



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.