

CASE SUMMARY

APPLICATION TYPE: TTCD

ZONING VARIANCE



File Number: 5-C-25-TOB Related File Number:
Application Filed: 2/21/2025 Date of Revision:
Applicant: NICK PATEL KESHAV CORPORATION

PROPERTY INFORMATION

General Location: East of Dutchtown Rd, south of Discovery Ln
Other Parcel Info.:
Tax ID Number: 118 17608 Jurisdiction: City
Size of Tract: 2.75 acres
Accessibility: Access is via Dutchtown Rd a major arterial street with a pavement width of 64 ft within a right-of-way range of 63-186 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Ag/For/Vac
Surrounding Land Use:
Proposed Use: Gas station, convenience store, and retail shell building Density:
Planning Sector: Northwest County Plan Designation: TP (Technology Park)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10320 Dutchtown Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-1 (Highway Commercial), TO-1
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to two conditions:

- 1) Meeting all applicable City of Knoxville and Knox County Engineering and Public Works requirements.
- 2) Meeting all other applicable requirements of the City of Knoxville and Knox County Zoning Ordinances.

Comments:

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR BUILDING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

1. The applicant is proposing a revision of a commercial development on a 2.75-acre lot (1-A-23-TOB). The development will consist of a gas station, convenience store, and retail shell building on Dutchtown Road near the Pellissippi Parkway interchange.
2. The retail shell building has been adjusted from 7 units to 6 units. Driveway access now loops all the way around the building, and a drive-thru window for a restaurant has been added to the west side. Parking has increased to accommodate the restaurant use. A retaining wall has extended along much of the east side, and there are landscaping changes around the buildings and parking. A new lighting plan has been submitted. The grading plan has changed to show sewer extending from the rear flag stem portion of the property. These changes are more than 5% of the original plan, and require board approval. The access and building materials and location remain the same and do not need to be reapproved. There was a previously approved waiver to decrease the minimum parking setback area required when parking is in front of the building from 20 feet to 15 feet. However, the new landscaping plan has been altered and no longer needs the waiver.
3. Since the building size has not changed, the maximum ground area coverage and floor area ratio remain the same from the first approval. The impervious area ratio has increased from 46% to 61%, but remains in compliance with the Design Guidelines, with the maximum being 70%.
4. The proposed parking for the development falls within the minimum and maximum number of spaces allowed by the TTCDA Design Guidelines. Based on the square footage of the buildings, the convenience store would require between 14 and 28 spaces. The retail strip center would require between 26 and 39 spaces. The restaurant with a drive-through would require between 13 and 26 spaces. The total development calls for a range of 53 to 93 spaces total, and 57 spaces are proposed.
5. The lighting plan meets all TTCDA guidelines for lighting intensity.
6. The dumpsters are screened by an enclosure that matches the brick on the buildings or behind the buildings.
7. The proposed landscape plan is in compliance with the Design Guidelines.
8. No new signage has been provided at this time. This board will review any future signage to ensure compliance with the guidelines.

B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.

1. This property is in the City of Knoxville and is zoned C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay), F (Floodway). The C-H-1 zone is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character. Only a small portion in the rear is zoned Floodway.

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

1. The proposed gas station, convenience store, and retail shell building is not expected to adversely impact the surrounding area because the adjacent area consists of commercial and office uses.

D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.

1. The City of Knoxville have no comments on this proposal.

Action: Approved

Meeting Date: 5/5/2025

Details of Action:

Summary of Action:

Date of Approval: 5/6/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: