

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 1-F-22-SU **Related File Number:**
Application Filed: 11/29/2021 **Date of Revision:**
Applicant: CHIK-FIL-A, INC. / BETH DAVIDSON

PROPERTY INFORMATION

General Location: Southeast side of Kingston Pike, east of Homberg Drive
Other Parcel Info.:
Tax ID Number: 107 N B 00501 **Jurisdiction:** City
Size of Tract: 1.42 acres
Accessibility: Access is via Kingston Pike, a major arterial street with 58ft of pavement width within 85ft of right-of-way; and via Homberg Place, a local street with 23ft of pavement width within 43ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: CO (Commercial)
Surrounding Land Use:
Proposed Use: Drive-through facility **Density:**
Sector Plan: West City **Sector Plan Designation:** MU-SD, WC-1 (Mixed Use Special District, Bearde
Growth Policy Plan: N/A
Neighborhood Context: This property is in the Bearden Village / Homberg Place commercial district that is developed with a mix of office and commercial business in the C-G and O zone, and residential uses in the RN-4 and O zones.

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

Street: 4944 Kingston Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-1 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the request to expand the existing drive-through facility as proposed, subject to 7 conditions.

Staff Recomm. (Full):

1. Meeting the requirements of principal use standards for drive-through facilities (Article 9.3.F) of the City of Knoxville Zoning Ordinance.
2. Meeting the requirements of Article 13 (Signs) of the City of Knoxville Zoning Ordinance, including but not limited to menu boards for the drive-through facility
3. Installation of landscaping per the requirements of Article 12 (Landscaping) of the City of Knoxville Zoning Ordinance.
4. Verifying that the provided parking meets both the minimum and maximum requirements for the combined uses on the site and provides the required bicycle parking, according to Article 11 (Off-street parking) of the City of Knoxville Zoning Ordinance.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Meeting all applicable requirements of the Tennessee Department of Transportation.
7. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With conditions noted above, this request meets the requirements of C-G-1 zone, the principal use standards for drive-through facilities, and the other criteria for approval of a special use.

Comments:

This proposal is for an expansion of an existing drive-through facility for a Chick-fil-A restaurant and the replacement of the existing drive-through lanes and canopies. The new drive-through will include two lanes that fully wrap around the building, except for the front of the building, because drive-through facilities are prohibited between the building and a public road.

To accommodate the second drive-through lane, the plan is to remove landscaping to the rear of the building and parking spaces on the east side of the lot. The replacement landscaping must meet the requirements of Article 12 (Landscaping) of the City of Knoxville Zoning Ordinance, which it appears to meet or be able to meet with significant modifications to the plan. There will be 18 parking spaces removed, leaving 38 spaces in total. The minimum parking requirement for the restaurant, including the patio seating area, is 36 spaces.

The main concern is ensuring that the Kingston Pike driveway does not get blocked by vehicles queued in the drive-through lane or wanting to exit onto Kingston Pike, blocking vehicles from exiting the drive-through. Currently, vehicles do regularly block the Kingston Pike access. The extra queuing space in the second drive-through lane should help, but the area between the building and Kingston Pike is still very congested with vehicle movements.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

a. The One Year Plan and West City Sector Plan designations for this site are MU-SD, WC-1 (Bearden Village), which recommends a mix of residential, office, and commercial uses, and a pedestrian-friendly street system.

b. The restaurant building is not being replaced, so modifying the site circulation and the access to Kingston Pike to be more pedestrian-friendly is not feasible. The improvements to the drive-through facility should help reduce vehicle congestion at the Kingston Pike access. However, this may only provide minimal improvement to pedestrian safety at the Kingston Pike driveway sidewalk crossing.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

- a. The C-G (General Commercial) zone is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The C-G District is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces. The C-G District is divided into three levels of intensity related to the overall form and design of the development; however, uses are the same across all levels. This zone is intended primarily for indoor commercial uses with limited exceptions per special use approval.
- b. The restaurant building is not being replaced, so modifying the site circulation and the access to Kingston Pike to be more pedestrian-friendly is not feasible.
- c. The proposed drive-through facility meets the principal use standards of Article 9.3.F of the City of Knoxville Zoning Ordinance.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- a. The portion of Bearden Village and Homberg Place, where Chick-fil-A is located, is more vehicle-oriented than areas further to the east and west.
- b. The expanded drive-through facility should help reduce congestion at the Kingston Pike access.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- a. The expanded drive-through facility will not significantly injure the value of adjacent property or detract from the immediate environment.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- a. The proposal will not draw additional traffic through residential streets since it accesses a major arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- a. There are no known uses immediately surrounding the subject site that poses a potential hazard or undesirable environment for the proposed use.

Action: Approved **Meeting Date:** 1/13/2022

Details of Action:

Summary of Action: Approve the request to expand the existing drive-through facility as proposed, subject to 7 conditions.

Date of Approval: 1/13/2022 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:**