

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 2-A-25-TOB Related File Number:
Application Filed: 11/20/2024 Date of Revision:
Applicant: AO HARDIN STATION LLC

PROPERTY INFORMATION

General Location: Northwest side of Hardin Valley Rd, east of Pellissippi Pkwy
Other Parcel Info.:
Tax ID Number: 103 A E 002 Jurisdiction: County
Size of Tract: 5.2 acres
Accessibility: Access is via Hardin Valley Road, a four lane, median-divided street within 200 ft of right-of-way; and via Charlevoix Road, a local street with 36 ft of pavement width within 50 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Expansion of parking area. Density:
Planning Sector: Northwest County Plan Designation: TCMU (Town Center Mixed-use)
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10629 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business), TO (Technology Overlay)
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

- Variances Requested:**
- 1) Increase the maximum allowable Impervious Area Ratio (IAR) from 76% to 78% (Guideline 1.3.3).
 - 2) Increase the maximum number of allowable parking spaces from 281 to 287 (Guideline 1.7.5).
 - 3) Reduce the parking lot landscape buffer along Charlevoix Road from 14.75 ft to 2 ft (Guidelines 1.7.9 and 3.1.8).

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) Approve the waiver to increase the allowable Impervious Area Ratio (IAR) from 76% to 78% to meet the parking demand of the site because it is a minimal increase.
- 2) Approve the waiver to increase the maximum number of allowable parking spaces from 281 to 287, as it would be a minimal increase.
- 3) Approve the waiver to reduce the parking lot landscape buffer along Charlevoix Road from 14.75 ft to 2 ft to meet the site's parking demand because Charlevoix Road is a short street with limited traffic and will provide a screen consistent with that used around the other parking areas.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to three conditions:

- 1) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

This is a request for a 2,821 sq ft parking expansion at the Shops at Hardin Valley Station shopping center. The applicant is proposing two parking expansion areas on the site. Expansion Area A includes 9 new parallel parking spaces on the north side of the property, behind the main tenant building. Expansion Area B includes 7 new 90-degree parking stalls facing Charlevoix Road. The proposal adds 16 new parking spaces overall.

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR BUILDING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

- 1) In 2023, a waiver from Guideline 1.3.3 was granted to increase the maximum allowable Impervious Area Ratio (IAR) to 76% to meet the site's parking demand (9-A-23-TOB). The applicant requests a new waiver to increase the IAR to 78%. Planning supports this waiver to increase the IAR as this shopping center has a high number of restaurants, which typically require more parking and waste receptacles than retail, commercial, or office uses. The new restaurants in the shopping center have required additional garbage dumpsters to be placed in parking spots behind the main building, which has further increased the demand for parking.
- 2) The TTCDA Guidelines require a minimum of 58 parking spaces and a maximum of 102 for this shopping center. In 2017, the shopping center was granted a waiver from Guideline 1.7.5 to increase the maximum number of spaces allowed from 102 to 281 (5-A-17-TOB), but only 271 were constructed. The applicant requests a waiver to increase the maximum number of allowable spaces to 287. The shopping center was originally designed to primarily host retail and office uses, which do not require the same amount of parking as restaurants. Based on the individual uses within the shopping center, a minimum of 154 spaces would be required, and a maximum of 301 spaces would be allowed. The four restaurants alone require a minimum of 106 and a maximum of 210 spaces. Planning supports this waiver to increase the number of spaces allowed as it would be a minimal increase from the previous approval and would accommodate the parking demand for restaurant tenants.
- 3) In 2013, a waiver from Guidelines 1.7.9 and 3.1.8 was obtained to reduce the minimum parking lot landscape buffer from 20 ft to 14.75 ft along Charlevoix Road (10-B-13-TOB). The applicant is

requesting a waiver to further reduce the parking lot landscape buffer from 14.75 ft to 2 ft along the northernmost row of parking along Charlevoix Road.

4) The existing four large trees within Expansion Area B would be retained, and the existing fencing would be replaced to screen the additional parking from the right-of-way. Planning supports this waiver to accommodate the growing demand for parking at this site.

5) All other landscape guidelines, including entryway landscaping requirements and tree canopy placement within parking areas, have been met.

B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.

1) The 5.2-acre site is zoned CA (General Business) and TO (Technology Overlay). The CA zone provides for general retail business and services but not for manufacturing or processing materials other than farm products. The proposal is consistent with the intent of the CA zone.

2) The applicant is not proposing a new use or to replat the property, so the Subdivision Regulations are not applicable.

C. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE.

1) The proposed parking expansion is not anticipated to negatively impact surrounding properties and the community as a whole.

2) The proposed landscape plan would provide adequate screening and buffering of the proposed parking, and Charlevoix Road is a short street with limited traffic. No adverse effects are anticipated by the requested waivers or proposed parking expansion.

D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.

1) Access to the site is not changing, and the increase in Impervious Area Ratio is minimal.

Action: Approved with Conditions **Meeting Date:** 2/10/2025

Details of Action: The following actions on the required waivers from the Design Guidelines:

1) Approve the waiver to increase the allowable Impervious Area Ratio (IAR) from 76% to 77.5% to accommodate parking Expansion Area A.

Approval of this request for a Certificate of Appropriateness for a building permit, subject to three conditions:

1) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

3) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Summary of Action:

Date of Approval: 2/10/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**