

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 12-D-20-SU **Related File Number:**
Application Filed: 10/26/2020 **Date of Revision:**
Applicant: WILLIAM KIZER

PROPERTY INFORMATION

General Location: West of Chapman Hwy, South of Woodlawn Pk
Other Parcel Info.:
Tax ID Number: 123 B A 01101 **Jurisdiction:** City
Size of Tract: 0.64 acres
Accessibility: Access is via Chapman Hwy., a major arterial street with 4 lanes and a center turning lane within 100' of right-of-way, and the adjacent Chapman Square Shopping Center.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Drive through facility **Density:**
Sector Plan: South City **Sector Plan Designation:** MU-SD (Mixed Use Special District), SC-5
Growth Policy Plan: N/A
Neighborhood Context: This portion of Chapman Highway is developed with a mix commercial and office uses developed in the C-G-3 and C-G-2 zones. There is a public library directly across Chapman Highway from the subject property and there is a residential neighborhood to the rear that is zoned RN-1.

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

Street: 4501 Chapman Hw.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-3 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned C-6 before the new zoning ordinance became effective and now it is zoned C-G-3.

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 for a drive-through restaurant with approximately 1,010 square foot of floor area, subject to 9 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 the business signs and the menu boards for the vehicle drive-through facility and the walk-up order window on the front of the building.
3. Meeting the design standards for the C-G-3 (General Commercial) zone (Article 5.4).
4. Installation of landscaping in accordance with the requirements of Article 12 (Landscaping) of the City of Knoxville Zoning Ordinance and as otherwise required by the City of Knoxville Urban Forester.
5. Verifying that the provided parking meets both the minimum and maximum requirements for the combined uses on the site, and provide the required bicycle parking, in accordance with Article 11 (Off-street parking) of the City of Knoxville Zoning Ordinance.
6. When the use in the vacant retail/commercial space is determined, if the combined daily vehicle trips for the site is more than 750, a transportation impact study may be required by the City of Knoxville Department of Engineering for review and approval. Any recommended improvements from the study may be required to be implemented by the City of Knoxville Department of Engineering and/or the Tennessee Department of Transportation if the improvements are within the Chapman Highway right-of-way.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Meeting all applicable requirements of the Tennessee Department of Transportation.
9. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With conditions noted above, this request meets the requirements of C-G-3 zone, the principal use standards for drive-through facilities, and the other criteria for approval of a special use.

Comments: This proposal is for a new drive-through restaurant with approximately 1,010 sqft of floor area in an existing retail/commercial building along Chapman Highway. The site has a shared access to Chapman Highway with the lot to the south and also has access to the Chapman Square Shopping Center to the north. The restaurant will occupy only a portion of the 5,100 sqft building, with approximately 4,000 sqft of vacant commercial space remaining. If the combined uses that locate in the building have a traffic generation more than 750 trips per day, a transportation impact study may be required by City Engineering at the time those uses are identified. The drive-through will be located to the rear of the building with the pickup window on the south side of the building. There is a conflict with vehicles exiting the drive through being so close to the Chapman Highway entrance to the site. During permitting, the applicant will need to address safety issues with signage and striping, or any other measure required by City Engineering.

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 C-G-3 (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 South City Sector Plan and the Knoxville One Year Plan allow a mix of commercial, office and medium density residential uses on this site. The proposed restaurant with drive through facility 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:** 12/10/2020

Details of Action:

Summary of Action: APPROVE the request for a drive-through restaurant with approximately 1,010 square foot of floor area, subject to 9 conditions.

Date of Approval: 12/10/2020 **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:**