

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

▶ **FILE #:** 1-A-18-UR **AGENDA ITEM #:** 43
 POSTPONEMENT(S): 1/11/18-4/12/18 **AGENDA DATE:** 7/12/2018
 ▶ **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:

▶ **WITHDRAW as requested by the applicant.**

The applicant has submitted a revised sidewalk layout to the Knoxville Department of Engineering for review and approval.

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."

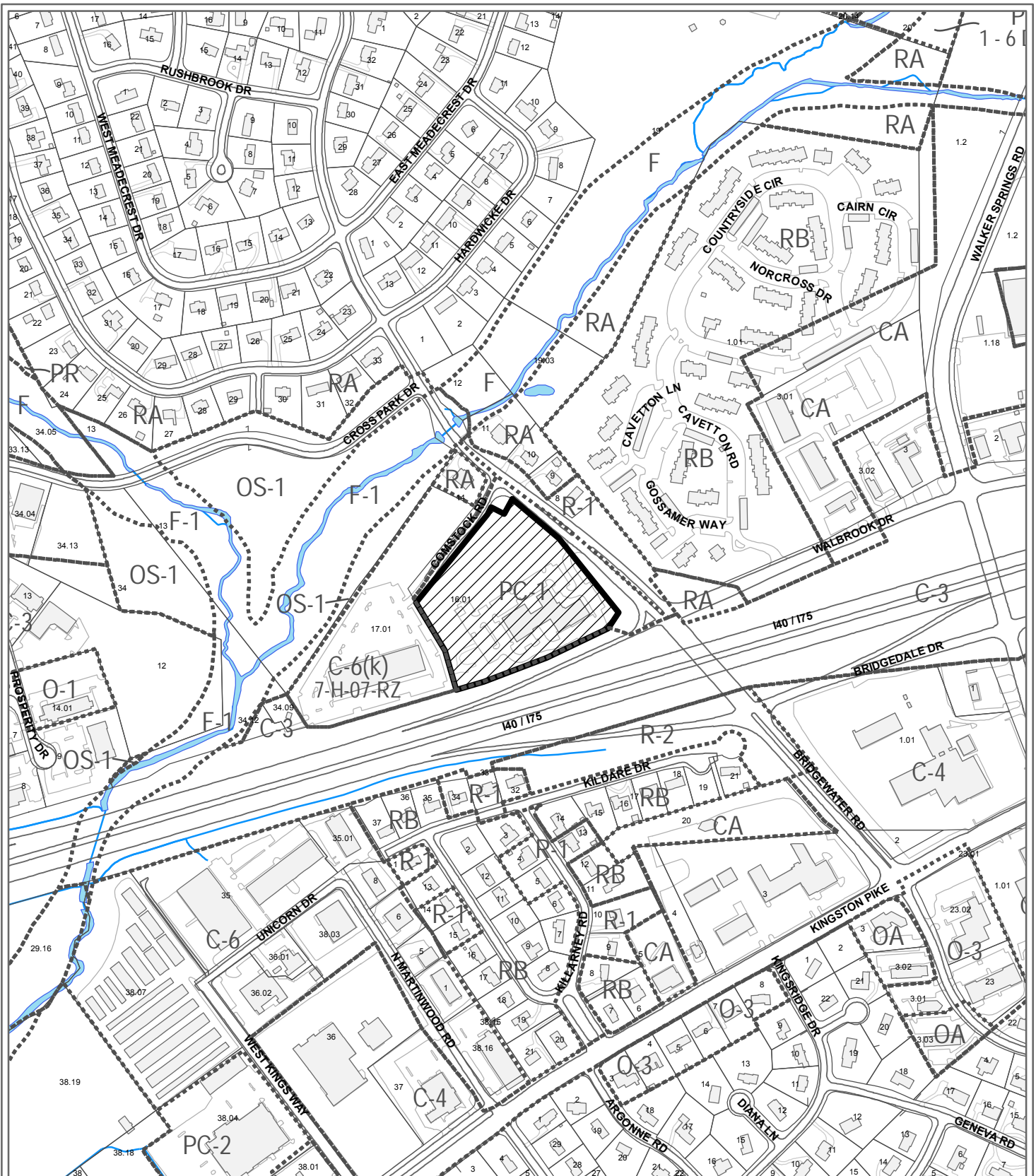
Staff has reviewed the request to remove the condition for the sidewalk connection from the building entrance for Bridgewater Place out to the sidewalk that has been installed out along Bridgewater Rd., at the driveway entrance for the facility, and sees no justification for supporting this request. 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.



**1-A-18-UR
USE ON REVIEW**



Amend the previously granted Use on Review Condition #2. (3-J-15-UR / 3-12-2015) in PC-1 (Retail and Office Park)

Petitioner: Harbwhite Properties

Map No: 119

Jurisdiction: City



Original Print Date: 12/18/2017

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



1-A-18-UR-WD

Tom Brechko <tom.brechko@knoxmpc.org>

43 harb white 1a18ur

1 message

Arthur G. Seymour, Jr. <ajseymour@fmsllp.com>
To: Tom Brechko <tom.brechko@knoxmpc.org>

Mon, Jun 25, 2018 at 1:28 PM

Please WITHDRAW



Arthur G. Seymour, Jr. Attorney



550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901
phone: 865.546.9321 | fax: 865.637.5249 | email: ajseymour@fmsllp.com



Notice: This electronic mail transmission may constitute an attorney-client communication that is privileged at law. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying it and notify the sender by reply e-mail so that our address record can be corrected.

For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at www.fmsllp.com

Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 865-215-2500 FAX 215-2068 www.knoxmpc.org

Use on Review Development Plan

Name of Applicant: HARRIS COSMETIC PROPERTIES

Date Filed: 11/17/17 Meeting Date: 1/11/2018

Application Accepted by: James Reed

Fee Amount: File Number: Development Plan

Fee Amount: \$450.00 File Number: Use on Review 12 K 17 UR 1-A-18-UR



PROPERTY INFORMATION

Address: 205 BRADSHAW BLVD

General Location: NORTH OF I-40/US-75

Tract Size: 6.75 ACRES No. of Units:

Zoning District: PC-1

Existing Land Use: EVENT CENTER

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification: GC

Growth Policy Plan Designation:

Census Tract: 46.10

Traffic Zone: 252

Parcel ID Number(s): 19 AS 01601

Jurisdiction: City Council District 2

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: HARRIS COSMETIC PROPERTIES

Company:

Address: 1045 PARKSIDE DR NW

City: KNOXVILLE State: TN Zip: 37928

Telephone: 218-3300

Fax: 218-3325

E-mail:

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: HARRIS G. SKYRMON

Company: HARRIS COSMETIC PROPERTIES

Address: P.O. BOX 39

City: KNOXVILLE State: TN Zip: 37901

Telephone: 546-9321

Fax: 637-5249

E-mail: HSKYRMON@HARRISCP.COM

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

AWARDED PREVIOUSLY QUANTIFIED USE ON ACRUBS TO DEMONSTRATE COMMITMENT

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:

PLEASE PRINT Name: SAME AS ABOVE

Company:

Address:

City: State: Zip:

Telephone:

E-mail: