd's and assigns agree all lighting will have cut off lens to shield adjacent developments from light pollution across property lines. Specifically, the lighting in the O-1 zone and the small retail of the PC-1 zone will be ornamental lights less that twenty four feet in height.

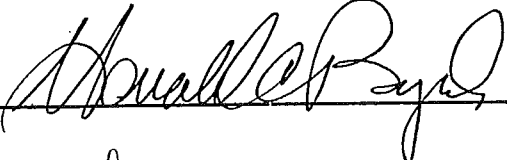
Harold & Sharon Byrd will enforce the following recommendations:

Conditions that are recommended to be offered by the applicant in conjunction with the O-1 rezoning.

1. Uses that are limited to business and professional offices or housing allowed in the O-1 zone will be the basis of the development; such uses as massage parlors and recording studios will not be part of the development.

SCB 1 of 2
ACB

2. A list of delivery and trash pick-up times that do not conflict with 10 pm to 7am neighborhood tranquility will be established.
3. Buffers will be created to the west, using the landscape species and principles contained in the Tree Conservation and Planting Plan. Trees or groups of trees that will be conserved along the property edges and will be depicted on a landscape plan.
4. The landscaping and distribution of trees will be in accord with that depicted in the concept plan; the types of street, parking lot and related landscaping will be selected in accordance with the matrices of the Knoxville Street Tree Master Plan.
5. Detention basin location and design, depicted in the concept plan that was shared with the community, was looked upon as being very preliminary; the design of a detention facilities should be created as an asset to the development and be depicted as part of a landscape plan for the O-1 development.
6. Connections of sidewalks and crosswalks from the Office (O- 1) area to the PC area, along Valley View and from Pinehurst will be created.
7. A phasing strategy for the office or residential development will be created to assure its development relative and as buffer to the commercial development.
8. The preceding points will be outlined in a document with the neighborhood association and a development plan will be presented to and approved by the neighborhood association prior to the issuance of a building permit for the O-1 development.

Harold Byrd  Date 11/06/06

Sharon Byrd  Date 11.6.2006
2 of 2

Conditions regarding the Planned Commercial Development (formerly referred to as the Valley View Town Center) that will be expected to be met with the approval of use-on-review documents.

1. The concept plan that was presented to the community should be the basis of the layout and design of the Planned Commercial and Office areas.
2. The landscaping and distribution of trees will be in accord with that depicted in the concept plan; the types of street, parking lot and related landscaping will be selected in accordance with the matrices of the Knoxville Street Tree Master Plan.
3. All lighting will be pedestrian-scaled and directed downward so as not to add more light skyward nor off the site.
4. Buffers will be created to the south, using the landscape species and principles contained in the Tree Conservation and Planting Plan. Trees or groups of trees that will be conserved along the property edges shall be depicted on the development plan (i.e., use on review documents).
5. Connections of sidewalks and crosswalks from the Office (O- 2) shall be depicted on the development plan.
6. A list of delivery times and refuse collection that do not conflict with 10 pm to 7am neighborhood tranquility shall be established.
7. No gas pumps nor similar facilities shall be established with the grocery store nor with any outparcel development.
8. No drive-thru restaurants/fast foods shall be established.
9. The circulation of delivery trucks was a concern with the community and will need to be further addressed to account for practical truck ingress/egress while retaining adequate buffering including potential walls in combination with native plant materials.
10. Detention basin location and design was looked upon as being very preliminary; the design of these facilities should be created as an asset to the development, not something to merely fence and hide.
11. The open space should be functional; the design of main street open area (depicted as a quadrant in the concept plan) should be reconsidered as a square or plaza as per conversation with Charles Ross at the community meetings. This will create more publicly-oriented space for shoppers/visitors.
12. A master sign plan (as per Knoxville's Zoning Ordinance) shall be presented with use on review.
13. A phasing strategy shall be outlined.
14. A list of uses and hours of operation shall be established.

Conditions that are recommended to be offered by the applicant in conjunction with the O-1 rezoning.

1. Uses that are limited to business and professional offices or housing allowed in the O-1 zone will be the basis of the development; such uses as beauty shops, tanning salons and recording studios will not be part of the development.
2. A list of delivery and trash pick-up times that do not conflict with 10 pm to 7am neighborhood tranquility will be established.
3. The concept plan that was presented to the community will be the basis of the layout and design of the O-1 area.
4. Buffers will be created to the west, using the landscape species and principles contained in the Tree Conservation and Planting Plan. Trees or groups of trees that will be conserved along the property edges and will be depicted on a landscape plan.
5. The landscaping and distribution of trees will be in accord with that depicted in the concept plan; the types of street, parking lot and related landscaping will be selected in accordance with the matrices of the Knoxville Street Tree Master Plan.
6. Detention basin location and design, depicted in the concept plan that was shared with the community, was looked upon as being very preliminary; the design of a detention facilities should be created as an asset to the development and be depicted as part of a landscape plan for the O-1 development.
7. Connections of sidewalks and crosswalks from the Office (O- 1) area to the PC area along and from Valley View will be created.
8. A phasing strategy for the office or residential development will be created to assure its development relative and as buffer to the commercial development.
9. The preceding points will be outlined in a document with the neighborhood association and a development plan will be presented to and approved by the neighborhood association prior to the issuance of a building permit for the O-1 development.

ROSS/FOWLER

10-6-06-PA
10-0-06-RZ

Architecture
Landscape Architecture

625 S. Gay Street · Suite 310
Knoxville, Tennessee 37902
865-637-1100
865-637-1101 Fax

Ken Pruitt
City County Building, Suite 403
400 Main Street
Knoxville, TN 37902

November 3, 2006

RE: Valley View Development

Dear Mr. Pruitt:

The Owner and proposed developer have agreed to voluntarily agree to limit in the O-1 Office, Medical, and Related Services District zoning to exclude as a permitted use "massage parlors".

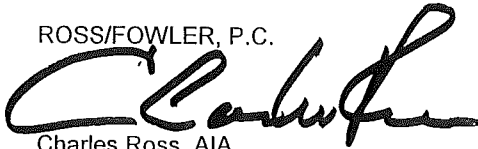
Also the Owner and proposed developer have agreed to voluntarily agree to limit in the PC-1 Retail and Office Park District zoning to exclude as a permitted use Gasoline Service Stations. It is the intent of the proposed plan in the PC-1 zone to develop and construct an approximately 70,000 square foot grocery store as the principal retail draw for the development with other retail/restaurant development around a principal open space. The only outside sales would be as it relates to and is incidental to the grocery store.

All outside truck docks and dumpsters would be screen from view by fences and landscaping. Lighting will have cut off lens to shield adjacent developments from light pollution across property lines. Specifically, the lighting in the O-1 zone and the small retail of the PC-1 zone will be ornamental lights less than twenty four feet in height.

Should you have any questions about any issue related to the above, please call me.

Sincerely,

ROSS/FOWLER, P.C.

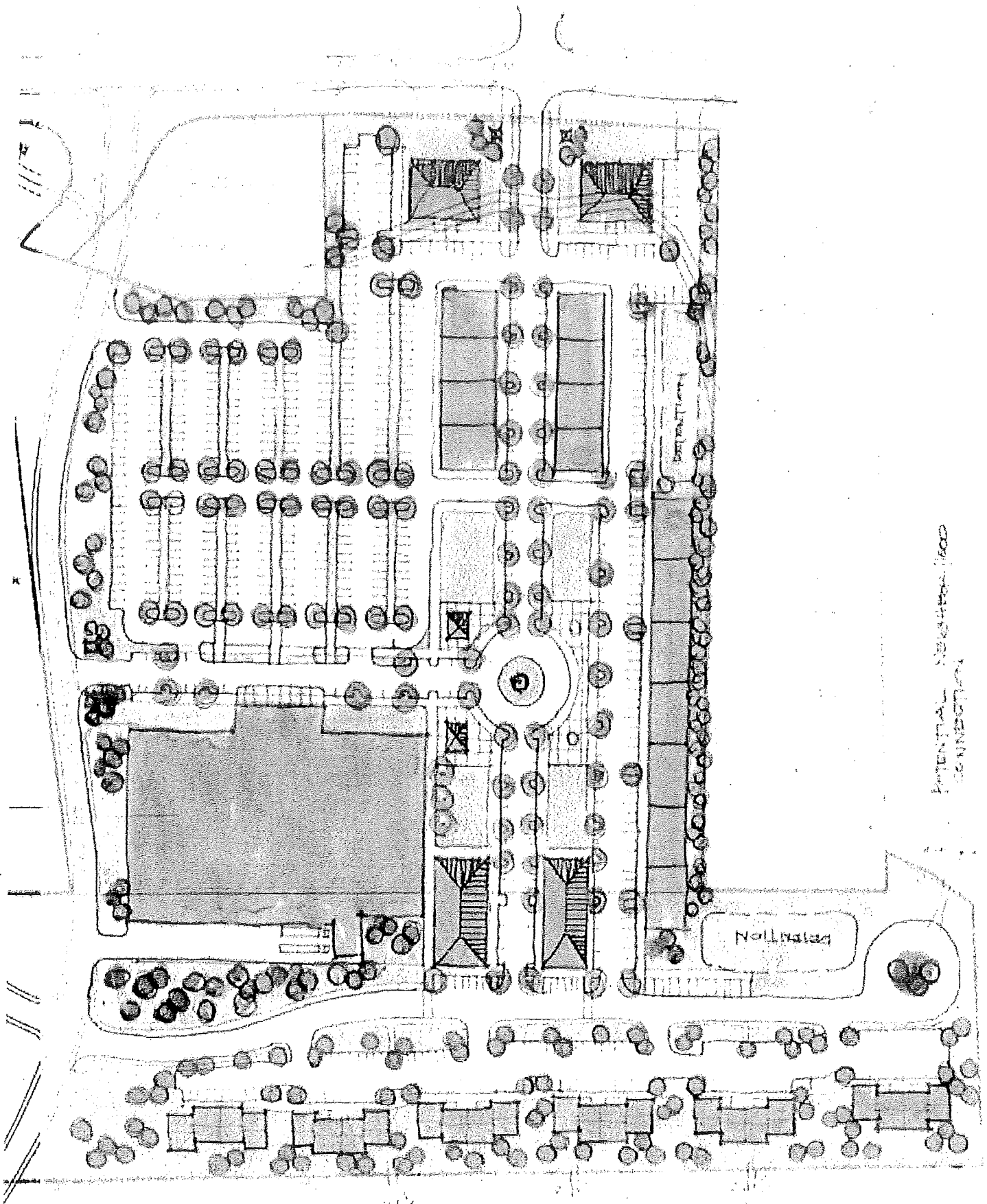


Charles Ross, AIA

cr

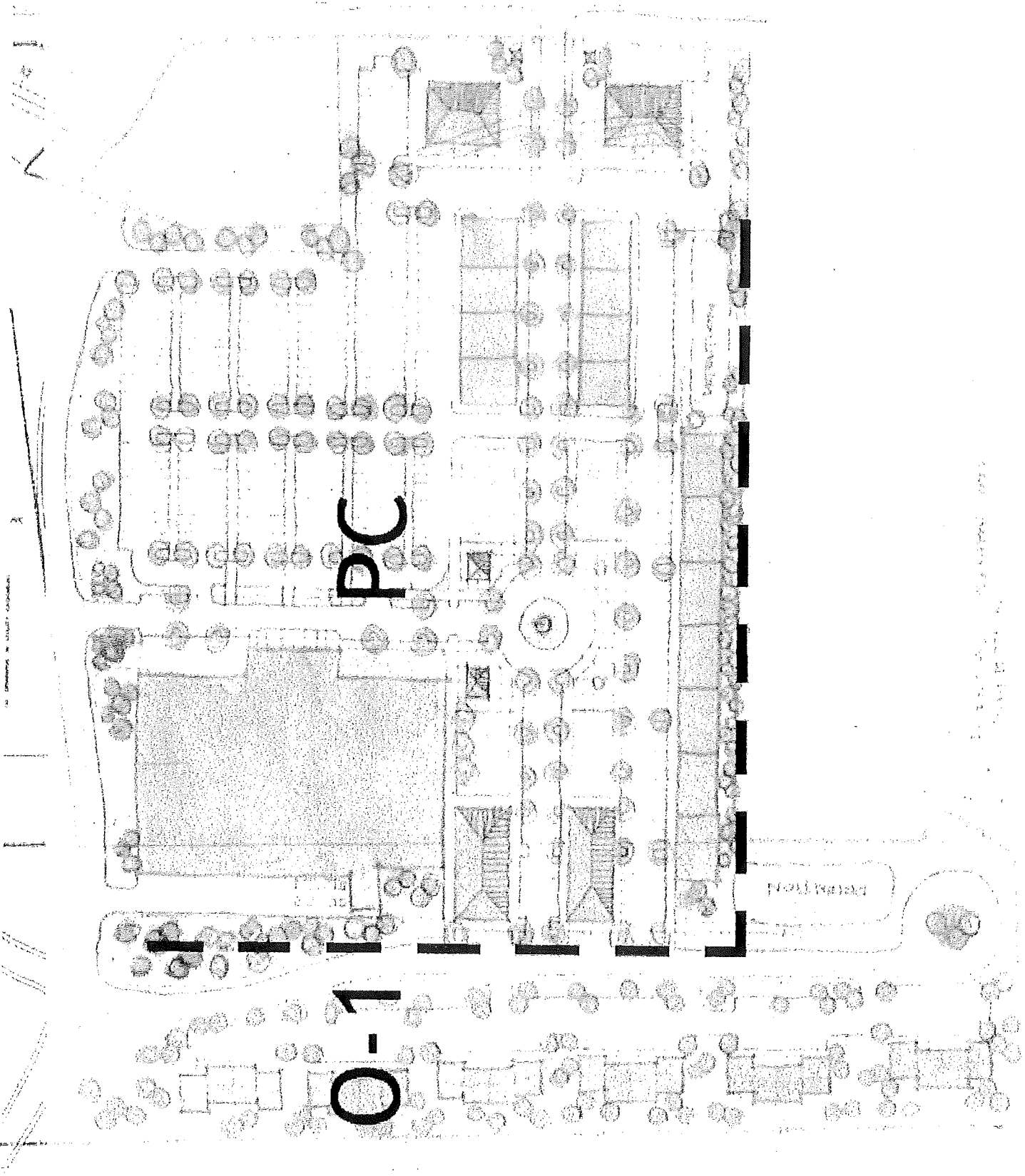
Attachments - Master Plan and Proposed Zoning Map

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POTENTIAL RESIDENTS

No. 1234567



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 10-G-06-PA **AGENDA ITEM #:** 72
 10-O-06-RZ **AGENDA DATE:** 11/9/2006

POSTPONEMENT(S): 10/12/2006

▶ **APPLICANT:** SHARON BYRD AND HAROLD BYRD
OWNER(S): TRUSTEES OF FIRST FRIENDS CHURCH SHARON AND HAROLD BRYD

TAX ID NUMBER: 59 N C 001, 001.01, 001.02 00103 059NC002, 008

JURISDICTION: Council District 4

▶ **LOCATION:** Southside Valley View Dr., southwest side Washington Pike

▶ **TRACT INFORMATION:** 22 acres.

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with a two and three lane pavement section within a 75' right-of-way in this area.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU (Mixed Uses) (O,MDR.GC(TC-1)) / TC-1 (Town Center)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU (Mixed Uses) (O,MDR.GC(TC-1,SC-1,PC-1)) / PC-1 (Retail and Office Park) and O-1 (Office, Medical, and Related Services)

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

▶ **PROPOSED USE:** Retail, office and residential

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: Property was approved for TC-1 zoning in 2005. (1-J-05-PA/1-N-05-RZ)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:
 North: Medical offices and residences / O/LDR/O-1 and R-1 Residential
 South: Residences /MU/MDR / R-1 and O-1 Office
 East: Shopping center / GC/C-6 Commercial
 West: Townhouse development / LDR/ RP-1 Residential

NEIGHBORHOOD CONTEXT: This vacant site is part of a retail/office development pattern that is occurring along Washington Pike within C-6 and O-1 zones.

STAFF RECOMMENDATION:

▶ **APPROVE MU (O, MDR, GC(TC-1,SC-1,PC-1))**

Allowing consideration of two additional planned commercial zones for the retail development of portions of this site would be compatible with the established development and zoning pattern of the area while continuing to offer the opportunity for community involvement in the development process.

▶ **APPROVE O-1 (Office Medical and Related Services) District for the western 200 feet of the site and PC-1 (Retail and Office Park) District for the remainder of the site.**

O-1 and PC-1 zones with the conceptual site plan and use limitations agreed to by the applicant (see attached letter and site plan) will continue to provide adequate protection to the neighborhood to ensure that the site develops according to the site plan submitted by the applicants, while freeing them from the TC-1 District requirements that made this small site's development under that zone difficult. The sector plan and One Year Plan show this site for mixed uses.

COMMENTS:

This amendment is being requested by the applicant to seek an additional planned commercial zone (SC-1 or PC-1) to allow a developer to come forward with a development proposal that would be similar to a Town Center development, but not allowed under the TC-1 zone.

PC-1 zoning will allow the applicant to develop the property as shown on the attached concept plan, and in a manner agreeable with the neighborhood group. The applicant submitted a design concept in support of their application that they believe establishes a circulation pattern and mix of uses based on O-1 and PC-1 zoning principles that will provide a development appropriate for this site and compatible with the surrounding neighborhood.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The applicant has been working with potential developers under the TC-1 zone for the past year without success because of the two story building requirement and the small size of the development for TC-1 uses. Prior to the current TC-1 rezoning, several commercial rezoning requests were sought for this site, resulting in significant opposition from the adjoining neighborhood which has feared an extension of commercial development westward and the impacts of large scale retail uses next to their residential backyards. A combination of O-1 and PC-1 zoning is now sought to provide a mix of retail, office and residential uses with a transition of residential and/or office uses in the periphery to the west side of the property.
2. This O-1 , PC-1 rezoning ensures that only office or residential uses will occur along the western 200' of the site and also allows public participation in the development proposal for the PC-1 zoned portion of the site through the required use on review process.

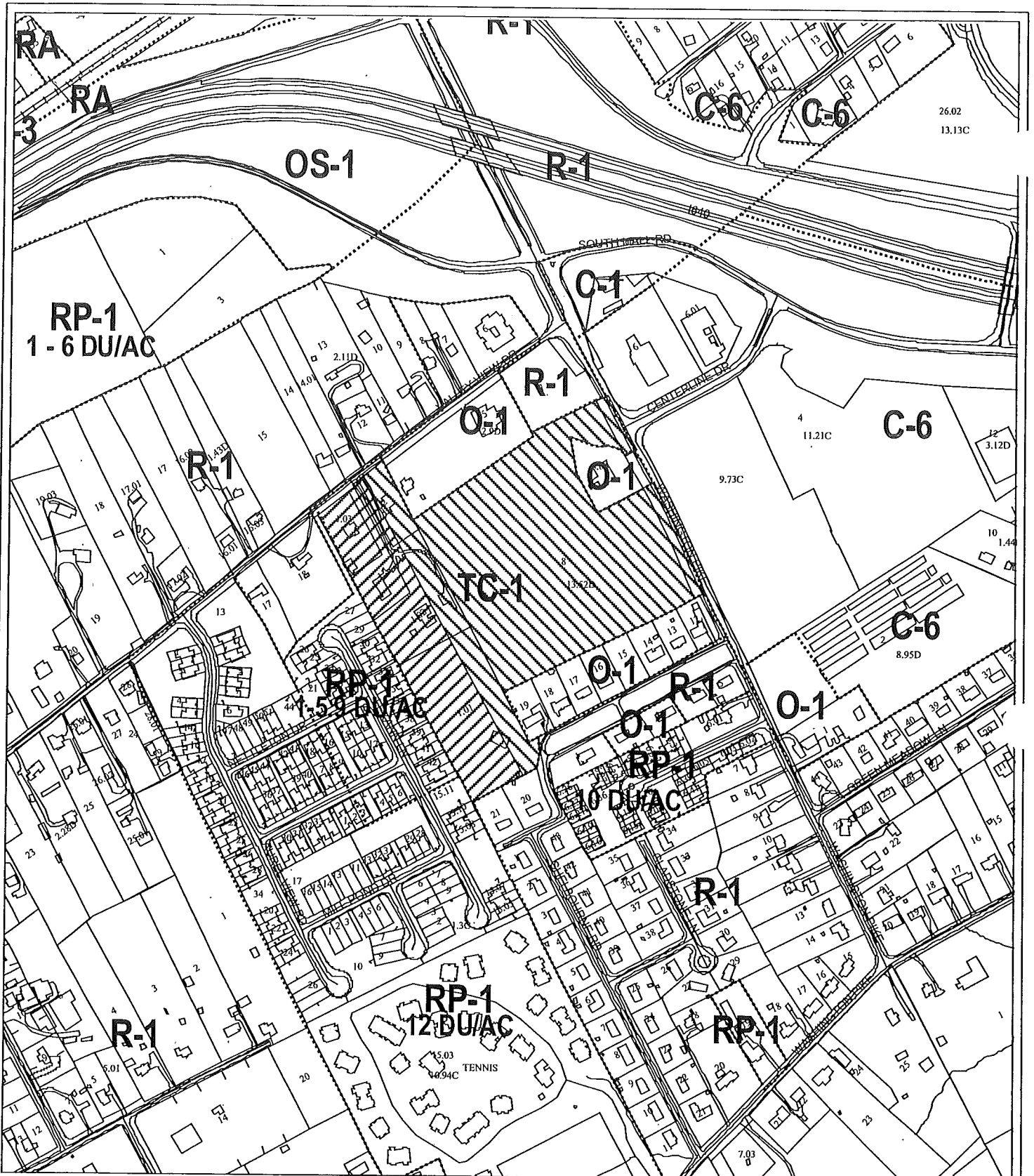
THE EFFECTS OF THE PROPOSAL

1. The applicant has submitted the attached site plan showing the retail and residential/office space in support of their requested rezoning. MPC staff suggested that options be depicted on the plan to allow either office or residential uses, providing flexibility as more detailed planning is undertaken. The PC-1 zoning requires use-on-review approval of a development plan with design guidelines, landscaping and open space plans, and a site plan outlining the buildings and their specific uses.
2. The applicant and staff met with the Alice Bell/Spring Hill Neighborhood Association 10/9/2006 to review a conceptual development plan in support of O-1 and PC-1 rezoning of the site and the neighborhood group voted to support O-1/PC-1 rezoning and the conceptual development plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With approval of the One Year Plan amendment requested, the PC-1 (Retail and Office Park) zoning will be consistent with the adopted plans.
2. The site is designated Urban Growth Area (Inside City) on the Knoxville-Knox County- Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action on 12/5/2006 and 12/19/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-O-06-RZ
REZONING**



From: TC-1 (Town Center)
 To: PC-1 (Retail and Office Park)
 From: TC-1 (Town Center)
 To: O-1 (Office Medical and Related Services)

Original Print Date: 09/26/06 Revised: 11/02/06
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

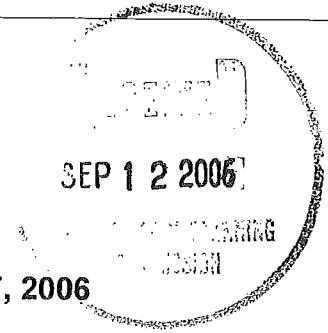
Petitioner: Sharon Byrd and Harold Byrd

Map No: 59

Jurisdiction: City



10-0-06-RZ
10-C-06-PA



September 7, 2006

Sharon and Harold Byrd
Chesney Byrd Properties
P.O. Box 51434
Knoxville, TN 37950

Dear Sharon and Harold Byrd,

The Executive Board of the Alice Bell Spring Hill Neighborhood Association met this morning and unanimously approved the following principals with regard to your twenty-two acre property on Washington Pike:

- 1) We are committed to the Town Center zoning and to the development of the property within the MPC Town Center concept.
- 2) We are opposed to any further rezoning of this property.

Sincerely yours,

Ronnie Collins
President Alice Bell Spring Hill
Neighborhood Association

copies:

City Council Members:

- Rob Frost
- Bob Becker
- Joe Hutfquist

Metropolitan Planning Commission:

- Mark Donaldson
- Ken Pruitt
- Mike Carberry

Ross-Fowler:

- Charles Ross
- Ross Fowler

Minutes (UNAPPROVED)

November 9, 2006

1:30 P.M. Φ Main Assembly Room Φ City County Building

The Metropolitan Planning Commission met in regular session on November 9, 2006 at 1:30 p.m. in the Main Assembly Room, City/County Building, Knoxville, Tennessee. Members:

- | | | |
|---|---------------------------|-----------------------|
| A | Mr. Randy Massey, Chair | Mr. Dick Graf |
| | Ms. Susan Brown | Ms. Kimberly Henry |
| | Mr. Robert Anders | * Mr. Stan Johnson |
| | Mr. Trey Benefield | A Mr. Chester Kilgore |
| | Mr. Art Clancy | Mr. Robert Lobetti |
| | Mr. Herbert Donaldson | Ms. Rebecca Longmire |
| | Mr. Ray Evans, Vice Chair | Mr. Jack Sharp |
| | | Ms. Mary Slack |

* Arrived late to the meeting.

** Left early in the meeting.

A – Absent from the meeting

72. SHARON BYRD AND HAROLD BYRD

Southside Valley View Dr., southwest side Washington Pike, Council District 4.

a. One Year Plan Amendment

10-G-06-PA

From MU (Mixed Uses) (O,MDR.GC(TC-1)) to MU (Mixed Uses) (O,MDR.GC(TC-1,SC-1,PC-1)).

STAFF RECOMMENDATION: Approve MU (O, MDR, GC (TC-1, SC-1, PC-1))

Mr. Sharon Byrd: 3920 Gooseneck Drive.

We have met with the community and worked out the amendments with certain conditions to be considered on the use on review in PC-1 and conditions for the O-1 office..

Mr. Jack Sharp: Was there questions about gas pumps?

Ms. Byrd: That is on the conditions that it not a part of the use. We thought yesterday someone was going to ask for it, but they changed their mind. There will be no gas pumps on the property.

Mr. Charles Ross: Ross Fowler, 610 South Gay Street

There was confusion related as to whether there was to be a self-standing gas station with a convenience store. We excluded that and have extended that to include no gas pumps associated with a grocery store. We are in agreement with no gas pumps.

MOTION (BROWN) AND SECOND (SLACK) WERE MADE TO APPROVE STAFF RECOMMENDATION. MOTION CARRIED 13-0. APPROVED.

b. Rezoning

10-O-06-RZ

From TC-1 (Town Center) to PC-1 (Retail and Office Park) and O-1 (Office, Medical, and Related Services).

STAFF RECOMMENDATION: Approve O-1 (Office, Medical and Related Services) for the western 200 feet of the site and PC-1 (Retail and Office Park) for the remainder of the site.

MOTION (BROWN) AND SECOND (SLACK) WERE MADE TO APPROVE STAFF RECOMMENDATION. MOTION CARRIED 13-0. APPROVED.