

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 11-G-20-SU

Related File Number:

Application Filed: 9/28/2020

Date of Revision:

Applicant: RAY FLAKE

PROPERTY INFORMATION

General Location: West side of Cedar Bluff Rd., north side of Kingston Pk.

Other Parcel Info.:

Tax ID Number: 132 02807 PART OF

Jurisdiction: City

Size of Tract: 0.915 acres

Accessibility: The primary access to the site will be via N. Cedar Bluff Rd. and Kingston Pk. both of which are 6 lane median divided arterial streets at this location. Another access point is to be via an easement that will tie this site to Market Place Bv.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping Center

Surrounding Land Use:

Proposed Use: New restaurant with drive-through

Density:

Sector Plan: Southwest County

Sector Plan Designation: CC (Community Commercial)

Growth Policy Plan: N/A

Neighborhood Context: This site is located in an area that is dominated by shopping centers and general commercial uses. The zoning in the area is C-R-2 (City) and SC (County).

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

Street: 9225 Kingston Pk.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-R-2 (Regional Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: The property was rezoned from SC-3 to PC-1 in 2010 (5-F-10-RZ) and changed to C-R-2 when the new zoning ordinance was adopted.

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 drive-through restaurant with approximately 2,300 square foot of floor area, subject to 3 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the sign regulations.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Installation of landscaping as shown on the landscape plan (sheet L01.0), or as otherwise required by the City of Knoxville Urban Forester.

With conditions noted above, this request meets the requirements of the former PC-1 zone (current zoning C-R-2), the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

Comments: This proposal is for a new drive-through restaurant of approximately 2,300 sqft at the Landings at Cedar Bluff Shopping Center. The restaurant will be located in the existing parking lot between the Kroger grocery store and N. Cedar Bluff Rd. The drive-through will be located on west side of the building, adjacent to Kroger. There will be no new or modified driveways to N. Cedar Bluff Rd. or Kingston Pike.

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

1. The proposed restaurant will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed restaurant will have a minimal impact on adjacent properties.

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

1. The proposed restaurant meets the standards for development within the former PC-1 (Retail and Office Park) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions.
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 since the site has direct access to major arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan and the Knoxville One Year Plan allow community commercial uses on this site. The proposed restaurant is consistent with the Sector and One Year Plans.
2. The site is located within the city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 11/12/2020

Details of Action:

Summary of Action: APPROVE the development plan for a drive-through restaurant with approximately 2,300 square foot of floor area, subject to 3 conditions.

Date of Approval: 11/12/2020

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: