

**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 7 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 landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project.
5. 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.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. 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.

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.

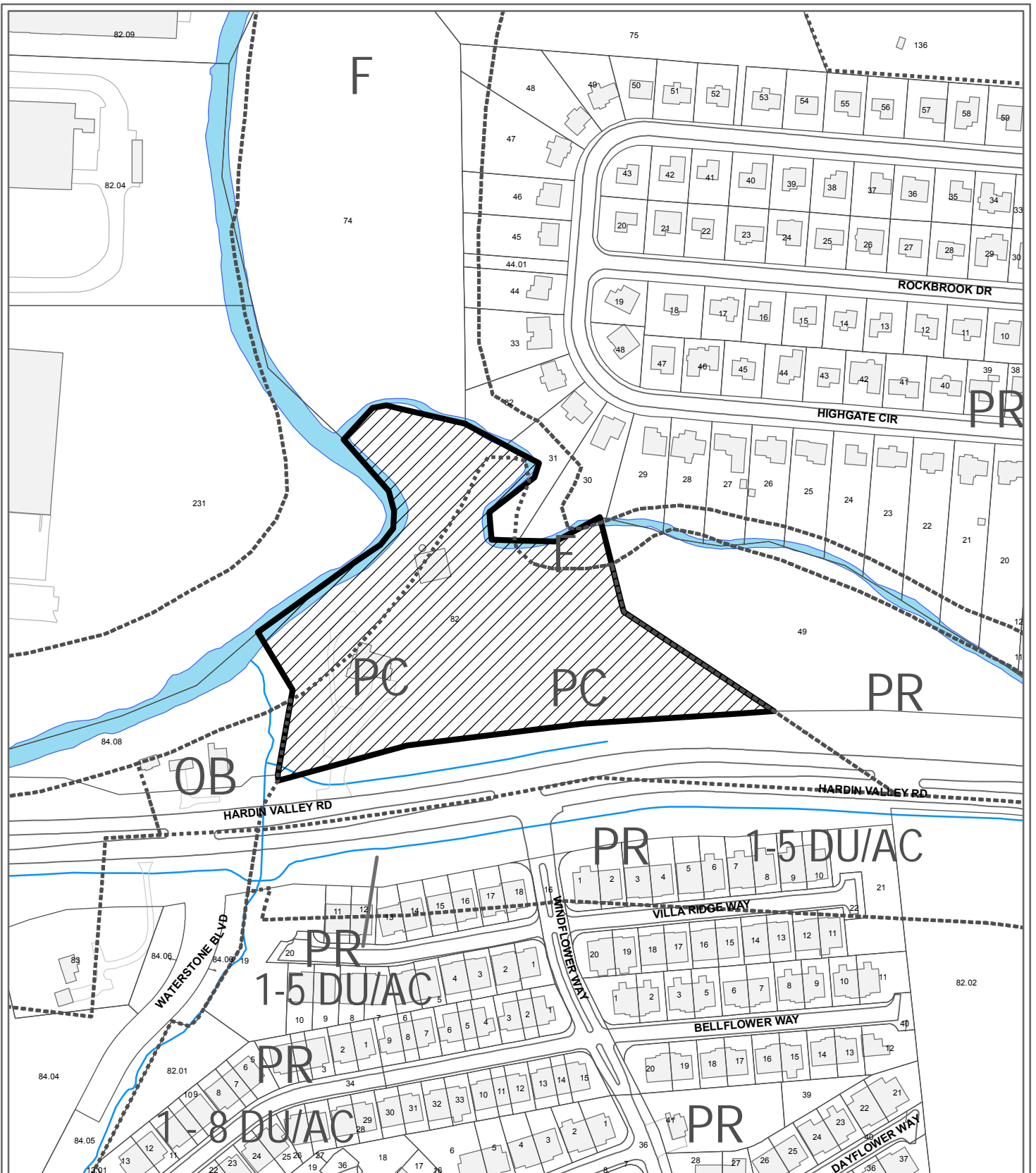
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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.



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

Petitioner: GBS Engineering



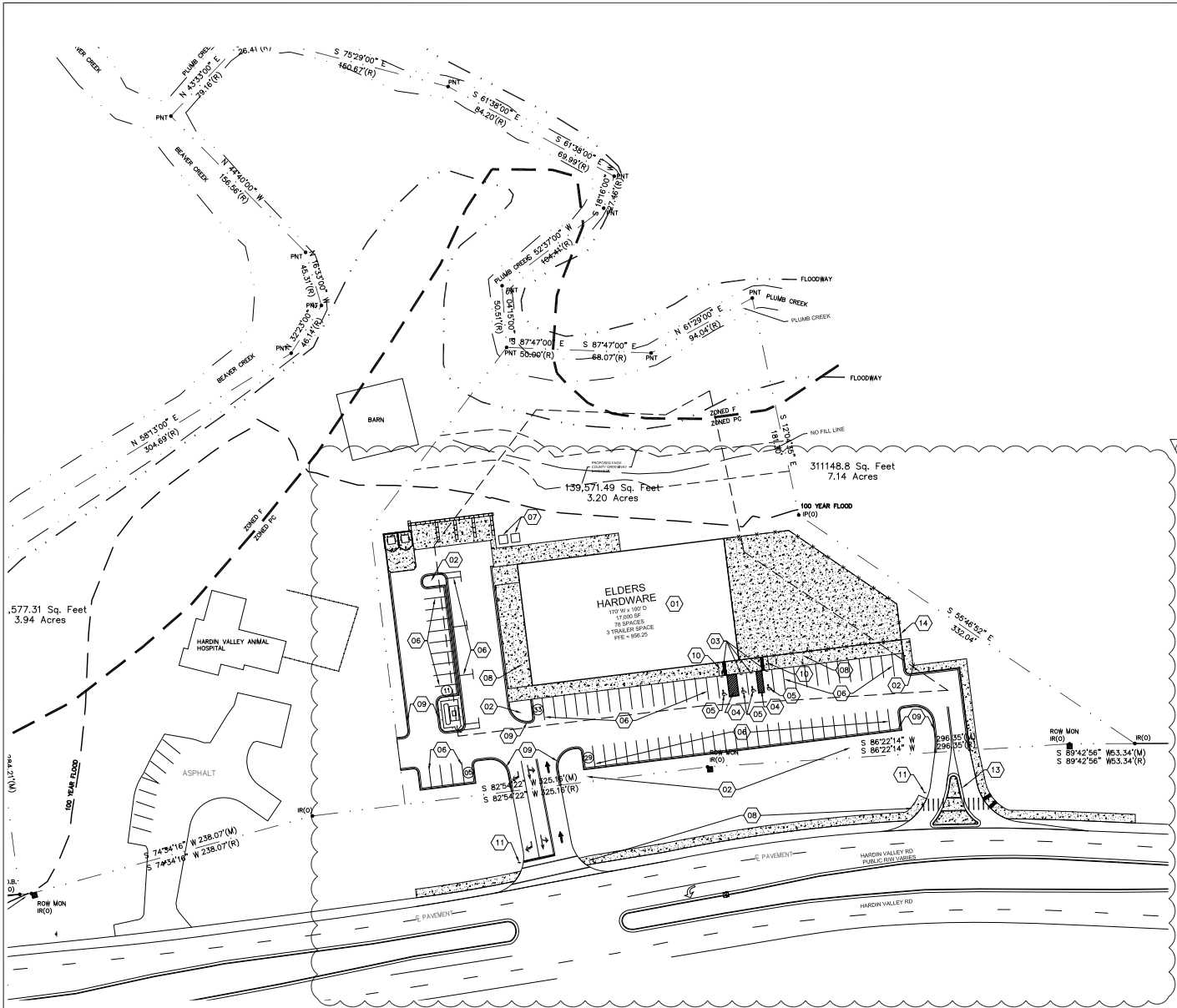
Hardware store in PC (Planned Commercial)

Map No: 104

Jurisdiction: County



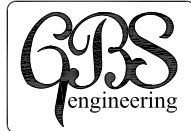
Original Print Date: 11/13/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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 P-CO		
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



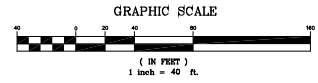
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



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"



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



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

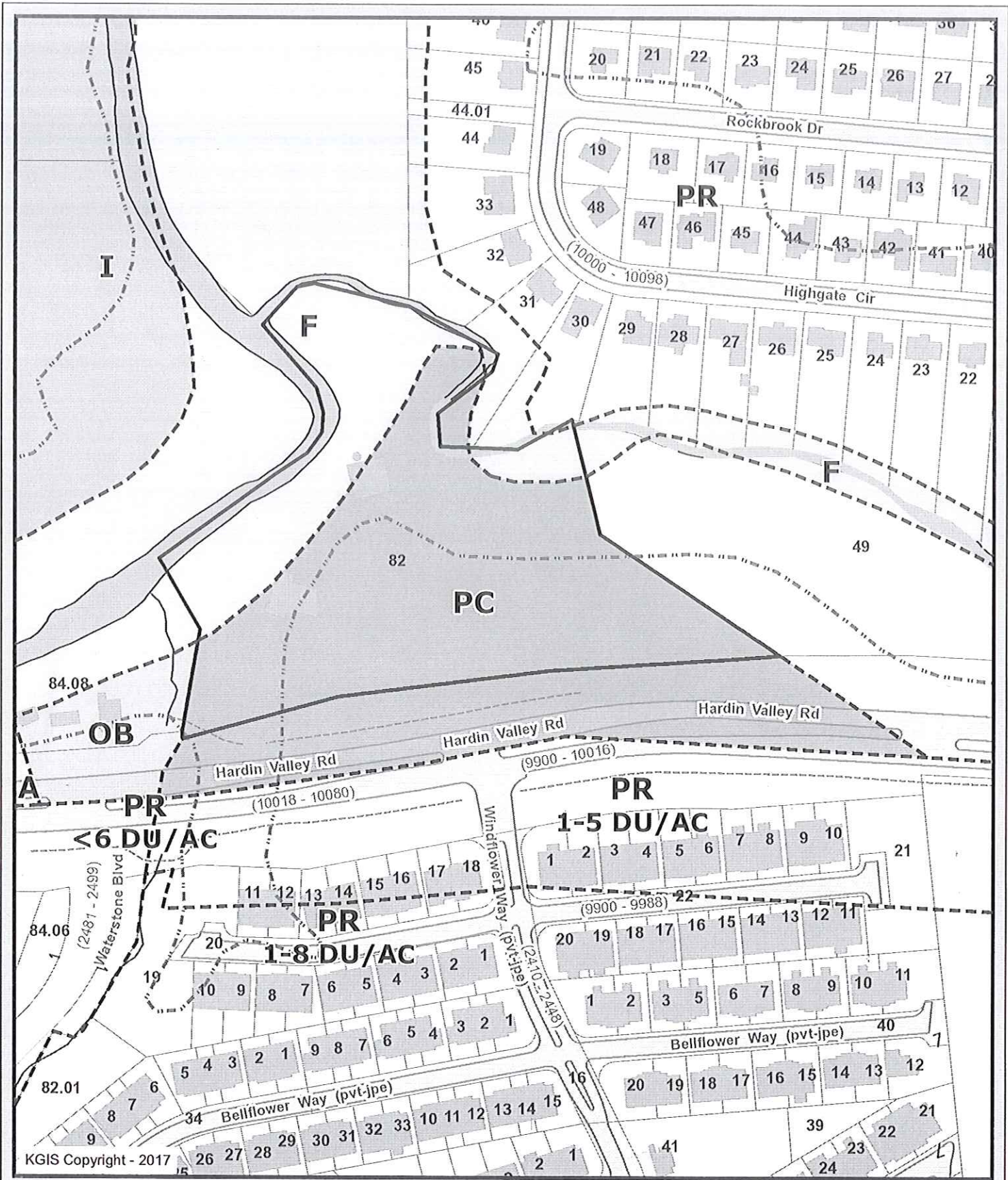
APPROVAL REQUESTED

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

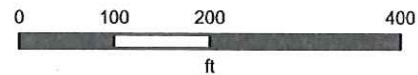


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Knoxville - Knox County - KUB Geographic Information System



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REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 11/29/17 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: *Mark A. Biasik*
Printed name: Mark A. Biasik
MPC/BZA File #: 12-H-17-UR

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