

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

▶ **FILE #:** 12-H-17-UR

AGENDA ITEM #: 59

AGENDA DATE: 12/14/2017

▶ **APPLICANT:** GBS ENGINEERING

OWNER(S): Elder's Hardware

TAX ID NUMBER: 104 082

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10009 Hardin Valley Rd

▶ **LOCATION:** North side Hardin Valley Rd, east of Westcott Blvd.

▶ **APPX. SIZE OF TRACT:** 3.2 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median/turn-lane within 200' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Hardware store (17,000 sqft)

HISTORY OF ZONING: Sector Plan amendment from O to GC was approved in August 2017 (8-A-17-SP)

SURROUNDING LAND USE AND ZONING:
 North: Beaver Creek & detached housing / F (Floodway) & PR (Planned Residential)
 South: Hardin Valley Rd. & attached residential / PR (Planned Residential)
 East: Vacant land & Beaver Creek / PR (Planned Residential) & F (Floodway)
 West: Veterinary clinic, Beaver Creek & Westbridge Business Park / F (Floodway) & I (Industrial)

NEIGHBORHOOD CONTEXT: This area is developed primarily with residential uses under A and PR zoning. The subject property is zoned PC (Planned Commercial) and has an existing veterinary clinic. There is I (Industrial) zoning to the northwest. Beaver Creek forms the northern boundary of the site.

STAFF RECOMMENDATION:

▶ **POSTPONE** until the January 11, 2018 MPC meeting as requested by the applicant.

COMMENTS:

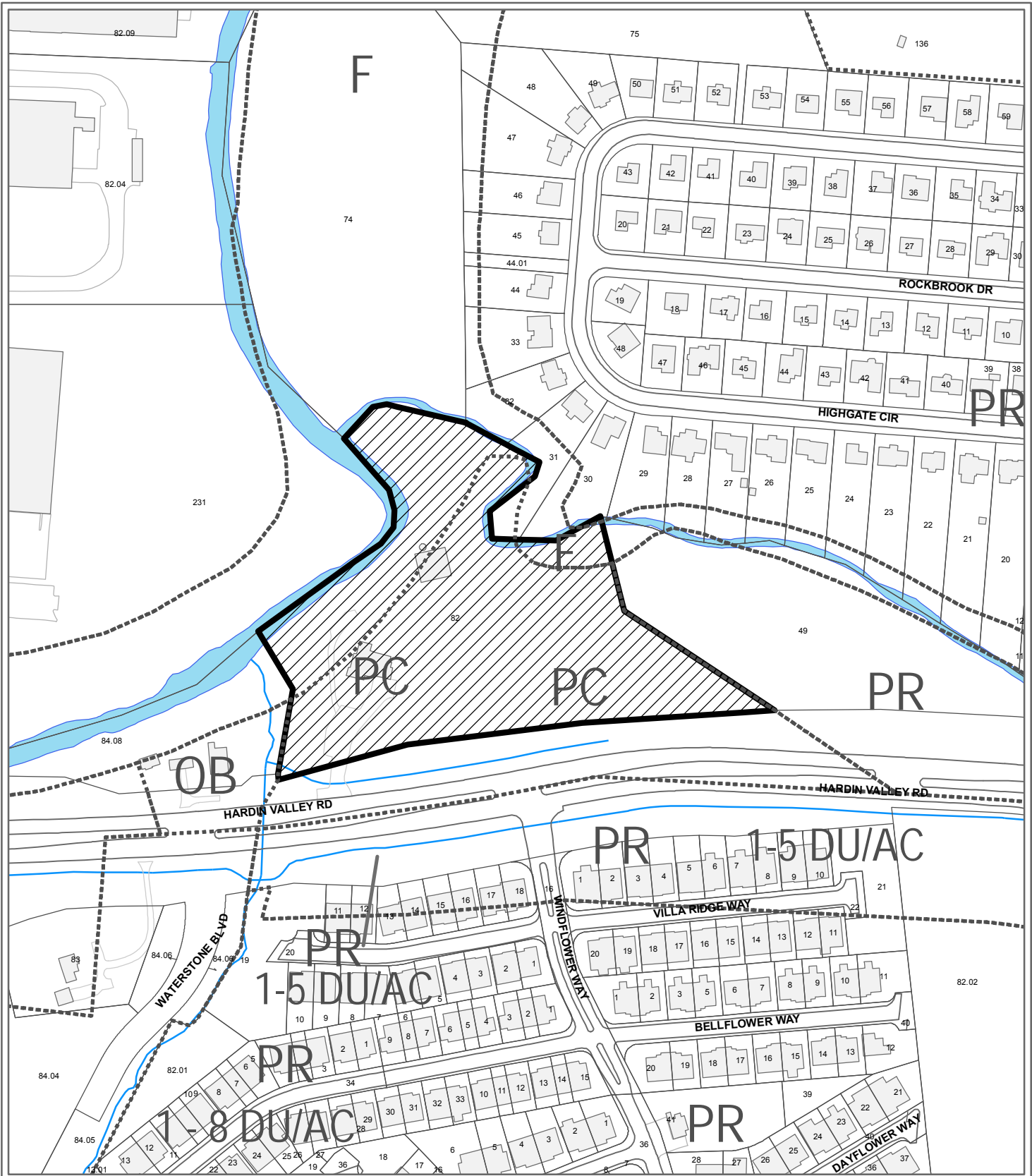
A traffic impact study (TIS) is required for this project and was submitted two weeks after the deadline. Staff is recommending postponement to allow appropriate time to review the TIS and the applicant has agreed to the postponement.

This proposal is for a 17,000 square-foot hardware store with two driveways accessing Hardin Valley Rd. The western driveway is located at an existing median cut and has full access. The eastern driveway is right-in/right-out only. On the western end of the parking lot there is a driveway stubout that will allow the neighboring veterinary clinic to connect. On the eastern side of the store there is an outdoor sales yard surrounded by a 6' tall, black chainlink fence. A 7' wide sidewalk will be installed along the Hardin Valley Rd. frontage and a sidewalk will come into the site along the eastern driveway.

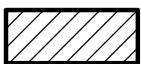
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.



**12-H-17-UR
USE ON REVIEW**



Hardware store in PC (Planned Commercial)

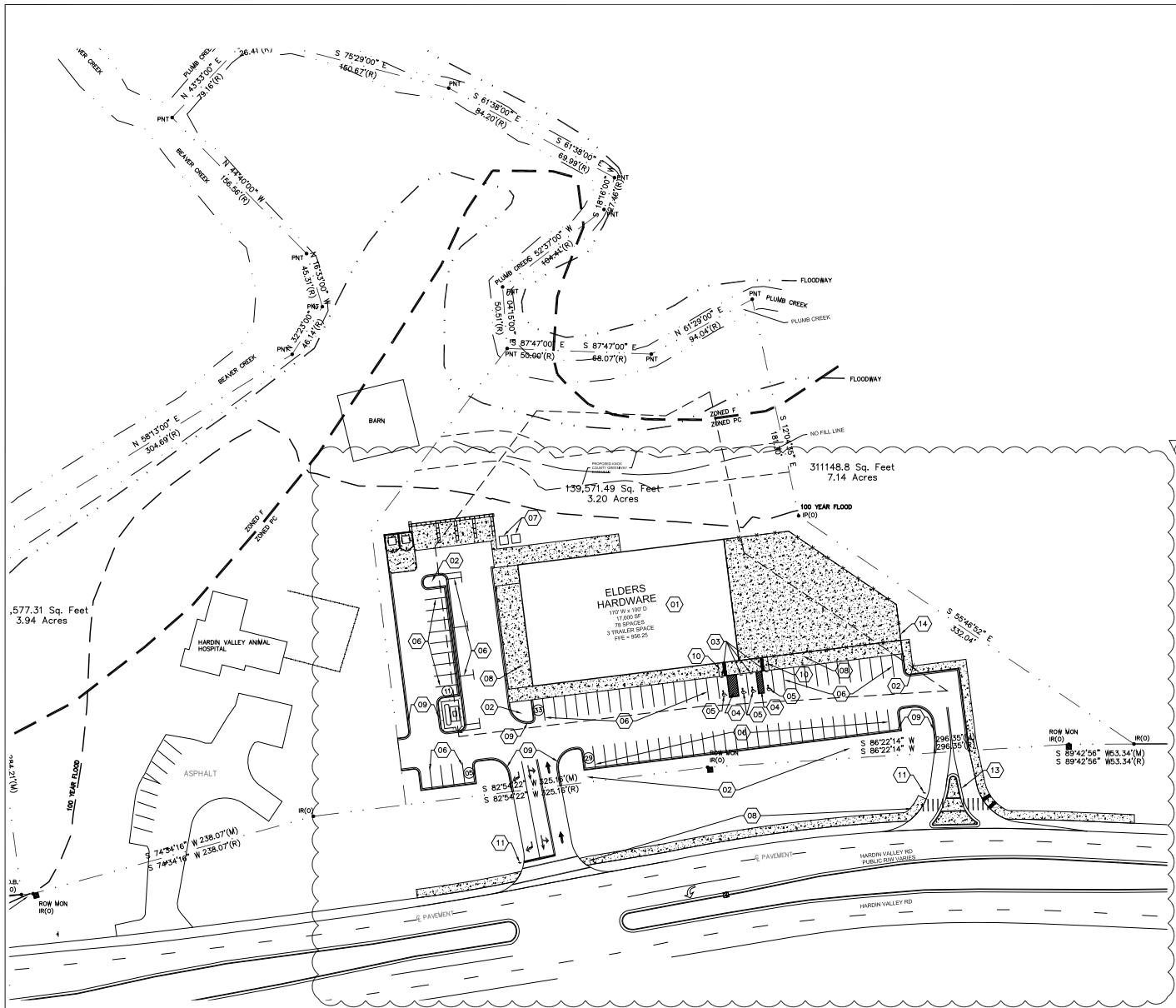
Petitioner: GBS Engineering

Map No: 104

Jurisdiction: County



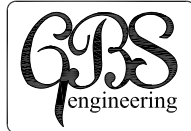
Original Print Date: 11/13/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



SITE INFORMATION		
PARKING	REQUIRED	PROVIDED
AUTO PARKING	68	78
HANDICAP PARKING	04	04
SITE AND BUILDING ACCESSIBILITY PER ANSI A117.1		
SITE ACREAGE IS 1.32 ACRES ±		
ZONING		
EXISTING ZONING IS PLO		
FACILITY SIZE		
BUILDING SQUARE FOOTAGE	17000 S.F.	
NUMBER OF STORES	1	
BUILDING HEIGHT (TO TOP OF PARAPET)	XXX'	
PARKING CALCULATIONS:		
KNOX COUNTY REQUIRES 1 SPACE PER 250 SF OF RETAIL FLOOR SPACE.		
17,000 SF/250SF= 68 SPACES REQUIRED		
78 SPACES PROVIDED		
HANDICAP SPACES REQUIRED FOR 77 SPACES = 4 REQUIRED		
HANDICAP SPACES PROVIDED = 4 SPACES		
IMPERVIOUS AREA RATIO		
77,986.28 / 139,571.49 = 0.5588 OR 55.88 PERCENT		

- CONSTRUCTION NOTES**
- 01 NEW BUILDING (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.
 - 02 LANDSCAPE AREA INSTALLED BY CONTRACTOR.
 - 03 "HANDICAP PARKING" SIGNS, MOUNTED ON A POLE, FURNISHED AND INSTALLED BY CONTRACTOR.
 - 04 TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PARALLEL STRIPES AT 16' O.C. FURNISHED AND INSTALLED BY CONTRACTOR.
 - 05 PAVEMENT SYMBOL AND LETTERING PER D.O.T. SPECIFICATIONS (TYP), FURNISHED AND INSTALLED BY CONTRACTOR.
 - 06 TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PER PARKING SPACE. FURNISHED AND INSTALLED BY CONTRACTOR.
 - 07 7'-0" X 7'-0" X 8" REINFORCED CONCRETE PAD FOR ELECTRICAL TRANSFORMER INSTALLED BY CONTRACTOR.
 - 08 4" REINFORCED CONCRETE SIDEWALK. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.
 - 09 CONCRETE CURB AND GUTTER. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.
 - 10 HANDICAP RAMP. PER DETAILS, FURNISHED AND INSTALLED BY CONTRACTOR.
 - 11 NEW STOP SIGN. PER KNOX COUNTY REQUIREMENTS, FURNISHED AND INSTALLED BY CONTRACTOR.
 - 12 CONTRACTOR TO PROVIDE AND INSTALL LIGHT POLE BASE, LIGHT POLE AND ASSOCIATED CONDUIT AND CONDUCTORS, SEE DRAWINGS C10 AND C11 FOR DETAILS.
 - 13 TDOT CONCRETE 6-30 CURB & GUTTER. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.
 - 14 NEW 6" CHAINLINK FENCE. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.

12-H-17-UR
Revised: 11/29/2017



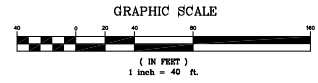
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005

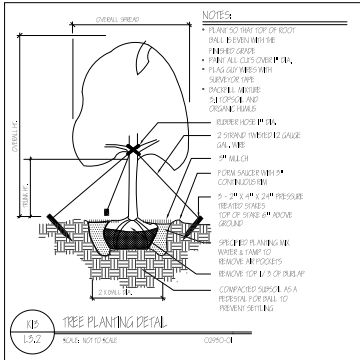
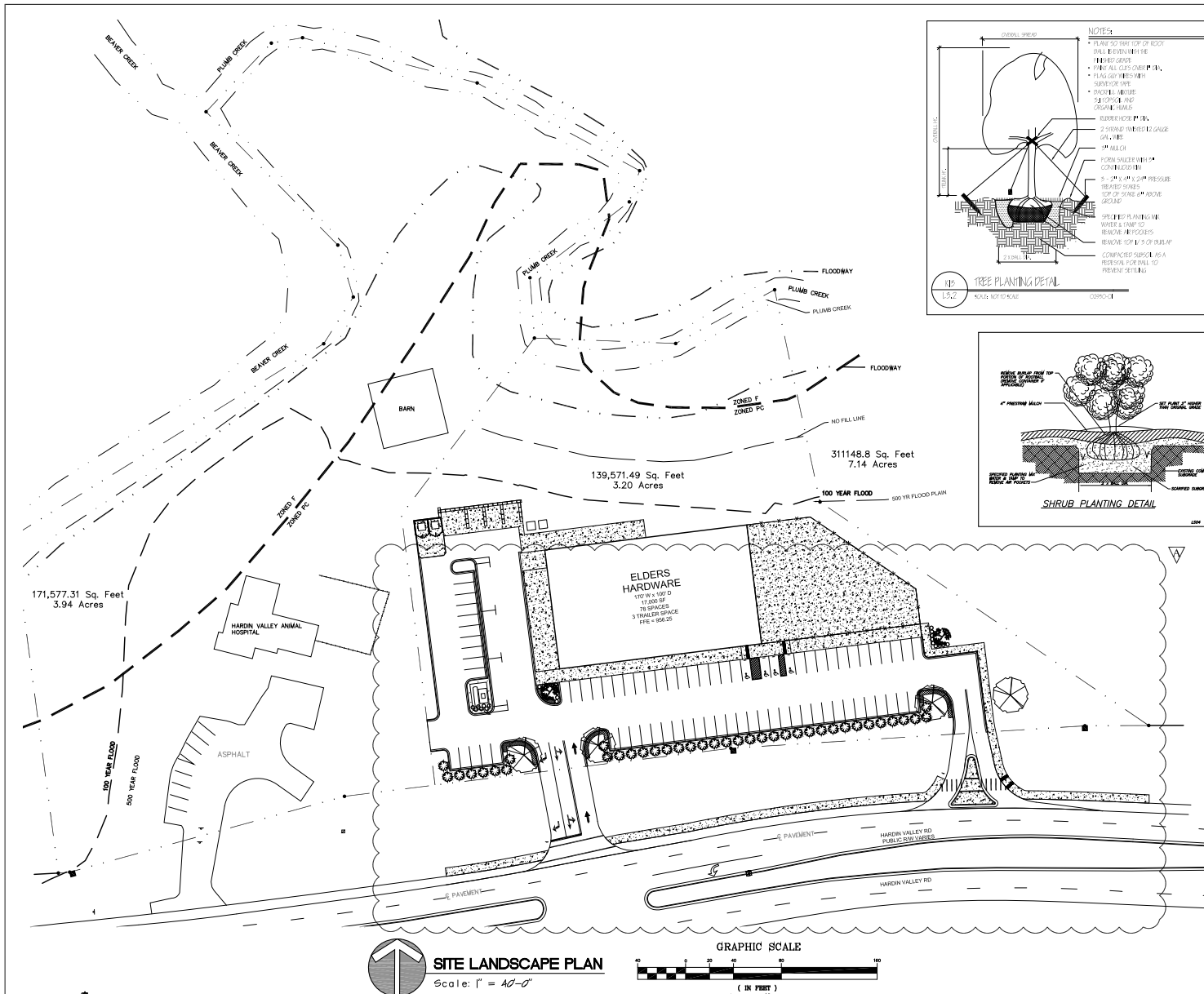


REV	DESCRIPTION	BY	DATE
A	Revised per MPC Comments	THF	11/29/2017
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
TITLE: OVERALL SITE PLAN		DRAWN BY: -	SHEET NO:
LOCATION: 10009 Hardin Valley Road Knoxville, TN CLT Map 104, Parcel No. 82		CHECKED BY: -	C3.0
Owner: Elders Hardware		FILE NAME: 2144 - C3.0	
		JOB NUMBER: 2144	
		ISSUE DATE: 10/27/2017	

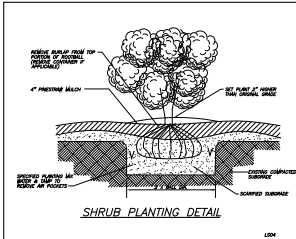


OVERALL SITE PLAN
Scale: 1" = 40'-0"



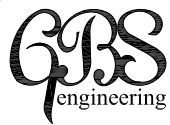


PLANT SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	MINIMUM SIZE	QUANTITY
[Symbol]	ORANGE BLOSSOM	LACINIA	2" CALIBER	4
[Symbol]	LACINIA	LACINIA	2" CALIBER	2
[Symbol]	LACINIA	LACINIA	2 GALLON	50
[Symbol]	ORANGE BLOSSOM	LACINIA	2 GALLON	20
[Symbol]	LACINIA	LACINIA	1" POT	100



- LANDSCAPE NOTES:**
- EXAMINE SITE UPON WHICH WORK IS TO BE PERFORMED. PROVIDE PERCOLATION TESTS, PH TESTS AND OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR THE PLANTS. IF PERCOLATION TEST OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, RECTIFY UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES SITE CONDITIONS HAVE BEEN ACCEPTED BY CONTRACTOR "AS IS".
 - UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING WITH PLANTING WORK. THERE ARE NO KNOWN UTILITY/TREE CONFLICTS.
 - EXCAVATE SOIL 4" DEPTH AND REMOVE ALL PLANT MATERIAL IN DESIGNATED PLANTING AREAS, IMPORT (4" DEPTH) STERILE TOPSOIL AND MIX WITH AN EQUAL PART ORGANIC HUMUS. ALL PLANTING AREAS SHALL HAVE WEED MATTING BARRIER.
 - ASSURE THAT ALL BEDS DRAIN AWAY FROM ALL STRUCTURES.
 - PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, "AMERICAN STANDARDS FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ADD PRE-EMERGENT HERBICIDE UNDERNEATH MULCH IN LANDSCAPE BEDS.
 - TOP DRESS BEDS WITH 3" (INCHES) PINE STRAW. PROVIDE 3" (INCHES) DEEP LAYER.
 - PLANT GROUND COVERS THROUGH MULCH.
 - REMOVE ALL STRINGS AND OTHER TIES FROM PLANT MATERIAL.
 - REMOVE UPPER 1/3 OF BURLAP FROM ALL PLANT ROOT BALLS.
 - DO NOT PIERCE TREE ROOT BALLS WITH SUPPORT STAKES.
 - ADD FERTILIZER AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE AND PRE-EMERGENT HERBICIDE.
 - THERE ARE NO KNOWN CONFLICTS BETWEEN EXISTING OR PROPOSED UTILITIES AND THE PROPOSED PLANTINGS.
 - THE PROPOSED HEDGE SHALL REACH A HEIGHT OF 5' AT MATURITY OR A MAXIMUM HEIGHT OF 5' SHALL BE MAINTAINED WITH MAINTENANCE.
 - TREES OR ANY OTHER VEGETATION WITH A LARGE ROOT STRUCTURES SHALL NOT BE PLACED ON ANY PORTION OF THE DETENTION/RETENTION POND BERMS. NO VEGETATION OTHER THAN GRASS SHALL BE PLACED WITHIN THE REQUIRED STORMWATER VOLUME OF DETENTION/RETENTION PONDS.
 - CONTRACTOR SHALL PROVIDE AND INSTALL THE MISSING LANDSCAPING AS SHOWN ON THE ORIGINAL HV-STATION LANDSCAPE PLAN (L-1), TITLE "LANDSCAPE PLAN", DATED 4/12/06, AS DESIGNED BY KERSEY/WHKE ASSOCIATES, P.C.

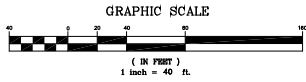
12-H-17-UR
Revised: 11/29/2017



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Phn: 865.566.0185
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SITE LANDSCAPE PLAN
Scale: 1" = 40'-0"



REV	DESCRIPTION	BY	DATE
A	Revised per MPC Comments	THF	11/29/2017
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

TITLE:	SITE LANDSCAPE PLAN	DRAWN BY:	-	SHEET NO.:	C7.0	
LOCATION:	10009 Hardin Valley Road Knoxville, TN CLT Map 104, Parcel No. 82	CHECKED BY:	-	FILE NAME:		2144 - C7.0
Owner:	Elders Hardware	JOB NUMBER:	2144	ISSUE DATE:		10/27/2017

Use on Review Development Plan

Name of Applicant: GBS ENGINEERING

Date Filed: 10.30.2017 Meeting Date: RECEIVED 11, 2017

Application Accepted by: Brousseau

Fee Amount: File Number: Development Plan

Fee Amount: \$1500 File Number: Use on Review



12-H-17-UR Non-Residential Use

PROPERTY INFORMATION

Address: 10009 HARDIN VALLEY Rd
General Location: N side Hardin Valley Rd, E of Westford Blvd
Tract Size: 3.20 Ac No. of Units: 1
Zoning District: PC
Existing Land Use: Vacant

Planning Sector: Northwest County
Sector Plan Proposed Land Use Classification: GC
Growth Policy Plan Designation: Planned Growth
Census Tract: 59.08
Traffic Zone: 216
Parcel ID Number(s): 104 082
Jurisdiction: County Commission District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Tom Green
Company: Elders Hardware
Address: 4921 Highway 5B
City: Marysville State: TN Zip: 37416
Telephone: 423-999-1206
E-mail: talenn@eldershardware.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Mark A. Bialik
Company: GBS ENGINEERING
Address: 1313 KALMIA Rd
City: Knoxville State: TN Zip: 37909
Telephone: 605-566-0185
E-mail: mark@gs-eng.net

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
Home Occupation (Specify Occupation)
Other (Be Specific) Hardware store in PC zone

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.
Signature: Mark A. Bialik
Name: Mark A. Bialik
Company: GBS ENGINEERING
Address: 1313 KALMIA Rd
City: Knoxville State: TN Zip: 37909
E-mail: mark@gs-eng.net

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name Address • City • State • Zip Owner Option

J. Tom Deane 4921 Hwy. 58 Chattanooga, TN 37416 _____

NEW ADDRESS ASSIGNMENT

Metropolitan Planning Commission
 Suite 403, City County Building Phone: 865-215-2507
 400 Main St Fax: 865-215-2237
 Knoxville, TN 37902 addressing@knoxmpc.org
 www.knoxmpc.org/addressing/

APPLICANT INFORMATION

Applicant Name: Travis Ferrell	Company: GBS Engineering
Primary Phone: 865.566.0185	Fax:
Secondary Phone: 731.592.0730	Email: travis@gsb-eng.net

SITE INFORMATION

ADDRESS INFORMATION			
Address Type: BUSINESS	Site Name: ELDERS HARDWARE		
PARCEL INFORMATION			
Map Number: 104	Parcel Insert:	Parcel Group: 82	Full Parcel ID: 104 082
			Owner: HVAH LLC
SUBDIVISION INFORMATION			
Subdivision Name:	Unit:	Phase:	
Block:	Lot:	Scanned Site Plan	submitted

Comments:

NEW ADDRESS ASSIGNMENT

Address Number:	Street:	Unit/Suite/Apt:
10009	HARDIN VALLEY RD	
Certified By:	Donna Hill	
Phone: (865) 215-3872	Certificate Date: 10/27/2017 4:45:05 PM	Certificate Number: 64779
<p><i>MPC reserves the right to modify an address as new information comes to our attention from E-911, site plan submissions, plat revisions, street name changes, field reviews, or other sources.</i></p> <p><i>New address assignments can be used immediately. Zip codes are assigned by the U.S. Post Office. MPC cannot certify the zip code of an address.</i></p> <p><i>Address numbers should be at least 4" in height and should be placed on both the structure and mailbox.</i></p> <p><i>Owner or tenant is responsible for notifying all relevant parties including utility providers, Knox County Property Assessor, Knox County Clerk, DMV, and financial institutions.</i></p>		