

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 7-A-24-DP **Related File Number:**
Application Filed: 5/29/2024 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd, east side of Award Winning Way, northwest side of Spring Bluff Way

Other Parcel Info.:

Tax ID Number: 103 M A 001, 002, 003 **Jurisdiction:** County

Size of Tract: 3.55 acres

Accessibility: Access is via Hardin Valley Rd, a minor arterial street with 45 ft of pavement width within 92 ft of right-of-way. Access is via Spring Bluff Way, a private street with 26 ft of pavement width within 40 ft of 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 Ridgetop Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is a part of the commercial node along Hardin Valley Road just west of the interchange with Pellissippi Parkway. To the north is Pellissippi State Community College and to the west is mostly single family subdivisions.

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:

Previous Requests:

Extension of Zone:

History of Zoning: The TO zoning was placed on this property in 1983 (12-FF-83-RZ). The a portion of the property was rezoned from A to PC in 2005 (12-Q-05-RZ). The other portion of the property was rezoned in 2006 from BP to OC (4-S-06-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for a retail building with approximately 18,125 sq ft of floor area, subject to 6 conditions.

Staff Recomm. (Full):
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 TTCDA approval of the development plans (Case 5-B-24-TOB).

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

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.

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.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, 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. PC Zone: It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. This retail/office building proposal is consistent with the intent of the PC zone.
B. 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. This property is apart of the Village at Hardin Valley subdivision, which includes Southeast Bank and Chick-Fil-A on Hardin Valley Rd to the east and the retail development to the south. Since brick is the primary material for the existing buildings, the front elevation for this building will be at least 40% brick and brick will be incorporated around the entire building.
C. TO Zone: Properties in the TO (Technology Overlay) zone require approval of site plans based on design guidelines provided by the TN Technology Corridor Development Authority (TTCDA). This

request is scheduled to be heard at the July 8, 2024 TTCDA meeting (Case 5-B-24-TOB).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Policy 4.2: Require pedestrian and vehicular connectivity with development. - 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.

3) FUTURE LAND USE MAP

CMU (Corridor Mixed-use):

A. The property is classified as CMU (Corridor Mixed-use) on the Future Land Use Map. Corridor Mixed-Use areas are appropriate for moderate-scale walkable mixed-use development occurring along major corridors. This development will be easily accessible to the multifamily buildings on Greenland Way and offices on Award Winning Way.

4) STATE SCENIC ROADWAYS

A. Hardin Valley Rd is a designated state scenic highway. Any signage will be limited to 100 sq ft and will not have moving lights per Tennessee Code Annotated § 54-17-109. A blank monument sign has been proposed. It is 83.97 sq ft, which is within the maximum size. Any future signage will have to be approved by the TTCDA Board.

5) HARDIN VALLEY MOBILITY PLAN

A. There are several recommendations for widening Hardin Valley to a median-divided facility to lessen congestion and address safety issues. 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.

6) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

Action: Approved with Conditions **Meeting Date:** 7/11/2024

Details of Action:

Summary of Action: Approve the development plan for a retail building with approximately 18,125 sq ft of floor area, subject to 6 conditions.

Date of Approval: 7/11/2024 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**