

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 5-B-24-TOB

Related File Number:

Application Filed: 3/26/2024

Date of Revision:

Applicant: OKR GP

PROPERTY INFORMATION

General Location: South side of Hardin Valley Road, east side of Award Winning Way

Other Parcel Info.:

Tax ID Number: 103 M A 001, 002, 003

Jurisdiction: County

Size of Tract: 3.547 acres

Accessibility: Access is via Spring Bluff Way, a private joint permanent access easement with a 25-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land

Surrounding Land Use:

Proposed Use: Commercial development

Density:

Planning Sector: Northwest County Plan Designation: CMU (Corridor Mixed-use), HP (Hillside Protection)

Growth Policy Plan:

Neighborhood Context:

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

Street: 0 Spring Bluff Way

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), 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

Variations Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to six conditions:

- 1) Implementing the recommendations of the Transportation Impact Study for The Village at Hardin Valley by Ajax Engineering, June 2024, as revised and approved by Planning, Knox County Engineering and Public Works (see Exhibit B). A Memorandum of Understanding with Knox County Engineering and Public Works for completing off site road improvements may be required per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).
- 2) Providing a sidewalk along the entire Spring Bluff Rd frontage per the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code).
- 3) Providing a detailed landscape plan during permitting for review and approval by Planning staff.
- 4) Meeting all applicable requirements of the Knox County Engineering and Public Works.
- 5) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 6) Obtaining Planning Commission approval of the development plans (Case 7-A-24-DP).

Comments:

The proposal is for a new retail building at Hardin Valley Rd and Award Winning Way on this 3.55-acre lot. The proposed building is 18,125 sq ft and 24.5 ft tall.

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. There are 3 proposed driveways. The Hardin Valley Rd driveway will have an eastbound right turn lane and restrict left out movements. There are 2 existing driveways on Spring Bluff Way that will remain. The parking in the rear of this site is currently shared with the existing retail development to the south. The easternmost entrance will be shared with Chick-Fil-A (under construction). Hardin Valley Rd and Award Winning Way have existing sidewalks. Per the Knox County Sidewalk Ordinance, a sidewalk is required along the frontage of Spring Bluff Way.
2. The retail building will be one story and is approximately 24.5 ft tall with storefront windows facing Hardin Valley Rd. The roof is made of aluminum coping. The west entrance is fiber cement panel, wood look with a smooth face. The east entrance, where the drive thru is located, is steel wall panel, smooth face, and light gray in color. The center entrance will be fiber cement panel, smooth face, and graphite color. The material between these main massings will be brick. The building will consist of 40% brick veneer, which is compatible with the other brick buildings in The Villages at Hardin Valley.
3. The parking lot has 187 parking spaces. This meets the minimum requirement of 126 spaces, but 18 spaces over the maximum of 169 spaces. Parking above the maximum number of spaces is allowed if the parking surface is pervious or structured parking is used. In this case, 50 spaces will be pervious.
4. A landscape plan has been provided that provides screening along Hardin Valley Rd and meets all other landscape design guidelines. Additionally, the lighting plan meets all guidelines for lighting intensity. For example, lighting levels are 0 foot-candles at the property lines.
5. A blank monument sign has been proposed. It is 83.97 sq ft, which is within the maximum size of 100 ft, which is based on the linear building frontage and maxes at 100 sq ft. Any future signage will have to be approved by the TTCDA Board.

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. This property is in Knox County and is zoned PC (Planned Commercial), TO (Technology Overlay). The PC zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. The PC zone requires Planning Commission approval of plans, and this request is scheduled to be heard at the July

11, 2024 Planning Commission meeting (7-A-24-DP).

2. The main drive aisle is aligned with Chick-Fil-A next door to the east and Chick-Fil-A's only vehicular access is through this property. Additionally, a sidewalk will be required along Spring Bluff Way connecting to Chick-Fil-A. Currently, the parking in the rear is an overflow lot for King University in the retail development to the south. The two driveways on Spring Bluff Way have painted crosswalks connecting the two retail developments.

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

1. The Villages at Hardin Valley has developed with a range of office, commercial, and multifamily residential uses.

2. There are several recommendations for widening Hardin Valley to a median-divided facility to lessen congestion and address safety issues per the Hardin Valley Mobility Plan. While this is a long-term plan, the current proposal of Knox County is to widen Hardin Valley Rd from 3 lanes to 5 at this location. The driveway on Hardin Valley Rd will restrict left exit movements and Hardin Valley Road will have an eastbound right turn lane per recommendation from the traffic study.

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

1. Knox County will require a Memorandum of Understanding for any road improvements, such as the eastbound right turn lane on Hardin Valley Rd.

2. Per the Knox County Sidewalk Ordinance, a sidewalk is required along the frontage of Spring Bluff Way.

Action: Approved **Meeting Date:** 7/8/2024

Details of Action: Approval of this request for a Certificate of Appropriateness for a building permit, subject to six conditions:

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- 5) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 6) Obtaining Planning Commission approval of the development plans (Case 7-A-24-DP).

Summary of Action:

Date of Approval: 7/8/2024 **Date of Denial:** **Postponements:** 6/10/2024

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:**