

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 3-C-07-UR **Related File Number:**
Application Filed: 2/2/2007 **Date of Revision:**
Applicant: CEI ENGINEERING ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: North side of Kingston Pike, east of Walker Springs Rd.
Other Parcel Info.:
Tax ID Number: 120 I A 12.01 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Access is via Kingston Pike a major arterial street with a 5 lane pavement section with a 80' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping center parking lot
Surrounding Land Use:
Proposed Use: Restaurant **Density:**
Sector Plan: West City **Sector Plan Designation:** C/GC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located within a commercial area along Kingston Pike that has developed under commercial zoning districts.

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

Street: 8445 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park)
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for the proposed drive-in restaurant within the PC-1 (Retail and Office Park) zoning district subject to 6 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. The applicant shall work with MPC and City Engineering Staff on a redesign of the proposed access drives for the Sonic site to remove the exiting driveway closest to Kingston Pike at the entrance to the shopping center and revise the proposed entrance driveway to the Sonic site to allow for both entering and exiting traffic. The revised plan must be approved before any permits are issued for the development.
3. Restriping of the parking lot as designated on the development plan.
4. Meeting all applicable requirements of the Knoxville Engineering Division.
5. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
6. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project.

With the conditions noted above, this request meets the requirements for approval in the PC-1 (Retail and Office Park)) zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to locate a Sonic drive-in restaurant at the Walker Springs Plaza on Kingston Pike. The restaurant will be located along the southern property line (Kingston Pike right-of-way) just west of the entrance to the shopping center at the traffic signal. The proposed restaurant will require the removal of approximately 100 parking spaces and a redesign of the parking lot in that area as designated on the development plan. An analysis provided by the applicant shows that the parking that will remain exceeds the required parking for the shopping center.

Staff is recommending a condition that the applicant work with MPC and City Engineering Staff on a redesign of the proposed access drives for the Sonic site to remove the exiting driveway closest to Kingston Pike at the entrance to the shopping center and revise the proposed entrance driveway to the site to allow for both entering and exiting traffic. Due to the queue length for exiting traffic at the signal at Kingston Pike, traffic flow will be improved by moving the exit lane back approximately 80'. The revised plan must be approved before any permits are issued for the development.

The applicant has submitted for Staff review, a final plat for the subdivision creating the lot for the restaurant.

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

- 1. All public utilities are available in the area to serve this site.
- 2. In utilizing the existing access driveway at the signalized intersection, the existing road system will be adequate to handle the proposed development.
- 3. The proposed development is 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. The proposal meets all requirements of the PC-1 zoning district as well as the general criteria for approval of a use-on-review.
- 2. The proposed restaurant is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The West City Sector Plan and One Year Plan designate commercial uses for the site. The proposed restaurant is consistent with the PC-1 (Retail and Office Park) zoning district and sector and one year plan designations.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 4/12/2007

- Details of MPC action:**
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Summary of MPC action: APPROVE the development plan for the proposed drive-in restaurant within the PC-1 (Retail and Office Park) zoning district subject to 6 conditions.

Date of MPC Approval: 4/12/2007

Date of Denial:

Postponements: 3/8/2007

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: