

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

▶ **FILE #:** 1-A-18-UR

AGENDA ITEM #: 43

AGENDA DATE: 1/11/2018

▶ **APPLICANT:** HARBWHITE PROPERTIES

OWNER(S): Harbwhite Properties, LLC

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 I40/I75.

▶ **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 four lane divided median street section within 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 Center

▶ **PROPOSED USE:** Amend the previously granted Use on Review Condition #2. (3-J-15-UR / 3-12-2015)

HISTORY OF ZONING: Property rezoned to PC-1 by Knoxville City Council on September 3, 2013.

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences - C-6 (General Commercial Park) and RA (Low Density Residential)

South: I-40 / I-75 - C-3 (General Commercial)

East: Residence and vacant land - 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:

▶ **POSTPONE** until the February 8, 2018 MPC meeting as requested by the applicant.

COMMENTS:

The applicant is requesting that the Planning Commission remove a condition of approval (condition #2) from

their use on review approval (3-J-15-UR) granted on March 12, 2015 for the parking lot expansion for the Bridgewater Place Event Center. 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.

The condition of approval reads as follows: "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."

Staff has reviewed the request to remove the condition for the sidewalk connection from the building entrance for Bridgewater Place out to the sidewalk that has been installed out along Bridgewater Rd., at the driveway entrance for the facility, and sees no justification for supporting this request. Planning Commission staff has discussed this issue with City Engineering staff and we do not see any hardship in complying with the condition. No documentation has been provided to show that a sidewalk connection meeting the Americans with Disabilities Act (ADA) standards cannot be made.

Except for a small 200' section of street frontage along Bridgewater Rd. on the north side of Comstock Rd., this connection will provide access to the Ten Mile Creek Greenway Park (located just north of the site) and approximately 5.8 miles of connected greenways. The driveway entrance for the Bridgewater Place facility is approximately 600' from the existing greenway.

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.