



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 2-G-26-DP

AGENDA ITEM #: 38

AGENDA DATE: 2/12/2026

▶ **APPLICANT:** **W. SCOTT WILLIAMS & ASSOCIATES**

OWNER(S): Burr LLC

TAX ID NUMBER: 103 103

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10837 HARDIN VALLEY RD

▶ **LOCATION:** **North side of Hardin Valley Rd, east of Performing Arts Way**

▶ **APPX. SIZE OF TRACT:** **4.03 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Road, a minor arterial with a pavement width which varies from 35 ft to 65 ft within a 100-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Conner Creek

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

PLACE TYPE: CI (Civic and Institutional)

▶ **EXISTING LAND USE:** **Commercial**

▶ **PROPOSED USE:** **New commercial building with drive-through in an existing shopping center.**

HISTORY OF ZONING: In 1983, the subject property was part of a larger rezoning to the SP (Scientific Production) zone (12-U-83-RZ) and the TO (Technology Overlay) was applied to this property (12-FF-83-RZ). In 2006, this property was part of a larger rezoning from BP (Business and Technology)/TO to PC (Planned Commercial)/TO (5-M-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Public/quasi public land (Pellissippi Community College) - PC (Planned Commercial), (TO) Technology Overlay
South: Office, agriculture/forestry/vacant land, commercial - PC (Planned Commercial), TO (Technology Overlay)
East: Single family residential, rural residential - BP (Business and Technology Park), TO (Technology Overlay)
West: Public/quasi public land (Pellissippi Community College) - BP (Business and Technology Park), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area is comprised of commercial, residential, and institutional uses. Commercial uses include retail and service operations along Hardin Valley Road. Residential uses are a mix of single family dwellings on smaller

STAFF RECOMMENDATION:

► **Approve the development plan for a new commercial building with a drive-through in the PC (Planned Commercial) zone as depicted on the site plan, subject to 5 conditions.**

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 3) Installing all required landscaping as shown on the landscape plan within 6 months of obtaining a certificate of occupancy.
- 4) Obtaining a Technology Overlay Certificate of Appropriateness from Planning Staff for any proposed signage.
- 5) Providing a stub-out from the shopping center to the property to the east (parcel 103 102). The location of the stub-out shall be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.

With the noted conditions, this plan meets the requirements for approval in the PC zone and the criteria for approval of a development plan.

COMMENTS:

This proposal is for a new 2400 sq ft commercial building for a coffee shop with a drive-through facility in an existing 4.03-acre shopping center that abuts the Pellissippi State Community College campus. The drive-through lane will utilize the shopping center's existing driveway off of Hardin Valley Road. The new structure will replace an existing patio area that is currently located near the upper northeast corner of the lot. A new outdoor dining and patio area will be added between the new building and the existing tenant building directly to the south.

Additional landscaping with evergreen trees and shrubbery shown on sheet C4 will be installed along the eastern lot line of the site to screen the drive-through facility from the adjacent residential uses. The ordering and pick up windows have been placed on the north and west sides of the building, away from the residential uses to the east. The menu board and ordering speaker will be on separate posts as required by Article 4, Section 4.108.1.b of the Knox County Zoning Ordinance. The proposed hours of operation for the coffee shop will be between 7:00 am and 6:00 pm, Monday through Sunday.

The plan proposes reducing the number of parking spaces on site from 162 to 152 spaces. The parking provided meets the minimum parking required for the shopping center under the zoning ordinance, which is 144 spaces.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL).

In exercise of its administrative judgement, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC (Planned Commercial), TO (Technology Overlay)

A. The PC zone does not list specific permitted uses but stipulates that appropriate uses generally include offices, commercial services, and light distribution centers. The intent of the PC zone is to achieve the highest quality site design, building arrangement, landscaping, and traffic circulation possible. The proposed coffee shop aligns with these uses, and a landscape plan has been provided showing a mix of evergreens, canopy trees, and shrubbery around the building, patio, and parking areas.

B. The administrative procedures for the PC zone require the Planning Commission to approve the development plan before building permits can be issued (Article 5, Section 5.33.13).

C. All development in the TO zone must adhere to the TTCDA Design Guidelines, which regulate landscaping, building, and site design. The proposed plans are in compliance with the regulations, and a COA was approved on 01-30-2026 (12-B-25-TOB).

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property has the CI (Civic and Institutional) place type on the Future Land Use Map, which recommends a land use mix featuring civic, office, and commercial uses. Development in the CI place type is often unique to each area but generally features buildings of 1 to 5 stories with varying setbacks. The proposed development plan aligns with the intent of the CI place type.

3) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed development plan is consistent with Implementation Policy 3, to encourage infill development of underutilized commercial land. The drive-through facility is proposed in an existing commercial shopping center in an urbanized area with direct access to Hardin Valley Road, a minor arterial street.

B. The recommended condition to provide a stub-out to the property to the east is consistent with Implementation Policy 14, to promote network efficiency to reduce congestion and improve redundancy.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

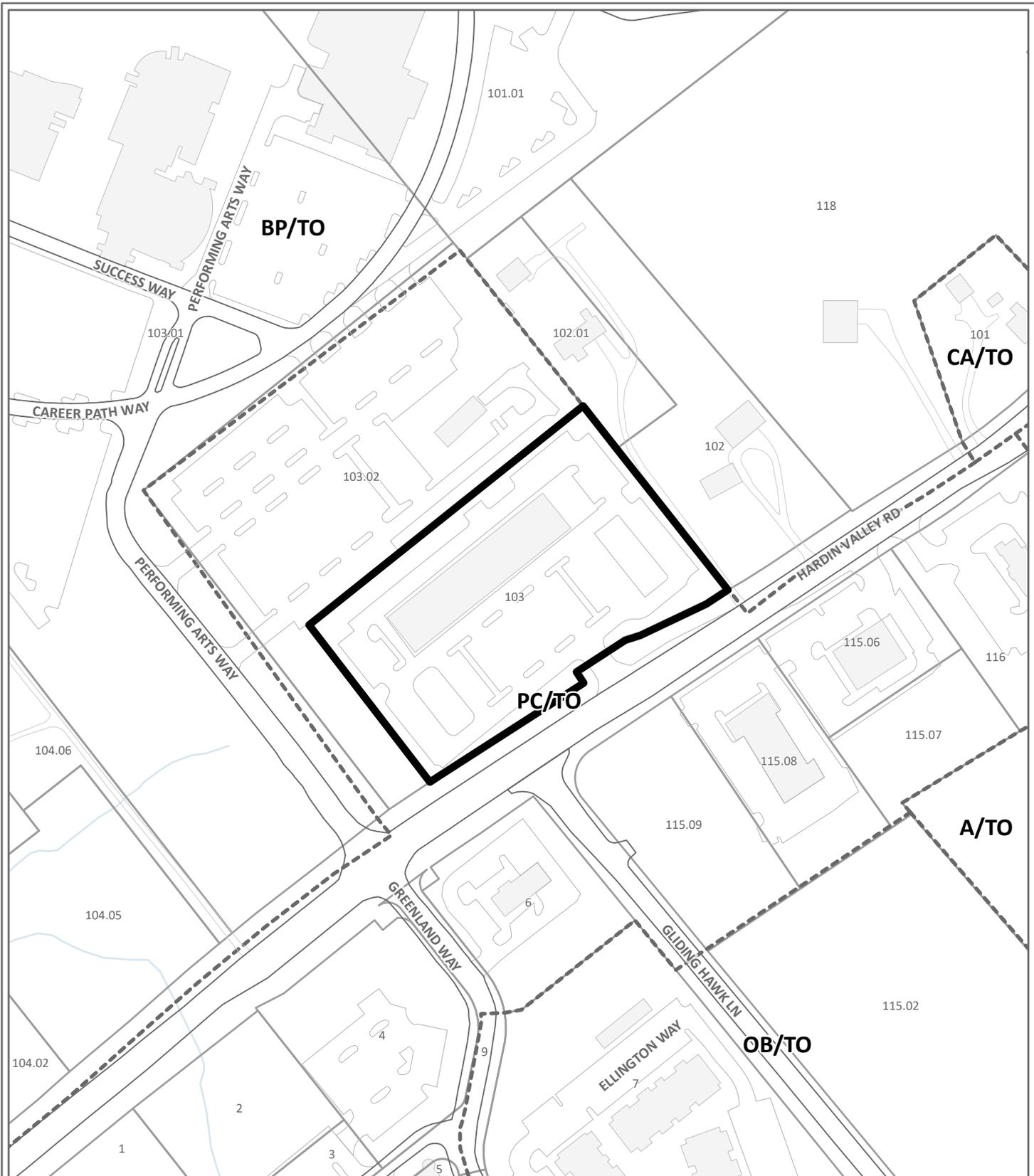
A. The property is within the Planned Growth Area of the Growth Policy Plan. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development and promote the expansion of the Knoxville-Knox County economy. The development plan aligns with these goals.

ESTIMATED TRAFFIC IMPACT: 1281 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

2-G-26-DP

Petitioner: W. Scott Williams & Associates



New commercial infill building in an existing shopping center. TO zone review accompanies the DP request. in PC (Planned Commercial), TO (Technology Overlay)

Original Print Date: 1/6/2026

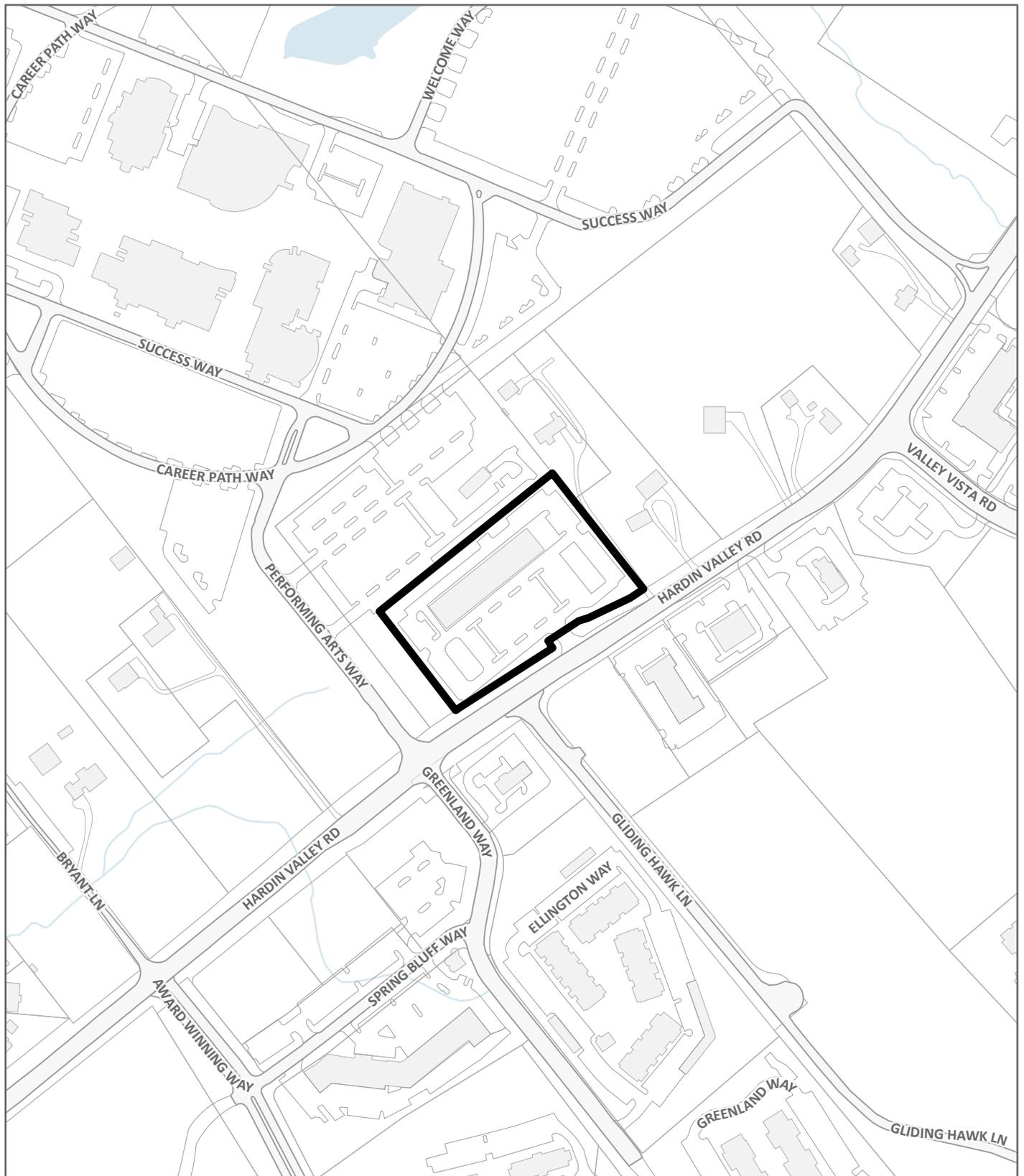
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 103

Jurisdiction: County



Exhibit A. Contextual Images



LOCATION MAP

2-G-26-DP



Case boundary

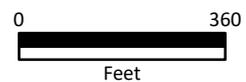


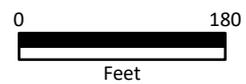
Exhibit A. Contextual Images



AERIAL MAP



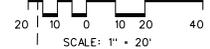
Case boundary



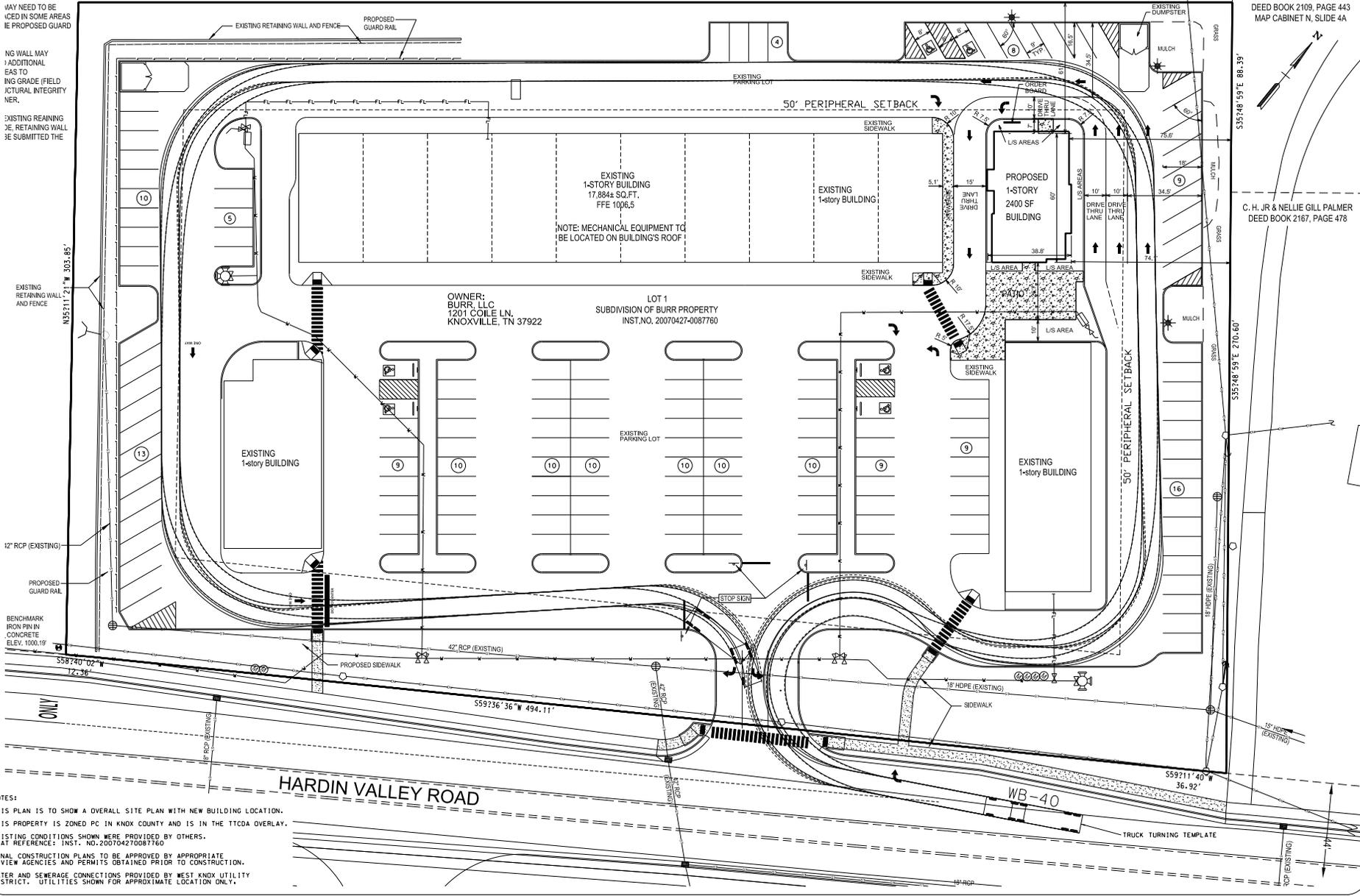
SITE DATA:
 AREA: 4.1 ACRES
 GAC: 28,786 SF / 178,795 SF = 16.1%
 FAR: 28,786 SF / 178,795 SF = 16.1%
 IAR: 41,500 SF / 178,795 SF = 23.2%

PARKING:
 TTCD REGULATIONS FOR SHOPPING CENTERS
 MIN. 2 SPACES FOR EVERY 1000 SF
 MAX. 3.5 SPACES FOR EVERY 1000 SF
 KNOX COUNTY REQUIREMENTS FOR SHOPPING CENTERS
 1 SPACE FOR EVERY 200 SF

TOTAL BUILDING SF - 28,786 SF
 PARKING PER TTCD - 58 SPACES MIN., 101 SPACES MAX.
 PARKING PER KNOX CO. - 144 SPACES
 TOTAL PARKING PROPOSED - 152 SPACES



WALL MAY BE
 ADDED IN SOME AREAS
 IF PROPOSED GUARD
 RAIL IS NOT
 CONSIDERED.
 FIELD INTEGRITY
 MAINTAINED.
 RETAINING WALL
 SUBMITTED THE



BILLY H. & DEBBIE PALMER
 DEED BOOK 2109, PAGE 443
 MAP CABINET N, SLIDE 4A

C. H. JR & NELLIE GILL PALMER
 DEED BOOK 2167, PAGE 478

OWNER:
 BURR, LLC
 1201 COILE LN.
 KNOXVILLE, TN 37922

LOT 1
 SUBDIVISION OF BURR PROPERTY
 INST. NO. 20070427-0087760

LOT 2
 SUBDIVISION OF BURR PROPERTY
 INST. NO. 20070427-0087760

NOT FOR CONSTRUCTION

NOTES:
 THIS PLAN IS TO SHOW AN OVERALL SITE PLAN WITH NEW BUILDING LOCATION.
 THIS PROPERTY IS ZONED PC IN KNOX COUNTY AND IS IN THE TTCD OVERLAY.
 EXISTING CONDITIONS SHOWN WERE PROVIDED BY OTHERS.
 PLAT REFERENCE: INST. NO. 20070427-0087760
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE
 REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
 WATER AND SEWERAGE CONNECTIONS PROVIDED BY WEST KNOX UTILITY
 DISTRICT. UTILITIES SHOWN FOR APPROXIMATE LOCATION ONLY.

NO.	DATE	DESCRIPTION

OVERALL SITE PLAN
 K-BREW
 10831 HARDIN VALLEY ROAD
 DISTRICT 61, KNOX COUNTY, TN
 CLT MAP 103 PARCEL 103
 12-23-2025



CLIENT:
MICHAEL GRAVES
 Stacy Cox, AIA
 Principal
 18 Emory Place | Suite 100 | Knoxville, TN 37917
 w 865.523.5001 | k 0300 | c 865.959.4588

ORIGINAL ISSUE:
 DEC. 23, 2025

SHEET NO.
C1

JOB NO. 2399

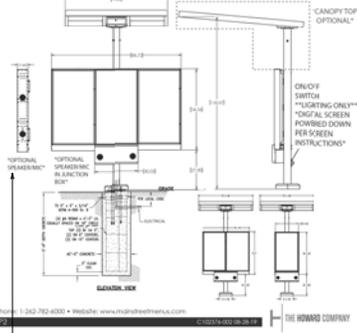


VICINITY MAP
N.T.S.

DT FLEX AIO INSTRUCTIONS

- INSTALL FOUNDATION AND LOCATION PAGES 2-5
- ELECTRICAL WIRING PAGES 6
- INSTALL CANOPY PAGES 7-8
- INSTALL SCREENS PAGES 9-13
- INSTALL GRAPHICS PAGES 14

ONCE INSTALLED DO NOT TURN OFF POWER TO SYSTEM WITHOUT TURNING POWER OFF EACH DIGITAL SCREEN VIA REMOTE. SEE DIGITAL SCREEN INSTRUCTIONS (PACKED 1 PER SCREEN FOR MORE INFORMATION)



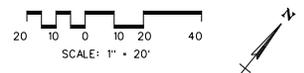
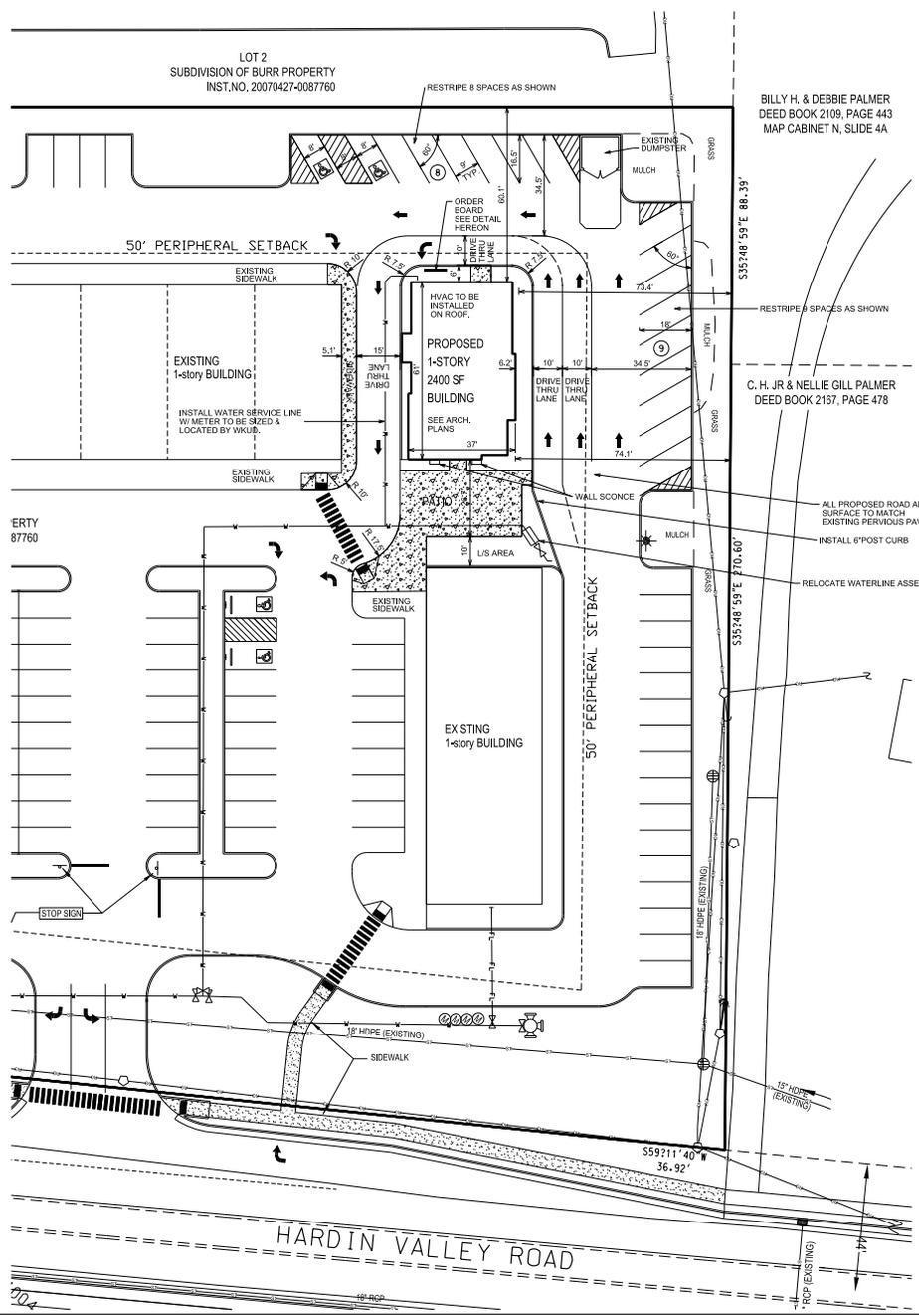
OUTDOOR SPEAKER BOX TO BE LOCATED ON A SEPARATE SPEAKER POST FROM THE MENU BOARD. MAX. VOLUME TO BE 95 DECIBELS. EQUIPMENT SHALL UTILIZE AUTOMATIC VOLUME CONTROL (AVC) TO REDUCE SOUND OUTPUT.

ANTICIPATED HOURS OF OPERATION:
Monday - Saturday: 7 am - 6 pm
Sunday: 8 am - 6 pm

PER COUNTY ZONING ORDINANCE 4.108.1-B

ORDER BOARD DETAIL
N.T.S.

NOTES:
THIS PLAN IS TO SHOW A PROPOSED BUILDING AND PARKING LAYOUT.
THIS PROPERTY IS ZONED PC IN KNOX COUNTY AND IS IN THE TTODA OVERLAY.
EXISTING CONDITIONS SHOWN WERE PROVIDED BY OTHERS.
FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
WATER AND SEWERAGE CONNECTIONS PROVIDED BY WEST KNOX UTILITY DISTRICT. UTILITIES SHOWN FOR APPROXIMATE LOCATION ONLY.
EXISTING SITE LIGHTING TO REMAIN. NEW LIGHTING ON BUILDING ON FRONT FACADE DESIGN DOORS 1211 SEE DETAIL HEREON.



LEGEND

- BOUNDARY LINES
- BUILDING SETBACK
- EASEMENT
- PROPOSED CURB
- PROPOSED SIDEWALK
- PARKING SPACE COUNT
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING LIGHT POLE

ARIA SCENCE LED Specifications

The Aria - Wall Scence offers a contemporary architectural angle, sleek mechanical feature combined with high performance and low maintenance LED source.

The ARS-1 is a versatile fixture designed to integrate easily into any architectural environment. The ARS-1 is a 54-hour, Dimmable approved fixture.

MODEL	ORDER	SOURCE	CURRENT	VOLTAGE	BEZELTYPE	FINISH	OPTION	OPTION
ARS-1	1	WALL	1.0	120V	FLAT	BLK	120V	120V
ARS-1	1	WALL	1.0	120V	FLAT	BLK	120V	120V
ARS-1	1	WALL	1.0	120V	FLAT	BLK	120V	120V

VISIONAIRE LIGHTING

WALL SCENCE
N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
1	1/26/23	PC-COMM
2	1/26/23	PC-COMM

SITE LAYOUT PLAN
K-BREW
10837 HARDIN VALLEY ROAD
DISTRICT 61, KNOX COUNTY, TN
CLT MAP 23-03-001



W. SCOTT WILLIAMS & ASSOCIATES
1800 N. W. 11th St., Suite 100
Cocoa, FL 32909
Phone: 321.731.1234
Fax: 321.731.1235
www.scottwilliams.com

CLIENT:
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Stacy Cox, AIA
Principal
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w 865.523.5001 | k 0300 | c 865.999.4568

ORIGINAL ISSUE:
DEC. 23, 2025

SHEET NO.
C2

JOB NO. 2399

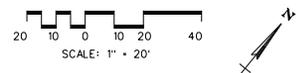
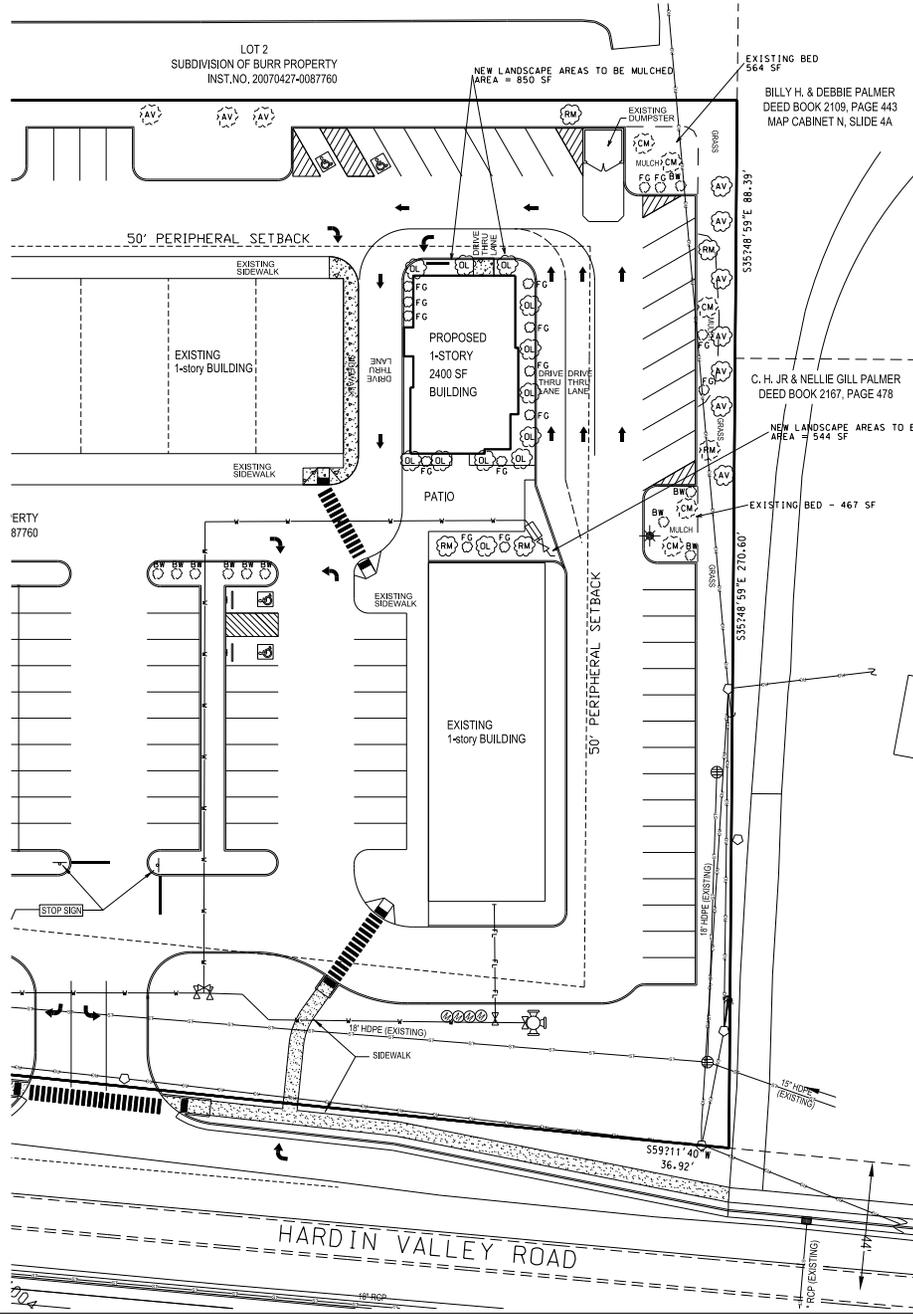
NOT FOR CONSTRUCTION



VICINITY MAP
N.T.S.

DESIGN GUIDELINE CALCULATIONS

GUIDELINE	REQ.	PROPOSED
3.3.3	50% FRONT AND SIDE ELEVATION AREA AS BEDS 3493 SF / 2 = 1747 SF	2425 SF
3.4.4	5% SURFACE AREA FOR PARKING AS BEDS 12 SP x 162 SF = 1944 SF	2425 SF
3.4.3	1 MED. OR LARGE TREE PER 10 SPACES = 2 TREES	PROVIDED WITH EXISTING TREES
3.4.7	ALL SPACES WITHIN 60 FEET OF LARGE CANOPY TREE	PROVIDED WITH EXISTING TREES PLUS 2 NEW RM



LEGEND

- BOUNDARY LINES
 - - - BUILDING SETBACK
 - - - EASEMENT
 - PROPOSED CURB
 - [Pattern] PROPOSED SIDEWALK
- EXIST. PROP. PLANTINGS & SIZE
- (DL) OTTO LUYKEN LAUREL (PRUNUS LAURICERASUS) - 18" HGT
 - (FG) FOUNTAIN GRASS (FENNICSETUM SETACEUM) - 1 GAL.
 - (RM) RED SUNSET MAPLE (L.) (ACER REBRUM) - 2" CAL.
 - (SM) CRAPE MYRTLE (S.) (LAGERSTROEMIA INDICA) - MATURE
 - (BW) BOXWOOD "HARLANDI DWARF" (BOXUS) - MATURE
 - (AV) AMERICAN ARBORVITAE TREE (M) (THUJA OCCIDENTALIS) - 5 GAL.

NOTES:
 THIS PLAN IS TO SHOW PROPOSED LANDSCAPING. EXISTING LANDSCAPING EXISTS BUT IS NOT SHOWN HEREON.
 THIS PROPERTY IS ZONED PC IN KNOX COUNTY AND IS IN THE TTCCA OVERLAY. EXISTING CONDITIONS SHOWN WERE PROVIDED BY OTHERS.
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
 WATER AND SEWERAGE CONNECTIONS PROVIDED BY WEST KNOX UTILITY DISTRICT. UTILITIES SHOWN FOR APPROXIMATE LOCATION ONLY.
 APPLY 3 INCH DEPTH OF MULCH AROUND BASE OF NEW TREES AND STAKE UPRIGHT.

NO.	DATE	DESCRIPTION
1	1/26/24	PC-COMM
2	2/26/25	PC-COMM

LANDSCAPE PLAN
 K-BREW
 10831 HARDIN VALLEY ROAD
 DISTRICT 61, KNOX COUNTY, TN
 CLT MAP 103 PARCEL 103
 25-25-25



W. SCOTT WILLIAMS & ASSOCIATES
 2000 W. Main Street, Suite 100
 Knoxville, TN 37917
 P: 865.523.5001
 F: 865.523.5001

CLIENT:
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 Stacy Cox, AIA
 Principal
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 P: 865.523.5001 | F: 865.599.4568

ORIGINAL ISSUE:
 DEC. 23, 2025

SHEET NO.
C4

JOB NO. 2399

NOT FOR CONSTRUCTION



PROJECT PHASE: CONSTRUCTION DOCUMENTS

ISSUE DATE: YYYYMMDD		
REVISIONS		
#	DESCRIPTION	DATE

JOB NUMBER: #####
FLOOR PLAN & DOOR SCHEDULE

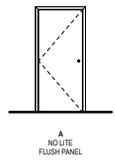
A1.1

DOOR NUMBER	DOOR				FRAME				Details			HARDWARE	FIRE RATING	COMMENTS
	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL	HEAD	JAMB	THRESHOLD				
	1'-0"	7'-0"	0'-1 3/4"	B	AL	0	AL	SA1.1	SA1.1	SA1.1				
100	8'-0"	7'-0"	0'-1 3/4"	B	AL	0	AL	SA1.1	SA1.1	SA1.1	#1	N/A		
101	1'-0"	7'-0"	0'-1 3/4"	A	HM	1	HM	SA1.1	SA1.1	SA1.1	#2	N/A		

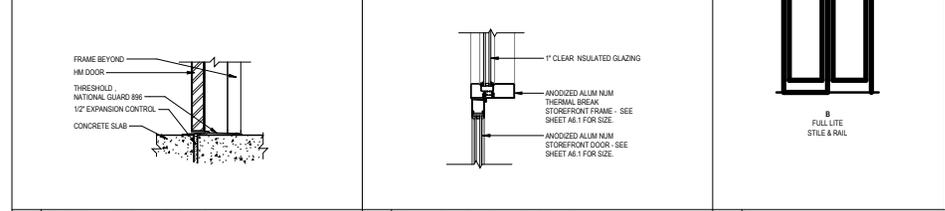
10 DOOR SCHEDULE

HARDWARE SET #1
ALUMINUM STOREFRONT DOOR: 100
DOOR COMPLETE WITH ALL REQUIRED HARDWARE INCLD NG:
BITS
PUSH PULLS
CLOSERS
CYLINDER LOCK
DOOR SWEEP
WEATHER STRIPP NG
THRESHOLD

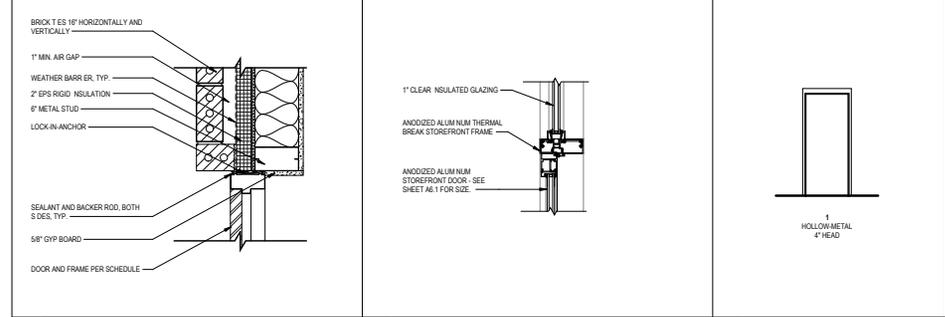
HARDWARE SET #2
HOLLOW METAL DOOR: 101
DOOR COMPLETE WITH ALL REQUIRED HARDWARE INCLUDING:
BITS
EXIT DEVICE
DOOR CLOSER
CYLINDER LOCK
DOOR SWEEP
WEATHER STRIPP NG
THRESHOLD
DRIP GAP
PEEP HOLE



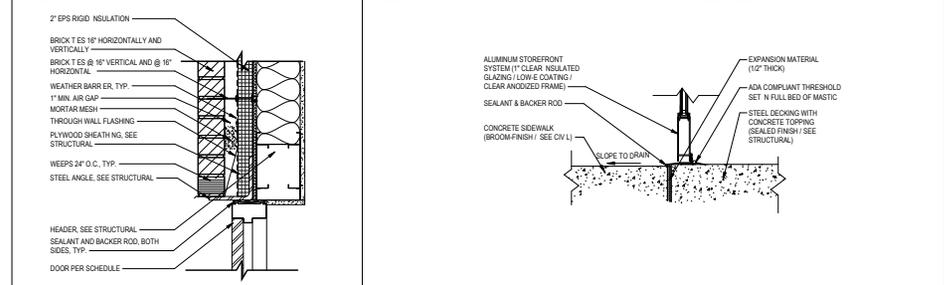
9 DOOR HARDWARE



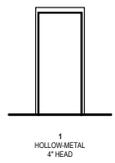
8 Ext HM Door Sill Detail @ Metal Stud
1 1/2" x 1 1/2"



5 Exterior Storefront Door Jamb Detail
1 1/2" x 1 1/2"



3 DOOR PANEL TYPES



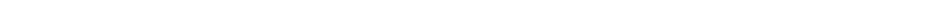
2 DOOR FRAME TYPES



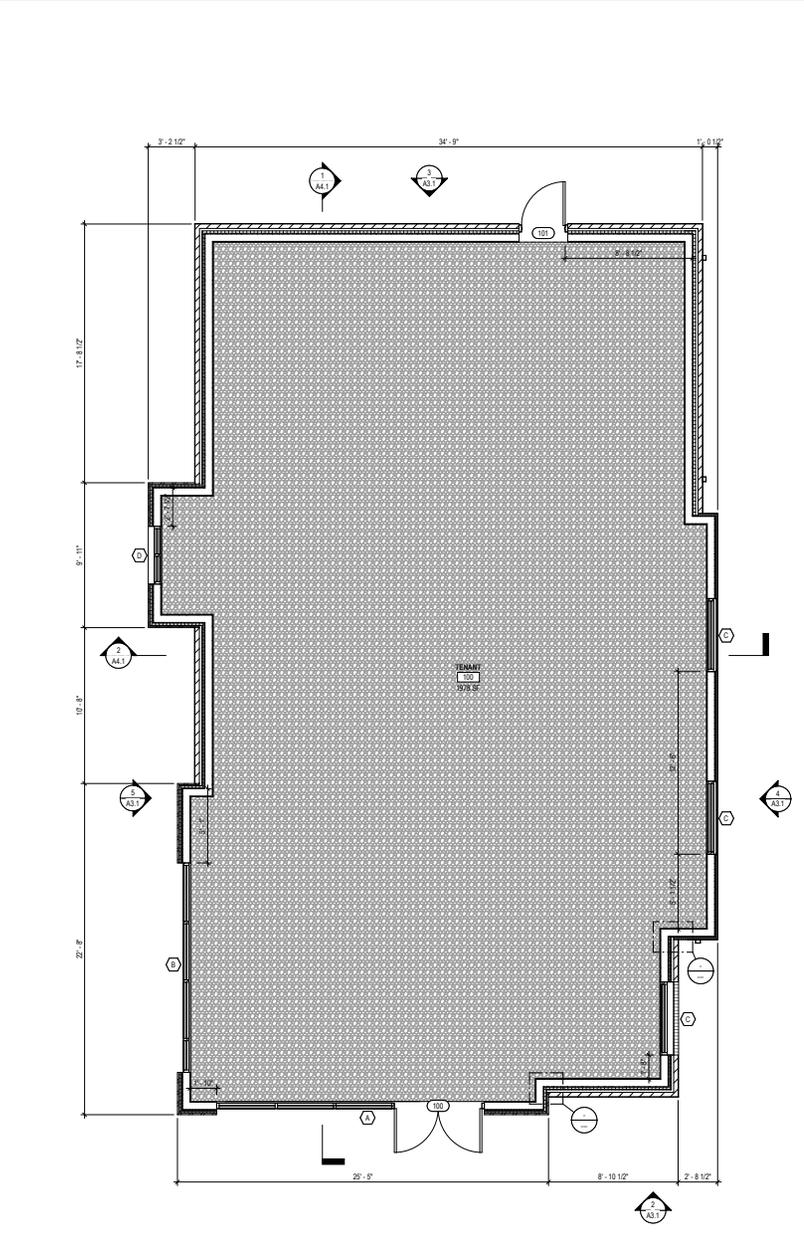
7 Exterior Door Jamb
1 1/2" x 1 1/2"



6 Exterior Door Head
1 1/2" x 1 1/2"



1 Exterior Storefront Door Threshold at Concrete
1 1/2" x 1 1/2"

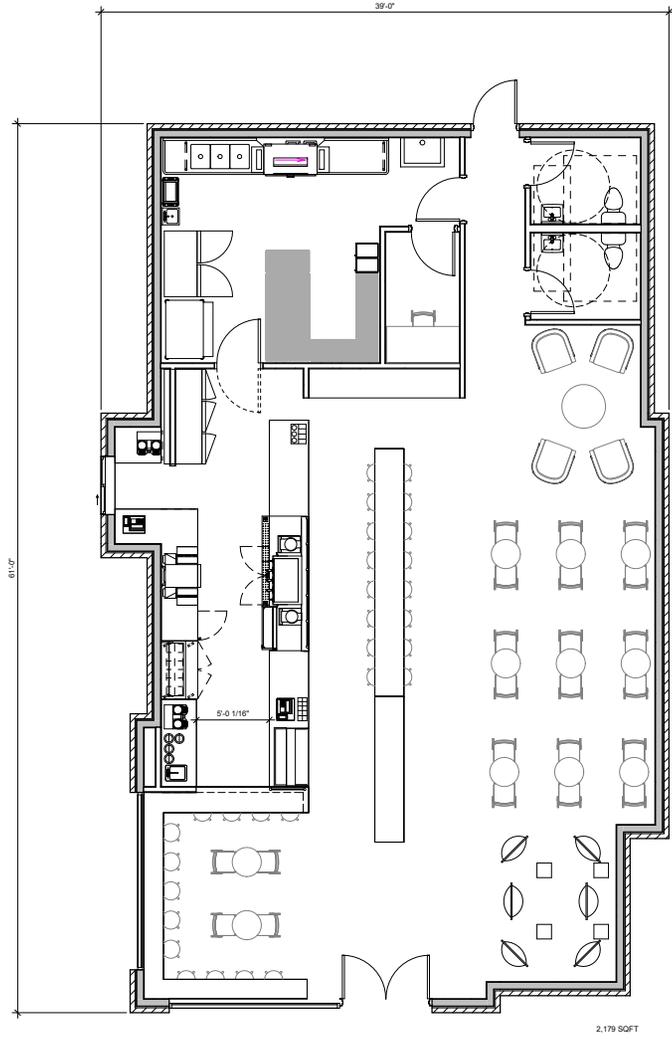


10 FLOOR PLAN - LEVEL 1
1/4" = 1'-0"

Date: 12/20/24 10:48 AM
 Drawn By: Author
 Checked By: JGA
 File: C:\Temp\2224_12_M Shopping Center Expansion_V04.dwg (author)

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1/27/2025 3:28 PM - V:\AA\Projects\A110\A110_01\A110_01_01.dwg - 1/27/2025 3:28 PM - V:\AA\Projects\A110\A110_01\A110_01_01.dwg



1 MAIN FLOOR - PLAN
 A110 1/4" = 1'-0"



PRELIMINARY
 FOR APPROVAL
 NOT FOR
 CONSTRUCTION

PROJECT NAME
 NEW CONSTRUCTION
 Street Address
 City, State, Zip

DATE	DESCRIPTION

DRAWN BY: MB
 FLOOR PLAN - FIRST FLOOR

A110

PROJECT : 25259
 © COPYRIGHT 2025

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

01/31/2026

Date to be Posted

02/13/2026

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Burr LLC.

Applicant Signature

Jimmie Dawn Peer

Applicant Name

12/29/25

Date