

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

▶ **FILE #:** 12-H-17-UR **AGENDA ITEM #:** 42
 POSTPONEMENT(S): 12/14/2017 **AGENDA DATE:** 1/11/2018
 ▶ **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:

▶ **APPROVE the Development Plan for a retail hardware store of approximately 17,000 square feet, subject to 8 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health

Department.

3. Installation of the internal and external sidewalks as designated on the development plan, or as otherwise approved by the Knox County Department of Engineering and Public Works.
4. Installation of a Type "A" landscape screen (see attached) on the north side (rear) of the outdoor garden center on the east side of building.
5. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project.
6. Establishing a 30' the greenway easement as shown on the development plan when a Final Plat is submitted to the Planning Commission for approval for this site.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of Knox County sign regulations (Article 3, Section 3.90) subject to approval by Knox County Codes Administration and Planning Commission staff.

With the conditions noted above, this request meets the requirements for approval in the PC (Planned Commercial) zoning districts, as well as other criteria for approval of a use on review.

COMMENTS:

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. On the north side of the property a greenway easement is provided along the creek to allow for construction of the proposed greenway.

Staff is recommending that a dense evergreen landscape screen be installed to the rear of the outdoor garden center to screen the merchandise and lighting from view from the adjacent neighborhood.

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 shopping 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 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 retail store is in conformity with the Sector Plan designation.
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.

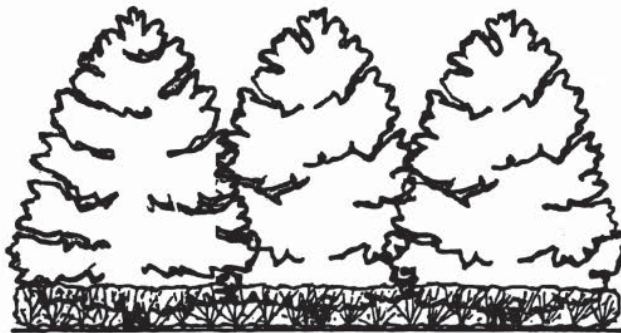
MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

Type "A" Screen: Dense

APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

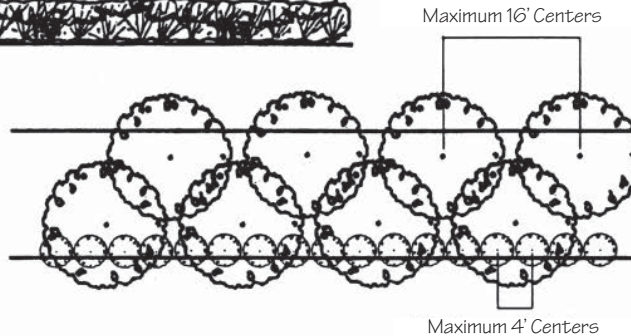
NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

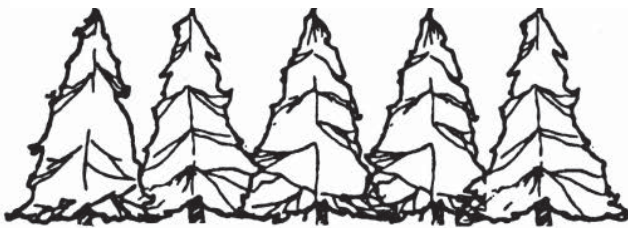


TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

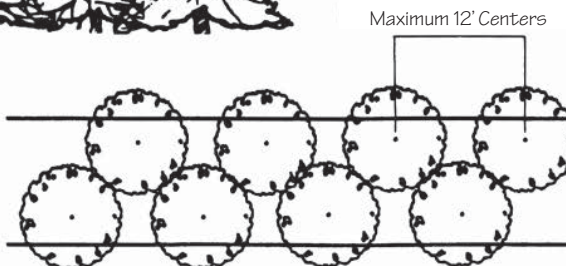
SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



- Two offset rows of evergreen trees with branches touching the ground



TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:

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The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.