TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

REPORT OF STAFF RECOMMENDATION

Meeting Date: 9/9/2019
File Number: 9-A-19-TOB
Applicant: HARLEY BITTLE
Request: BUILDING PERMIT

Address: 10838 Hardin Valley Rd.
Map/Parcel Number: 103 11508 & 11509
Location: South side of Hardin Valley Road, east side of Gliding Hawk Lane, west of Valley Vista Road.
Existing Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Proposed Zoning: NA
Existing Land Use: Vacant land
Proposed Land Use: Commercial businesses including a restaurant, retail space and a tire sales and service center.
Appx. Size of Tract: 2.83 acres
Accessibility: Access is via Gliding Hawk Ln, a local street with a 26' pavement width within a 60' right-of-way with access out to Hardin Valley Rd., a minor arterial street with a 3 lane section with a 44' pavement width within an 100' right-of-way.

Surrounding Zoning and Land Uses:
North: PC (Planned Commercial) / TO (Technology Overlay) - Shopping center
South: PC (Planned Commercial) / TO (Technology Overlay) - Vacant land
East: PC (Planned Commercial) / TO (Technology Overlay) - Restaurants and retail space
West: PC (Planned Commercial) / TO (Technology Overlay) - Bank

Comments:
1) This is a request for development approval for Lots 1R3 and 1R4 in Palmer Subdivision which is located on the south side of Hardin Valley Road, east side of Gilding Hawk Lane, just west of Valley Vista Road.
2) Lot 1R3 which has a lot area of 1.33 acres will be the site for Matlock Tire. The tire center which will have a building area of approximately 10,240 square feet, will include a total of 13 service bays.
3) Under the Design Guidelines, the proposed tire center would be allowed a maximum of 36 parking spaces. The applicant is proposing a total of 45 parking spaces for this site which requires the approval of a waiver by the Board from the Design Guidelines for maximum parking spaces. In their waiver request, the applicant has identified that based on the number of service bays included in the building, their experience at other locations is that the proposed spaces are needed. Staff supports the requested waiver.
4) Lot 1R4 which has a lot area of 1.5 acres will be the site of a 6,345 square foot retail building which is proposed for a restaurant and retail space. The application is proposing a total of 59 parking spaces for this site.
5) Access for the site will be out to Gliding Hawk Ln to the west, and the interior driveways for the retail center located on the east side of the site. There is no direct access out to Hardin Valley Rd. Sidewalk connections are proposed from the retail center to the east and the sidewalks that will be installed along Gliding Hawk Ln with a connection out to the sidewalks along Hardin Valley Rd.
6) A traffic impact study had been previously approved for this commercial subdivision. The applicant was required to install street and driveway improvements on Hardin Valley...
Staff Recommendation:

Staff recommends APPROVAL of the requested Waiver to exceed the maximum number of parking spaces allowed for the tire sales and service center under the Design Guidelines by allowing an increase from 36 spaces to 45 spaces as identified on the development plan.

Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2) Installation of all sidewalks and any required crosswalks as identified on the development plan, subject to meeting Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works. This includes the sidewalks along Gliding Hawk Ln. from the existing sidewalk along Hardin Valley Rd. to the southern property line for this site with connections to the internal sidewalk system. The crosswalk and lane markings shall also be installed for Gliding Hawk Ln at the intersection with Hardin Valley Rd.
3) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
4) Approval of the Traffic Impact Letter update for Palmer Subdivision (submitted by CDM Smith on September 3, 2019) by the Knox County Department of Engineering and Public Works and Planning staff.
5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6) Proposed signage will require separate TTCDA applications and approval.
7) Meeting all applicable requirements of the Knox County Zoning Ordinance.
8) Obtaining a use on review approval from the Planning Commission for the proposed commercial development (9-A-19-UR) that will be before the MPC on September 12, 2019.

Rd. as a part of the Subdivision approval. The applicant was required to provide a Traffic Impact Letter update for Palmer Subdivision (submitted by CDM Smith on September 3, 2019) to analyze the changes in proposed uses for the site to determine if any additional street improvements would be required.

7) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
8) The landscape plan is consistent with the Design Guidelines.
9) The exterior siding for the buildings will include a mix of tan masonry trim and wainscot, red brown brick with accent brick, tan EIFS siding and bronze storefronts. The mechanical equipment will be located on the flat roof of the retail building and behind the tire center and will be screened from view from the street. The proposed dumpster enclosures will match the materials in the buildings.
10) The proposed lighting for the parking lot and main building includes full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.
11) Proposed signage will require a separate application and approval.
12) The use on review application (9-A-19-UR) for the proposed commercial development will be before the Planning Commission on September 12, 2019.
9-A-19-TOB
CERTIFICATE OF APPROPRIATENESS

Purpose of Request: Building Permit - New Construction

Petitioner: Harley Bittle

Map No: 103
Jurisdiction: County

Original Print Date: 8/19/2019
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902
Parking Lot Landscape Requirements (TTCDA)

Situation: Mixture trees that are preserved within eight (8) feet of the parking areas may be used to satisfy up to 50% of the required number of canopy trees.

Total number of trees preserved: 0

Requirement A: Trees shall be required at a rate of one (1) medium or large canopy tree for every ten parking spaces provided. In order to provide year-round greenery, at least 25% of newly planted trees should be evergreen.

Total number of parking spaces: 106

Evergreen trees provided: 3

Requirement B: A roughly equal combination of large, medium and small trees should be planted, with at least 10 large maturing trees per acre of yard space.

Acres of yard space:
  - Front yard: 9,412 sf
  - Side Yard: 6,525 sf

Trees Required: 4

Trees provided: 4 (notated on plan with **)

Requirement C: In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.

Total parking surface area: 59,878 sf

Plant bed area required: 2,994 sf

Requirement met, see plan.

Building Landscape Requirements

Requirement D: Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery, and bedding plants.

Total building elevation: 16,620 sf

Required plantings: 8,313 sf

Requirement met, see plan.

Note: See Sheet L200 for Planting Notes and Planting Details

All disturbed areas to be seeded.

Seed all disturbed areas, Contractor to verify quantities.

Seed all disturbed areas from neighboring property.
Top of metal edging to be flush with top of river rock

All river rock shall come from the www.colmet.com

- Quantity: 280 LF
- Color: Browns and Greys
- Size: 2"
- Size: 4"
- By: Local Source

Subgrade, typ.

Notes, & Details

Planting Notes

1. Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner’s Representative prior to any changes.
2. Contractor shall verify all tree and shrub placement in the field and report any discrepancies to the Owner’s Representative prior to any changes.
3. All work shall be performed in accordance with the specifications for the project.
4. All work shall be performed by the Contractor and verified by the Owner’s Representative.
5. All work shall be performed in accordance with the specifications for the project and verified by the Owner’s Representative.
6. All work shall be performed in accordance with the specifications for the project and verified by the Owner’s Representative.
7. All work shall be performed in accordance with the specifications for the project and verified by the Owner’s Representative.
8. All work shall be performed in accordance with the specifications for the project and verified by the Owner’s Representative.
9. All work shall be performed in accordance with the specifications for the project and verified by the Owner’s Representative.
10. All work shall be performed in accordance with the specifications for the project and verified by the Owner’s Representative.

Intructions For Existing Soil Sampling:

1. Using a spade, dig a vertical hole to a depth of 6' and then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with the slice in the bag.
2. Mark the plan to show soil sample locations.
3. Mark the plan to show soil sample locations.
5. Results to be copied to the Owner.

Intructions For Soil Percolation Test:

1. Dig a hole 18-24" deep & a minimum of 6" wide.
2. Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the next day.
3. Refill hole to within a couple inches of the top.
5. Results to be copied to the Owner.
PROJECT MGR.:  
DATE:  
PROJECT NO.:  

A4.1

Bittle Retail  
KNOX COUNTY, TN

EXTERIOR ELEVATIONS

19100  
RMH

27 AUG 2019  
27 AUG 2019

FOR TTDCA REVIEW ONLY

PRECAST ACCENT  
ACCENT BRICK  
BRICK 1

MAX 33 S.F.

TOTAL MAX. ALLOWABLE SIGNAGE AREA = 100 S.F.  
(34 S.F. + (2) 33 S.F.)

PRE-FINISHED HVAC SCREEN

PC CONC PANELS - PROVIDE CONTROL JT PER MANF SPECS

NORTH ELEVATION

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"  

9-A-19-TOB  
Revised: 8/27/2019
PROJECT MGR.:
DATE: 27 AUG 2019
PROJECT NO.: A4.2

Bittle Retail
KNOX COUNTY, TN

EXTERIOR ELEVATIONS
19100
RMH
27 AUG 2019
FOR TTDCA REVIEW ONLY

15'-4"
1'-8"
9'-8"
9'-4"
6'

JOIST BRG.
JOIST BRG.

LINE OF TPO ROOF SLOPING
3/4":1'-0" BEYOND

BRICK 1
PRECAST ACCENT
PC CONC PANELS - PROVIDE
CONTROL JT PER MANF SPECS

BLANK WINDOW

BRICK 1
PRECAST ACCENT

PC CONC PANELS - PROVIDE
CONTROL JT PER MANF SPECS

DUMPSTER ENCLOSURE - FRONT
DUMPSTER ENCLOSURE - BACK
DUMPSTER ENCLOSURE - SIDES, TYP.

SCALE: 1/4" = 1'-0"

WEST ELEVATION
DUMPSTER ENCLOSURE - FRONT

DUMPSTER ENCLOSURE - BACK

DUMPSTER ENCLOSURE - SIDES, TYP.

JUST RAND
JUST RAND

BEG, RAND
BEG, RAND

3'-0" TYP.
4'-0" TYP.

BLANK WINDOW

PRECAST ACCENT

DUMPSTER ENCLOSURE - FRONT

DUMPSTER ENCLOSURE - BACK

DUMPSTER ENCLOSURE - SIDES, TYP.

9-A-19-TOB
Revised: 8/27/2019

TYPICAL DUMPSTER ENCLOSURE NOTES:
DARK BRONZE PREFIN. ALUM. COPING
RED-BROWN RUNNING BOND BRICK W/ GREY ACCENT BRICK DETAIL
DARK BRONZE PREFIN. ALUM. COPING
RED-BROWN RUNNING BOND BRICK W/ GREY ACCENT BRICK DETAIL
DARK BRONZE PREFIN. ALUM. COPING
RED-BROWN RUNNING BOND BRICK W/ GREY ACCENT BRICK DETAIL