

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-A-19-UR **Related File Number:**
Application Filed: 9/24/2019 **Date of Revision:**
Applicant: TACALA TN CORP

PROPERTY INFORMATION

General Location: Northeast side of Town Center Blvd., southwest side of I-1140 offramp
Other Parcel Info.:
Tax ID Number: 154 09808 **Jurisdiction:** City
Size of Tract: 0.89 acres
Accessibility: Access is via Town Center Blvd., a local boulevard street with center median within 88' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Fast Food Restaurant **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** MU-CC (Community Mixed Use Center)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is situated with the Northshore Town Center development, which is developed with a mix of office, commercial, various types of residential uses, and an elementary school.

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

Street: 1970 Town Center Blvd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1(k) (Retail and Office Park)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from TC-1 to PC-1 (k) in 2010 (10-G-10-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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for a restaurant with drive thru containing approximately 2,700 square feet of floor area and 470 square feet of patio, and the proposed sign plan, subject to 10 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Installation of all landscaping shown on the development plan within six months of the issuance of occupancy permits for this project.
3. All existing street trees planted along the northeast and southeast property lines and the Target driveway (property) must be maintained and protected from damage during construction, or relocated/replaced as shown on the landscape plan or as approved by the City of Knoxville Urban Forester.
4. Meeting all applicable requirements of the City of Knoxville Tree Protection Ordinance, including but not limited to the number of trees that can reach a mature height greater than 50 feet.
5. Installing all sidewalks shown on the development plan in accordance with the requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
6. Signage shall be in conformance with the Northshore Town Center Unified Development Master Sign Plan (3-C-11-UR) and Article 8 of the City of Knoxville Zoning Ordinance (Signs, billboards, and other advertising structures), and is subject to final approval by Planning Commission staff and the Knoxville Plans Review and Inspections Division.
7. Meeting all applicable requirements of the bicycle parking standards of the City of Knoxville Zoning Ordinance (Article 5, Section 7.1.), including but not limited to the location.
8. Meeting all applicable requirements of the City of Knoxville Urban Forester.
9. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
10. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC-1 District, and the other criteria for approval of a use on review.

Comments:

The applicant has submitted a development plan for an out parcel in the Northshore Town Center Development containing 0.89 acres. The proposal is for a fast food restaurant with a one-lane drive thru that is approximately 2,700 square feet of floor area and 470 square feet of patio.

When this property was rezoned to PC-1 (Retail and Office Park) District in 2010, it was conditioned to meet the intent of the TC-1 (Town Center) zoning and approved Northshore Town Center development standards. New development standards for the PC-1 zoned area was submitted as part of the use on review approval for the Target and Publix stores (3-C-11-UR). The TC-1 zone only allows drive-thru facilities for banks and pharmacies, however, the PC-1 zone was adopted for this portion of the development to allow more flexibility. In this case, staff believes the proposal is acceptable because the site is located adjacent to the I-140 offramp and the Target parking lot. Similar requests in other locations in the Northshore Town Center development may not be appropriate.

A traffic impact study was submitted with the concept plan for this portion of the Northshore Town Center development (3-SB-11-C). This proposal submitted a traffic impact letter to update the original traffic study with the proposed restaurant use. Street improvements within the development and those required to date for S. Northshore Dr. have been completed. The approval of this project will not necessitate any further road improvements. However, in order to foster the goal of pedestrian connectivity within the larger development, the restaurant will construct a new sidewalk along the north frontage and tie into the sidewalk at the northwest corner of the site being constructed by the recently approved Knoxville TVA Employee Credit Union (7-G-19-UR).

The master sign plan for the PC-1 zoned area was approved in 2011 and calls for three development directory signs and a series of way-finding signs. This master sign plan also allows one monument sign per property and provides standards for detached and attached signs. There is one detached

monument sign along the I-140 offramp (southeast) frontage that is a total of 8 feet tall and 10 feet wide with 34" tall logo and 14" text. There are attached signs on each side of the building that include a 42" tall logo and 14-16" tall text.

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

1. All public utilities are available to serve the site.
2. The traffic impact study for the overall Northshore Town Center development completed in 2011 recommended a number of road improvements that have been completed.
3. The proposed development will be compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning district, as well as all other criteria for approval of a use on review.
2. The proposed restaurant is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan and the One Year Plan propose MU-CC (Community Mixed Use Center) uses for the site. The proposed facility is consistent with both plans.
2. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 11/14/2019

Details of Action:

Summary of Action: APPROVE the development plan for a restaurant with drive thru containing approximately 2,700 square feet of floor area and 470 square feet of patio, and the proposed sign plan, subject to 10 conditions.

Date of Approval: 11/14/2019 **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:**