

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 5-SB-22-F Related File Number:
Application Filed: 3/25/2022 Date of Revision:
Applicant: SMOKY MOUNTAIN LAND SURVEYING

PROPERTY INFORMATION

General Location: Located at the corner of Kingston Pike and Morrell Road
Other Parcel Info.:
Tax ID Number: 120 F B 002.02 Jurisdiction: City
Size of Tract: 1.3 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: CO (Commercial)
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: West City Sector Plan Designation: MU-RC (Regional Mixed Use Center)
Growth Policy Plan: N/A (Within City limits)
Neighborhood Context:

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

Street: 7520 Kingston Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-2 (Highway Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: F.P. Of Morrell Partners, LP Morrell Road at Kingston Pike, Replate of Lot 3
No. of Lots Proposed: **No. of Lots Approved:** 0
Variences Requested: Variance to reduce the utility and drainage easement in the area defined in inset A on the plat from 10 ft to 0 ft.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier
Staff Recomm. (Abbr.): Approve the variance to reduce the required utility and drainage easement area as noted on the plat in insets A and B to accommodate site improvements and increase pedestrian safety.
Approve the subdivision plat because it is in compliance with the subdivision regulations.
Staff Recomm. (Full):
Comments: 1) Chick-Fil-A recently submitted site plans proposing site improvements to increase pedestrian safety at the Kingston Pike/Morrell Road location. Parking is always full at this Chick-Fil-A, and the queue for the drive-in is routinely backed up during peak times, so cars are parking in the adjacent Knoxville Wholesale Furniture parking lot and walking to Chick-Fil-A. This is causing conflicts between vehicles and pedestrians within the parking areas and the drive-thru aisle.
2) The submitted plans propose a new retaining wall, a small set of steps with handrails, and a protected crosswalk leading from the adjacent parking lot to the restaurant to allow safe passage for pedestrians crossing the drive-thru lane from the adjacent lot. The proposed path cuts through the existing landscaping on the eastern property line, which is set at a steep angle from the neighboring lot.
3) The submitted plans were denied by the City as the site improvements encroach into the utility and drainage (U&D) easement area. This requires the property to be replatted so that a variance can be obtained to eliminate the U&D easement area and allow the site improvements to proceed.
4) The purpose of this plat is to eliminate the U&D easement areas noted on insets A and B and create a new retaining wall easement.
5) KUB is the utility provider. They have no issue with the request since they currently use, and will continue to use, the private utility easements and not the standard U&D easement they are proposing to eliminate.
6) The City's Engineering Department can issue a waiver reducing the U&D easement under existing structures, but cannot do so under new, proposed structures. To reduce or eliminate U&D easements beneath new structures, a variance is required.

Action: Approved **Meeting Date:** 5/12/2022

Details of Action:

Summary of Action: Approve the variance to reduce the required utility and drainage easement area as noted on the plat in insets A and B to accommodate site improvements and increase pedestrian safety.

Approve the subdivision plat because it is in compliance with the subdivision regulations.

Date of Approval: 5/12/2022 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court
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: