

▶ **FILE #:** 3-N-17-UR

AGENDA ITEM #: 60

AGENDA DATE: 3/9/2017

▶ **APPLICANT:** B. D. PARTNERSHIP I

OWNER(S): B. D. Partnership I

TAX ID NUMBER: 103 PART OF 115

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10810 Hardin Valley Rd

▶ **LOCATION:** Southeast side of Hardin Valley Rd., east of Greenland Way.

▶ **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a 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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial center

HISTORY OF ZONING: Knox County Commission approved the rezoning of this property to PC/TO on October 28, 2013.

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

South: Vacant land - PC (Planned Commercial) / TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay)

East: Restaurant - PC (Planned Commercial) / 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 commercial center with approximately 12,537 square feet, as shown on the development plan, subject to 9 conditions**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTEDA) for the proposed development (3-C-17-TOB) that will be before the Board on March 6, 2017.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Providing the sidewalk connections as identified on the development plan, subject to meeting Americans

with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.

4. The final design of the east bound deceleration lane on Hardin Valley Rd. is subject to approval by the Knox County Department of Engineering and Public Works. The deceleration lane shall meet the same pavement design requirements as was used for Hardin Valley Rd.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

6. Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.

7. Approval of the revised Traffic Impact Study for Palmer Subdivision as prepared by CDM Smith with a revised date of February, 2016. The revised Study is subject to review and approval by the Knox County Department of Engineering and Public Works and Planning Commission Staff prior to any building permits being issued for this development. The applicant shall be responsible for installing the street and driveway improvements recommended in the Study. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.

8. Proposed signage for the commercial center is subject to approval by Planning Commission Staff and the TTCDA Board.

9. 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:

This is a request for a commercial center with two buildings and a proposed building area of approximately 12,537 square feet. The 2 acre development site is located on the southeast side of Hardin Valley Rd, approximately midway between Greenland Way and Valley Vista Rd. Access to the site will be the eastern entrance to Palmer Subdivision that was approved as a Concept Plan by the Planning Commission in February, 2016. The site is located just to the west of the new Zaxby's restaurant.

The proposed building that is closest to Hardin Valley Rd. is approximately 7,149 square feet and will be marketed for restaurant and retail use. The rear building with approximately 5,388 square feet will be for office use. There will be a total of 91 parking spaces to serve the center. The commercial center includes driveway connections to the future frontage lots for Palmer Subdivision that will be located to the west. Sidewalk connections will also be provided within the commercial subdivision.

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 March 6, 2017.

A traffic impact study was required for the commercial subdivision. Final approval of that traffic impact study is still required.

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 proposed commercial center 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 street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

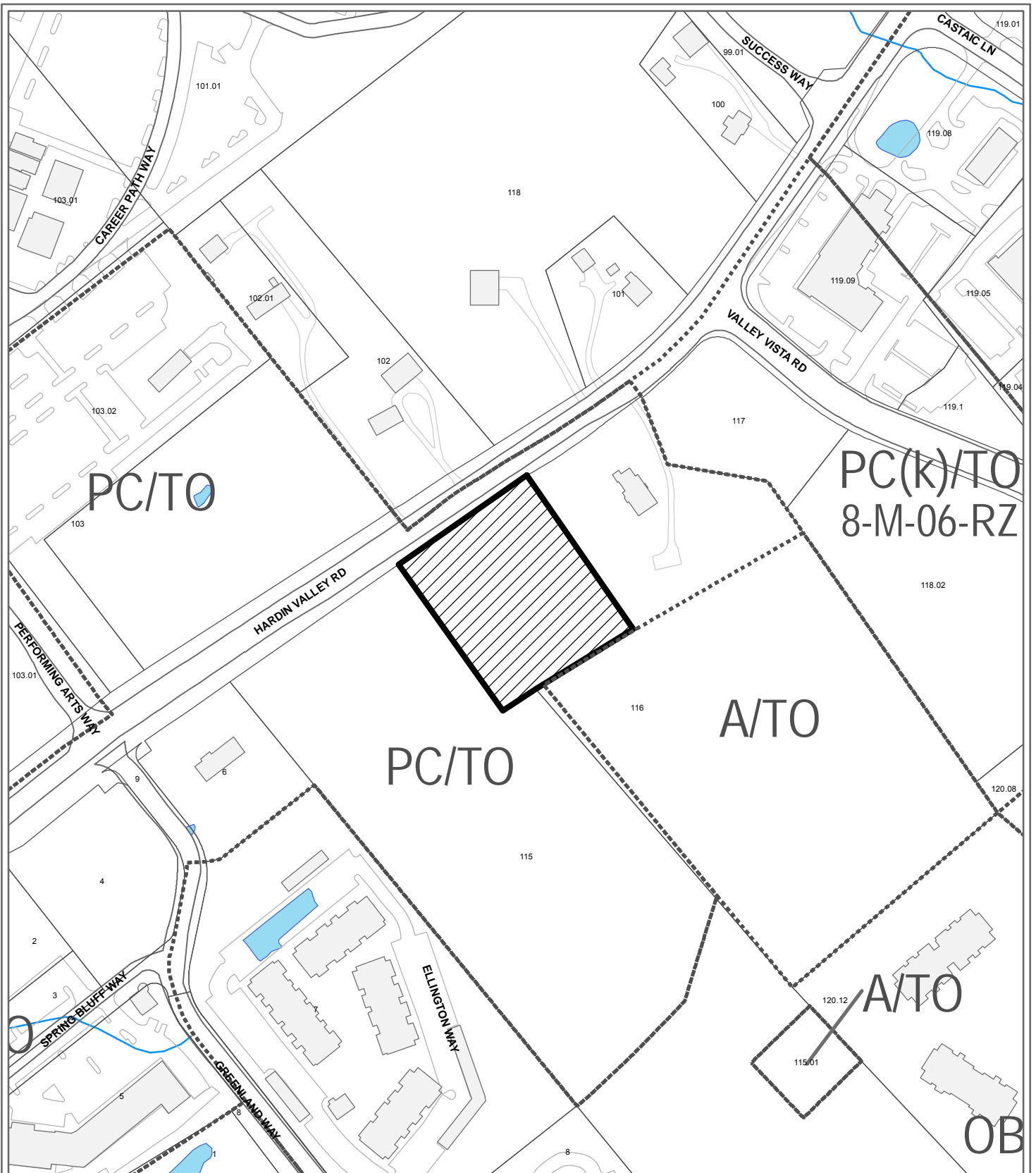
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial uses for this site. The proposed commercial center is in conformity with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

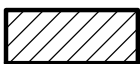
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.



**3-N-17-UR
USE ON REVIEW**



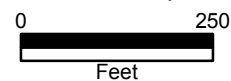
Commercial center in PC (Planned Commercial) / TO (Technology Overlay)

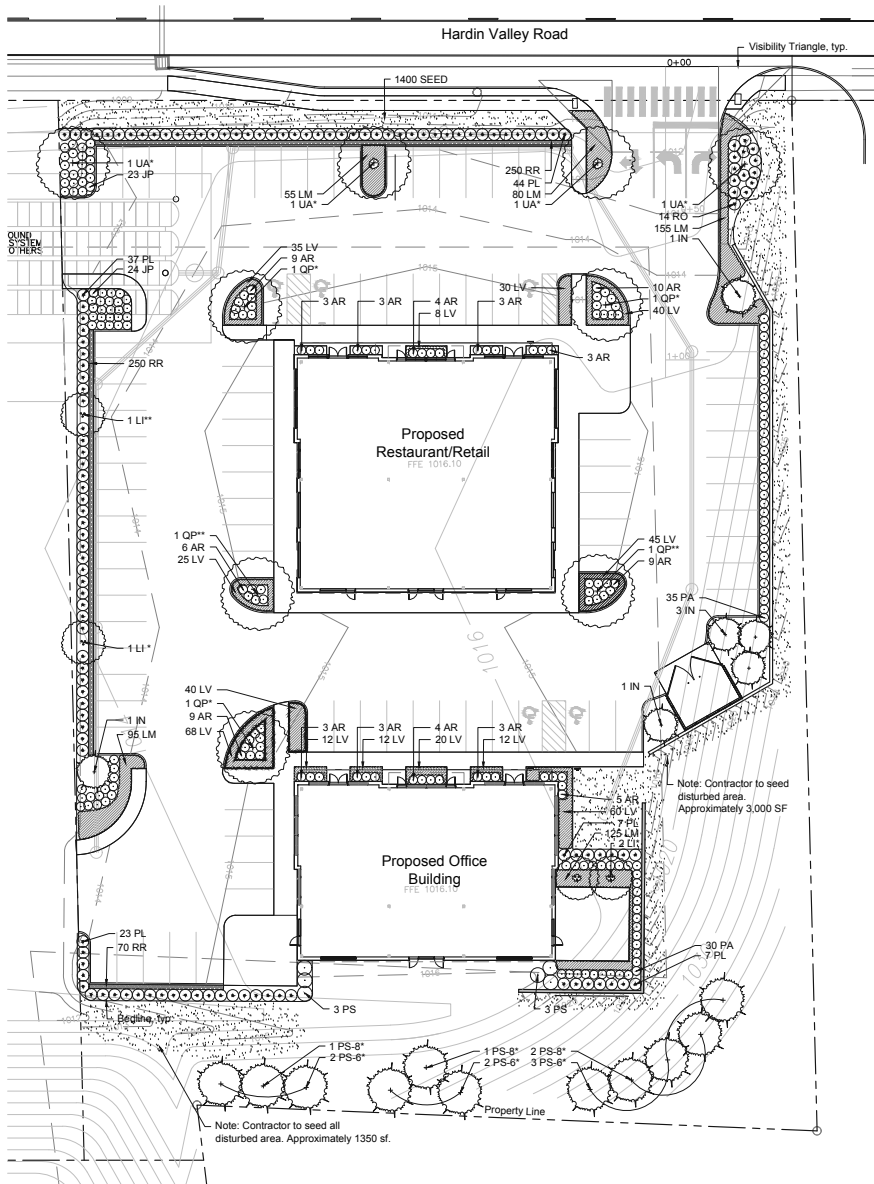
Original Print Date: 2/15/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: B. D. Partnership I

Map No: 103
 Jurisdiction: County





Landscape Plan
Scale: 1" = 20'-0"

0 20 40 60
North

Plant Schedule

| Key | Quantity | Botanical Name | Common Name | Size | Notes |
|--------------------------------------|----------|---|-----------------------------|------------------------|--|
| SHADE TREES | | | | | |
| QP | 5 | <i>Quercus phellos</i> | Willow Oak | 2" cal. | 6' CT-Central leader, full & matched |
| UA | 4 | <i>Ulmus americana</i> 'Princeton' | Princeton Elm | 2" cal. | 6' CT-central leader, full, well and low branched |
| EVERGREEN TREES | | | | | |
| IN | 6 | <i>Ilex x 'Nellie R. Stevens'</i> | Nellie Stevens Holly | 8' hgt. min. | FTG, open branching |
| PS-6 | 7 | <i>Pinus strobus</i> | White Pine | 6' hgt. min. | Center leader, well branched |
| PS-8 | 4 | <i>Pinus strobus</i> | White Pine | 8' hgt. min. | Center leader, well branched |
| ORNAMENTAL TREES | | | | | |
| LI | 4 | <i>Lagerstroemia indica</i> x <i>Burial</i> 'Natchez' | Natchez Crepe Myrtle | 8' hgt. min. | MT, 3 cane min., full & well branched, white flowers |
| SHRUBS | | | | | |
| AR | 77 | <i>Abelia</i> x 'Rose Creek' | Rose Creek Abelia | 3 gal. | 3' o.c., full & dense, pink flowers |
| JP | 47 | <i>Juniperus platensis</i> | Parson's Juniper | 3 gal. - 18" min. hgt. | 3' o.c., full & dense |
| PL | 118 | <i>Prunus laurocerasus</i> 'Otto Luyken' | Otto Luyken Laurel | 3 gal. | 4' o.c., full & dense |
| PS | 6 | <i>Prunus laurocerasus</i> 'Schopkaensis' | Schip Laurel | 30" B&B | 5' o.c., full & dense |
| RO | 14 | <i>Rosa</i> 'Radrazz' | Knockout Rose | 3 gal. | 4' o.c., full & dense, red flowers |
| GROUNDCOVERS & PERENNIALS | | | | | |
| LM | 510 | <i>Liriope muscari</i> 'Big Blue' | Big Blue Liriope | 1 gal. | 18" o.c. |
| LV | 420 | <i>Liriope muscari</i> 'Variegata' | Variegated Liriope | 1 gal. | 18" o.c. |
| ORNAMENTAL GRASSES | | | | | |
| PA | 65 | <i>Pennisetum alopecuroides</i> 'Cassian's Choice' | Cassian's Choice Pennisetum | 3 gal. | 3' o.c. |
| SEED | | | | | |
| SEED | 5,755 | <i>Festuca arundinacea</i> | Turftype Tall Fescue | sf | |
| HARDSCAPE | | | | | |
| RR | 570 | River Rock | | 2" | 3-4" Depth |

Parking Lot Landscape Requirements (TTFDA)

Stipulation: Mature trees that are preserved within eight (8) feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees.
 Total number of trees preserved: 0
Requirement A: Trees shall be required at a rate of one (1) medium or large canopy tree for every ten parking spaces provided. In order to provide year-round greenery, at least 25% of newly planted trees should be evergreen.
 Total number of parking spaces: 93
 Trees required: 10
 Trees provided: 21 (Notated on plan with *)
 Evergreen trees provided: 11
Requirement B: A roughly equal combination of large, medium and small trees should be planted, with at least 10 large maturing trees per acre of yard space.
 Acres of yard space:
 Front yard: .08 acre
 Side Yard: .22 acre
 Trees Required: 3
 Trees provided:
 2 Large Tree
 1 Medium Trees
 Total: 3 Trees Provided (notated on plan with *)
Requirement C: In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.
 Total parking surface area: 35,065 sf
 Plant bed area required: 1,753 sf
 Plant bed area provided: 3,386 sf

Building Landscape Requirements

Requirement D: Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery, and bedding plants.
 Total building elevation: 10,625 sf
 Required plantings: 5,313 sf
 Plantings provided: 7,402 sf

All disturbed areas to be seeded.

Note: See Sheet L200 for Planting Notes and Planting Details



GEORGE ARMOUR EWART ARCHITECT

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

A NEW MIXED USE CENTER FOR
10810 HARDIN VALLEY RD.
KNOX COUNTY, TENNESSEE

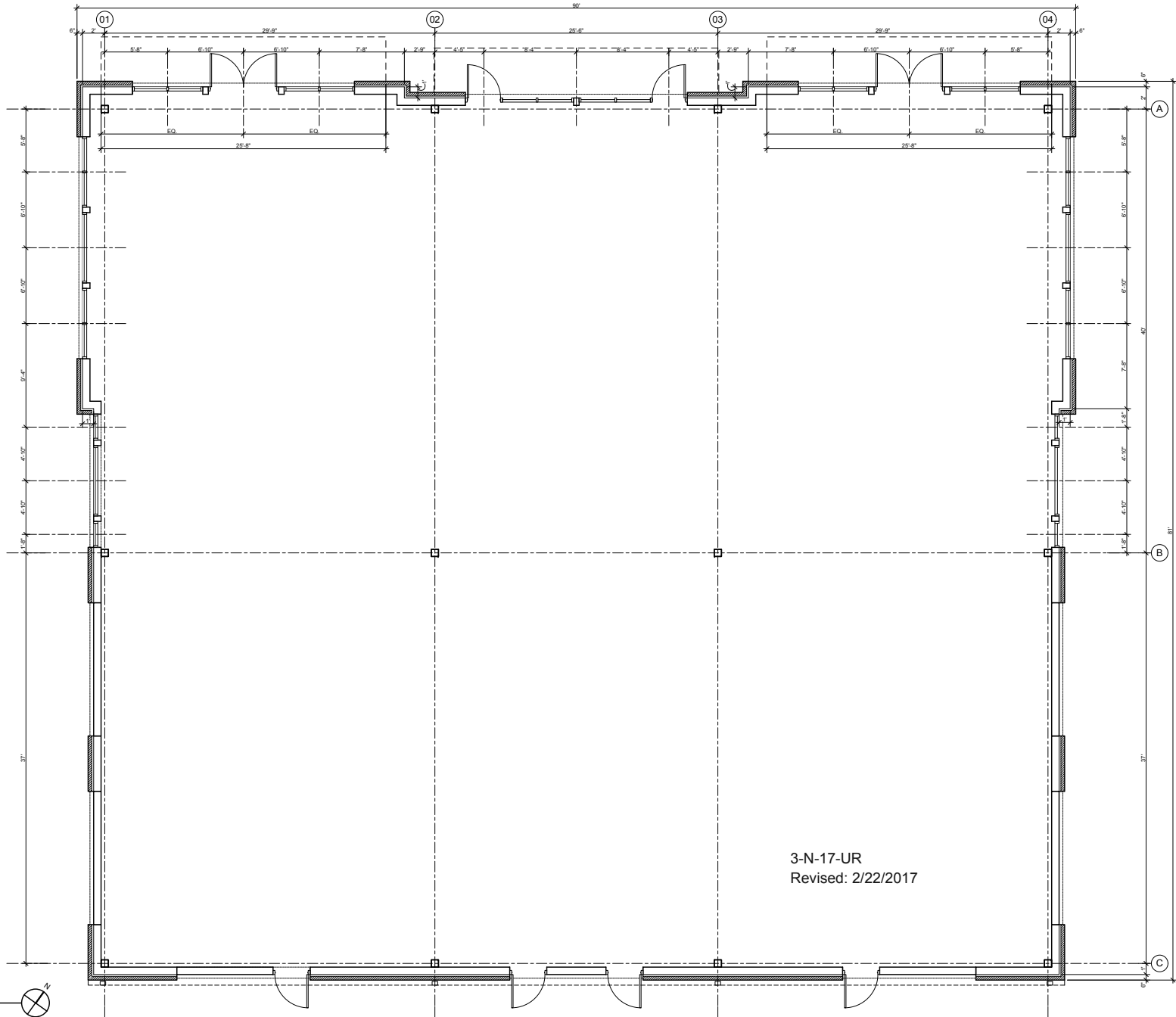


Landscape Plan

3-N-17-UR
Revised: 2/22/2017

DATE: 22 FEB 2017
PROJECT NO.: 17-010
PROJECT MGR.: ABS

L100



1 FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"

3-N-17-UR
Revised: 2/22/2017



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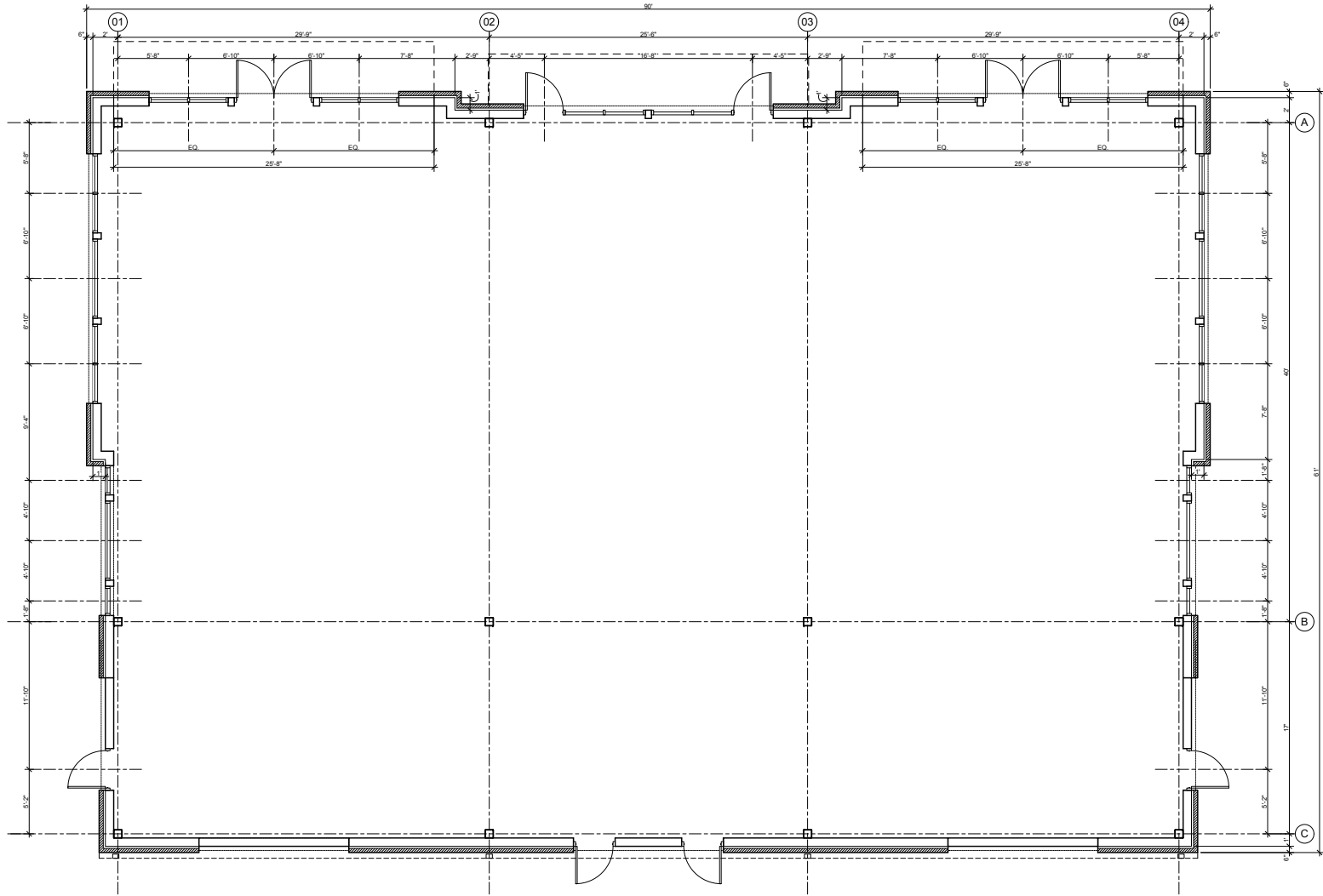
A NEW MIXED USE CENTER FOR
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KNOX COUNTY, TENNESSEE



FLOOR PLAN -
RESTAURANT/RETAIL BLDG.

DATE: 06 FEB 2017
PROJECT NO.: 16110
PROJECT MGR.: SHA

A1.1



3-N-17-UR
 Revised: 2/22/2017

1 FLOOR PLAN
 A1.2 SCALE: 1/4" = 1'-0"



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FLOOR PLAN - OFFICE BLDG.

DATE: 06 FEB 2017
 PROJECT NO.: 16110
 PROJECT MGR.: SHA

A1.2



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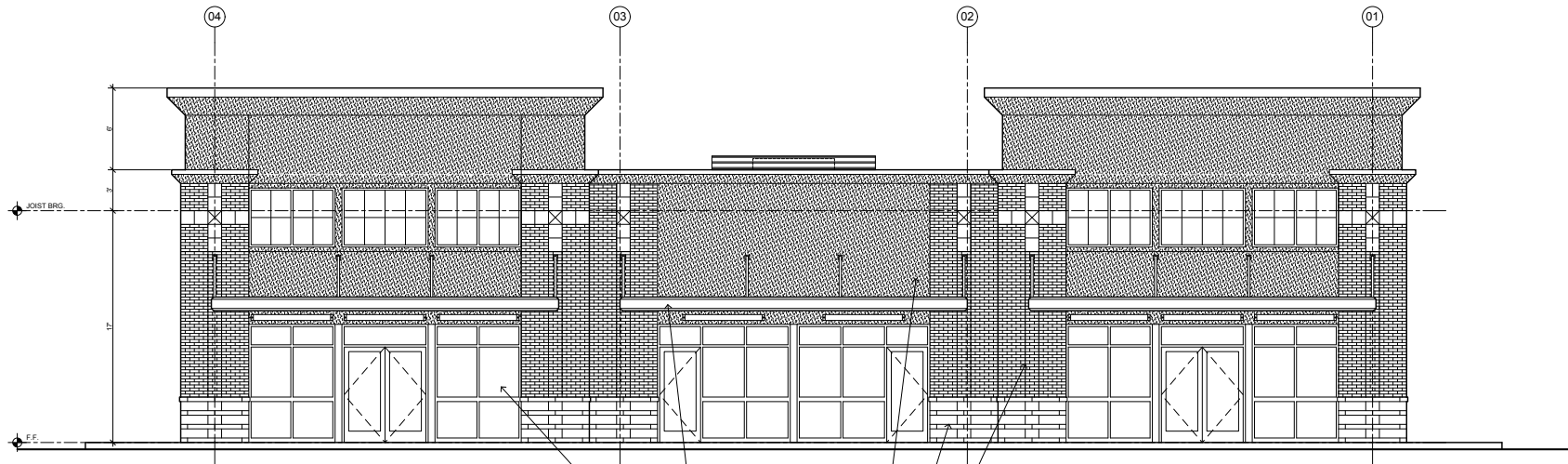
A NEW MIXED USE CENTER FOR
10810 HARDIN VALLEY RD.
KNOX COUNTY, TENNESSEE



**EXTERIOR ELEVATIONS -
RESTAURANT/RETAIL BLDG**

DATE: 06 FEB 2017
PROJECT NO.: 16110
PROJECT MGR.: SHA

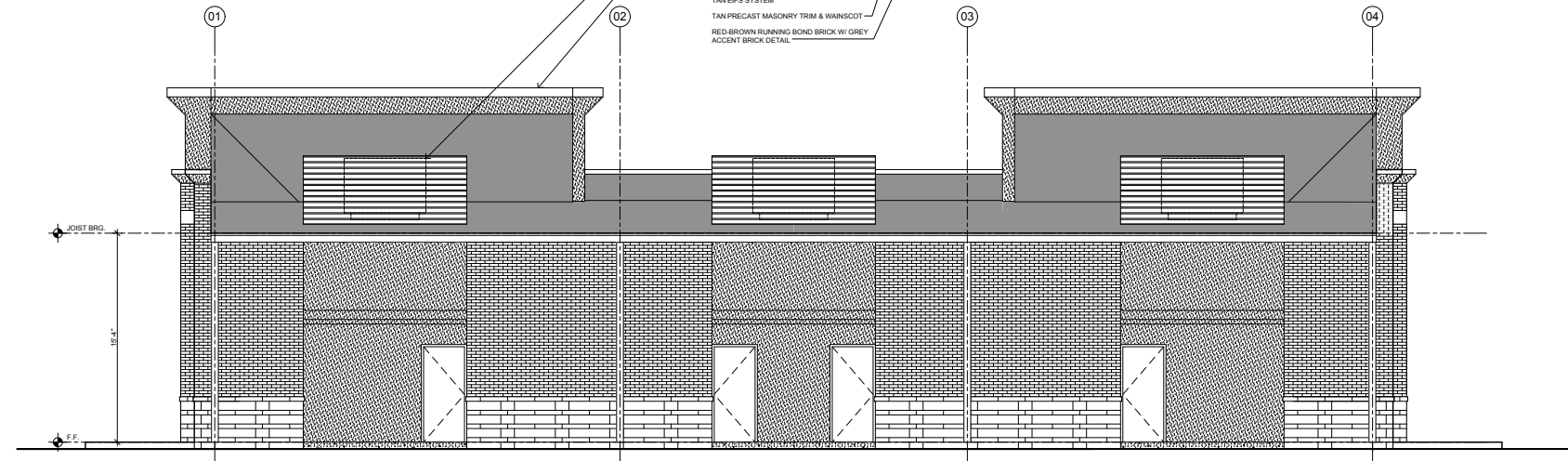
A4.1



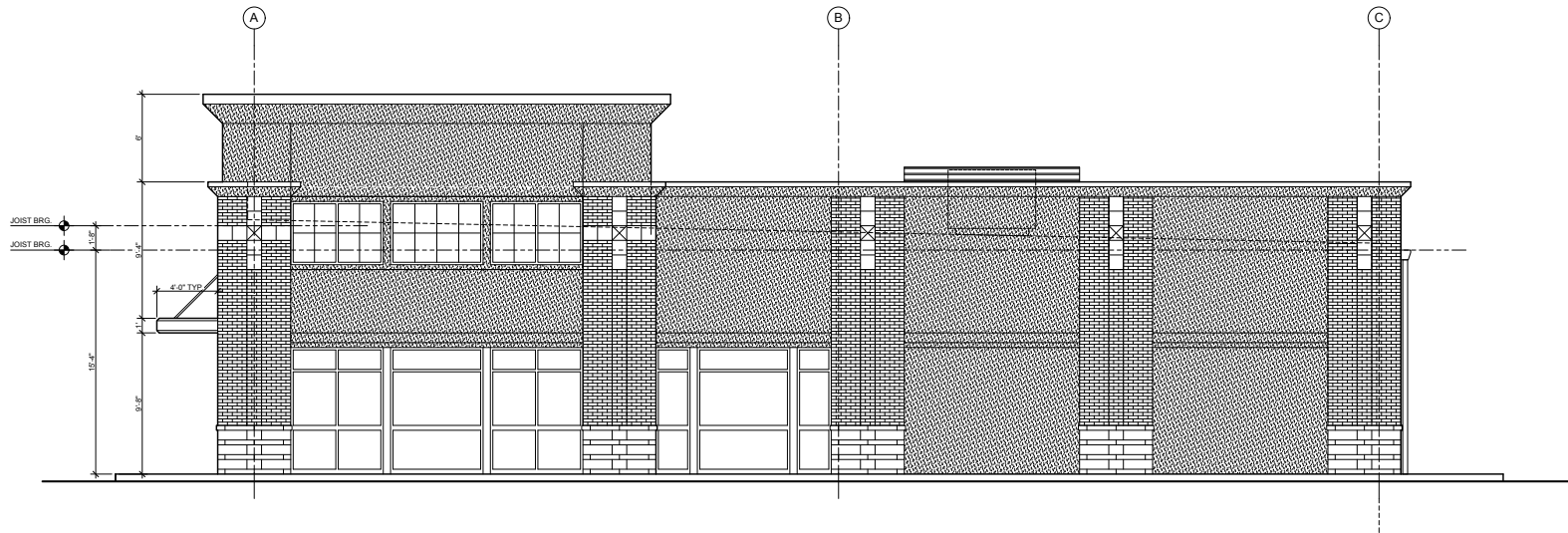
1 NORTH ELEVATION
A4.1 SCALE: 1/4" = 1'-0"

TYPICAL ELEVATION NOTES:
WHITE CANTILEVERED CANOPY
WHITE ALUM. STOREFRONT SYSTEM
DASHED LINES INDICATE POSSIBLE LOCATION OF R.I.U. TO BE HIDDEN BEHIND WHITE DIMENSIONAL METAL PANEL WALL
WHITE PREFIN. ALUM. COPING
TAN EIFS SYSTEM
TAN PRECAST MASONRY TRIM & WANSCOT
RED-BROWN RUNNING BOND BRICK W/ GREY ACCENT BRICK DETAIL

3-N-17-UR
Revised: 2/22/2017

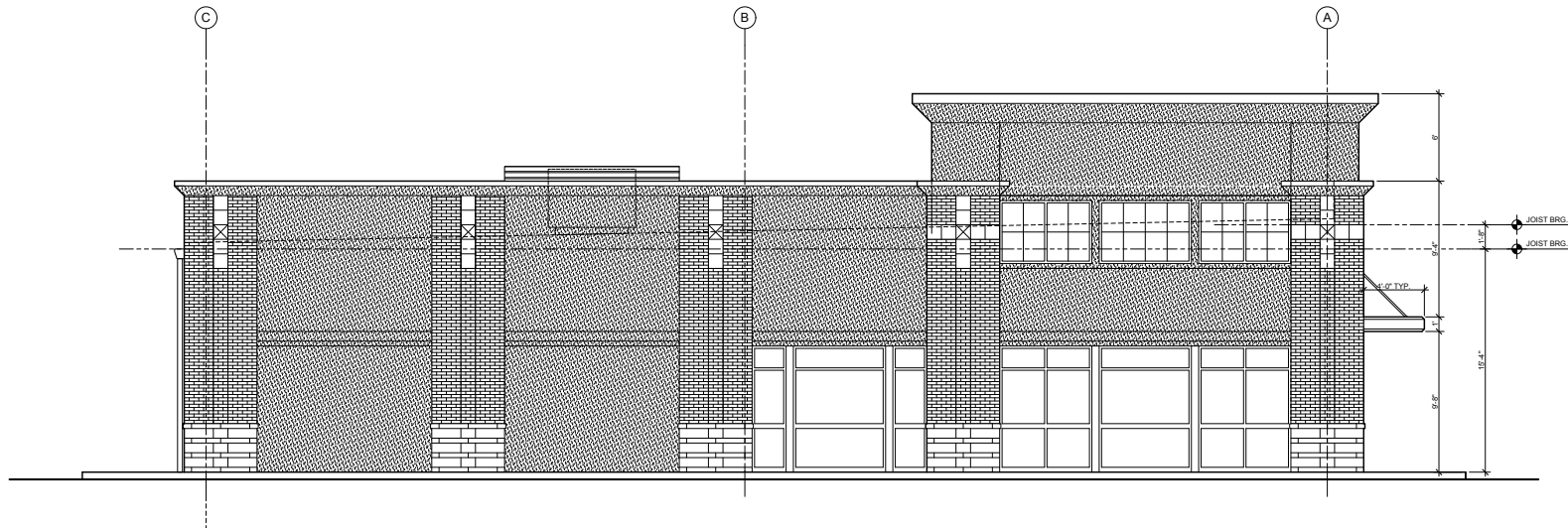


2 SOUTH ELEVATION
A4.1 SCALE: 1/4" = 1'-0"



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

3-N-17-UR
Revised: 2/22/2017



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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A NEW MIXED USE CENTER FOR
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KNOX COUNTY, TENNESSEE



**EXTERIOR ELEVATIONS -
RESTAURANT/RETAIL BLDG.**

DATE: 06 FEB 2017
PROJECT NO.: 16110
PROJECT MGR.: SHA

A4.2



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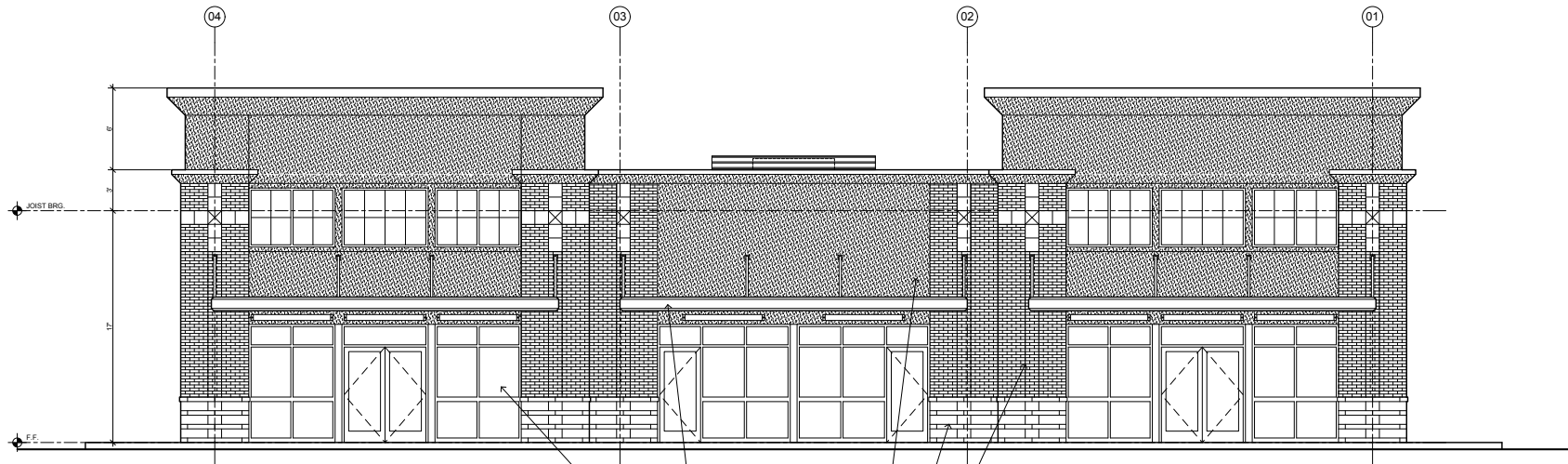
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KNOX COUNTY, TENNESSEE



EXTERIOR ELEVATIONS -
OFFICE BLDG.

DATE: 06 FEB 2017
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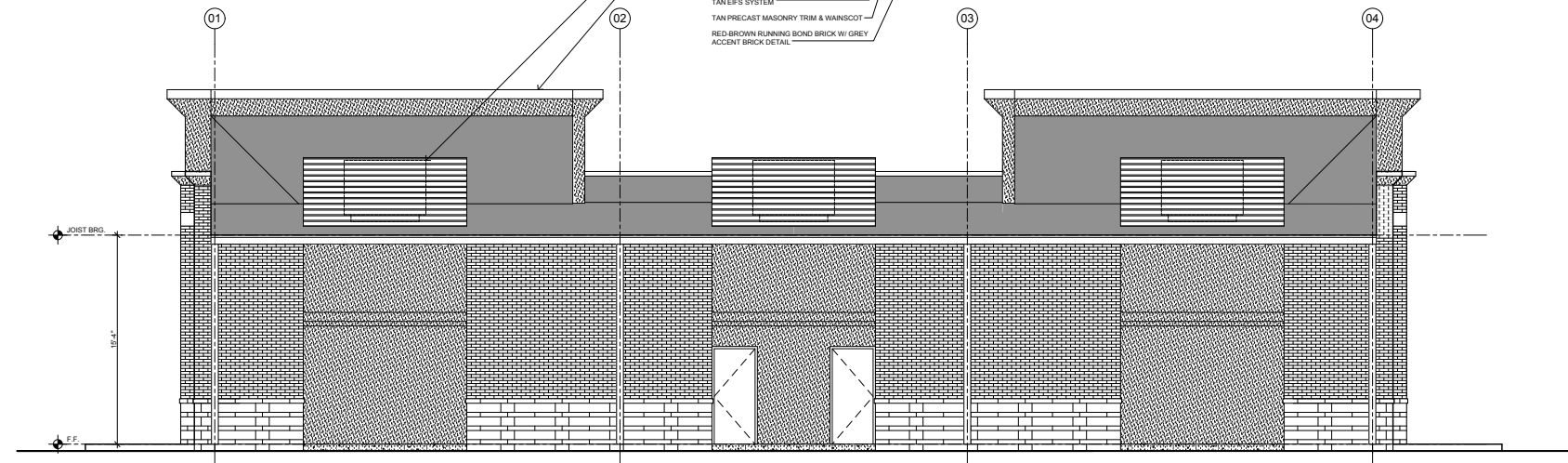
A4.3



1 NORTH ELEVATION
A4.3 SCALE: 1/4" = 1'-0"

- TYPICAL ELEVATION NOTES:**
- WHITE CANTILEVERED CANOPY
 - WHITE ALUM. STOREFRONT SYSTEM
 - DASHED LINES INDICATE POSSIBLE LOCATION OF R.I.U. TO BE HIDDEN BEHIND WHITE DIMENSIONAL METAL PANEL WALL
 - WHITE PREFIN. ALUM. COPING
 - TAN EIFS SYSTEM
 - TAN PRECAST MASONRY TRIM & WANSCOT
 - RED-BROWN RUNNING BOND BRICK W/ GREY ACCENT BRICK DETAIL

3-N-17-UR
Revised: 2/22/2017



2 SOUTH ELEVATION
A4.3 SCALE: 1/4" = 1'-0"



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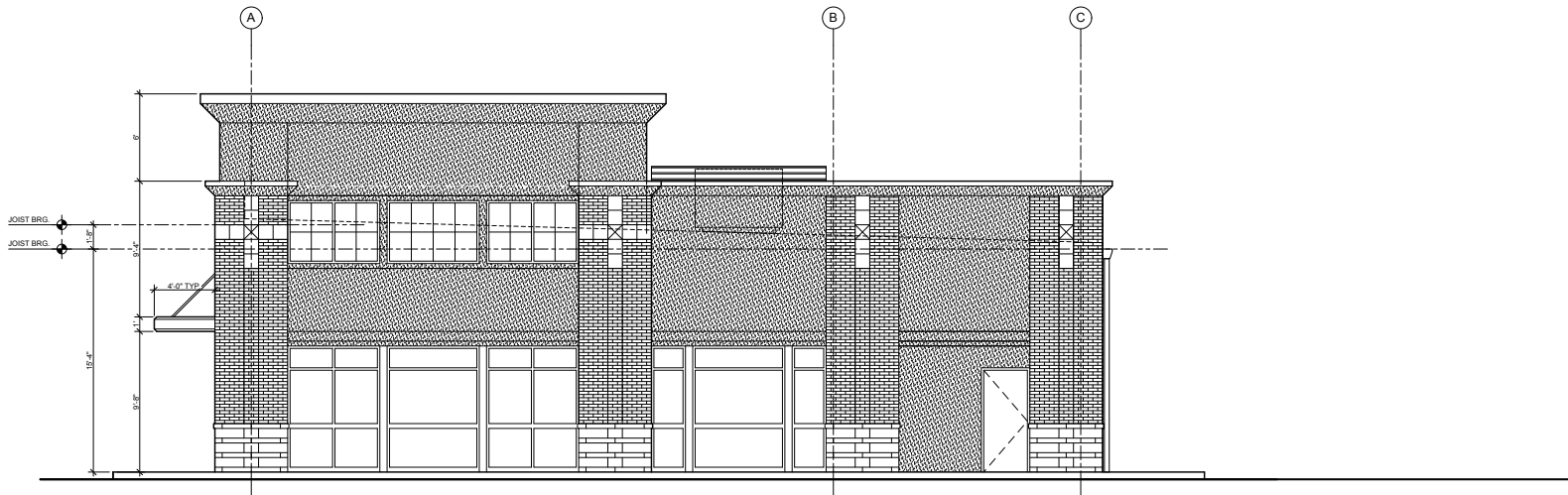
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KNOX COUNTY, TENNESSEE



**EXTERIOR ELEVATIONS -
OFFICE BLDG. AND
DUMPSTER ENCLOSURE**

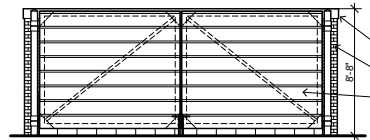
DATE: 06 FEB 2017
PROJECT NO.: 16110
PROJECT MGR.: SHA

A4.4



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"

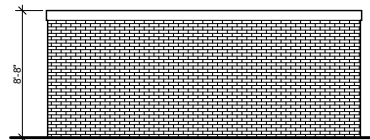


3 DUMPSTER ENCLOSURE - FRONT

SCALE: 1/4" = 1'-0"

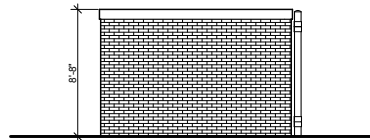
ELEVATION NOTES:
- WHITE PREFIN. ALUM. COPING
OVER P.T. WD. BLOCKING
- RED-BROWN RUNNING BOND
BRICK W/ C.M.U. BACKUP
- WHITE DIMENSIONAL METAL
PANEL SIDING ON WHITE PTD.
STEEL GATE & BOLLARDS

3-N-17-UR
Revised: 2/22/2017



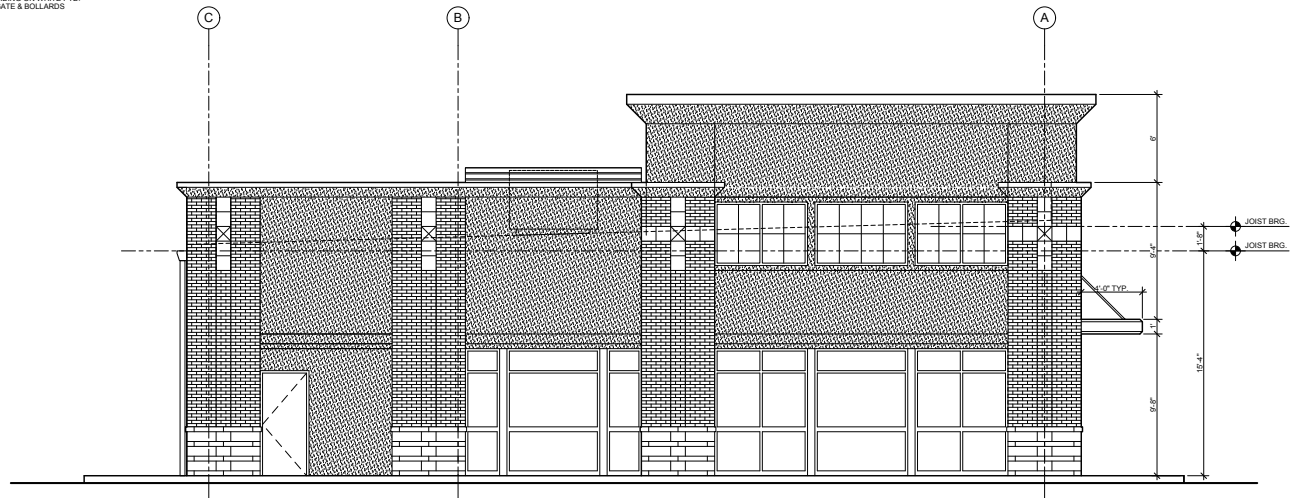
4 DUMPSTER ENCLOSURE - BACK

SCALE: 1/4" = 1'-0"



5 DUMPSTER ENCLOSURE - SIDES

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

Use on Review Development Plan

Name of Applicant: BD Partnership I

Date Filed: 1/30/2017

Meeting Date: 3/9/2017



Application Accepted by: Mike Reynolds

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: 3000.00 File Number: Use on Review 3-N-17-UR

PROPERTY INFORMATION

Address: 10810 Hardin Valley Rd
General Location: South side of Hardin Valley Rd
East of Greenland Way
Tract Size: 2.0 No. of Units: 2
Zoning District: PC/TD
Existing Land Use: Commercial

Planning Sector: NW County
Sector Plan Proposed Land Use Classification: NWCO-5
Growth Policy Plan Designation: Planned Growth
Census Tract: 59.05
Traffic Zone: 237
Parcel ID Number(s): 103 115
Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Rusty Bittle
Company: BD Partnership I
Address: 10784 Hardin Valley Rd
City: Knox State: TN Zip: 37932
Telephone: 865-202-0136
Fax: _____
E-mail: Rusty@hardinvalleyland.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: Rusty Bittle
Company: _____
Address: - see above -
City: _____ State: _____ Zip: _____
Telephone: _____
Fax: _____
E-mail: _____

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)

Other (Be Specific)
Retail strip center

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: [Signature]
PLEASE PRINT
Name: Rusty Bittle
Company: BD Partnership I
Address: 10784 Hardin Valley Rd
City: Knox State: TN Zip: 37932
Telephone: 202-0136
E-mail: Rusty@hardinvalleyland.com

