

# 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:** 5-G-02-UR                      **Related File Number:**  
**Application Filed:** 4/8/2002                      **Date of Revision:**  
**Applicant:** STARBUCKS COFFEE CO.  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Kingston Pike, northeast of Homberg Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 107 N B 8.01                      **Jurisdiction:** City  
**Size of Tract:** 0.4 acres  
**Accessibility:** Accessis via Kingston Pike, a major arterial street

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Parking lot for shopping center  
**Surrounding Land Use:**  
**Proposed Use:** Fast-food restaurant with drive-through                      **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in an area of established mixed commercial development along Kingston Pike.

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

**Street:** 4928 Kingston Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** SC-1 (Neighborhood Shopping Center)  
**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:

Surveyor:

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 a 24 seat fast-food restaurant with drive-through subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permit for this project.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
6. A revised site plan, reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits for this project.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments: The applicant is proposing to develop this 0.4 acre out-parcel of the Knox Plaza shopping center as a fast-food restaurant with drive-through. Access to the site will be the existing curb-cuts for the shopping center. The site was the former location of a dry cleaning business that was removed around 1997-98. The restaurant will include seating for 24. There will be 10 parking spaces provided on site (9 required). The proposed facility should generate approximately 684 trips per day and will not require a traffic study. A variance was approved by the Board of Zoning Appeals on December 18, 1997 for the shopping center that waived the requirement for a 10' landscape buffer along the Kingston Pike right-of-way.

MPC Action: Approved

MPC Meeting Date: 5/9/2002

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permit for this project.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
6. A revised site plan, reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits for this project.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for a 24 seat fast-food restaurant with drive-through subject to 6 conditions.

Date of MPC Approval: 5/9/2002

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:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**