

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

File Number: 6-D-18-UR  
Application Filed: 4/30/2018  
Applicant: CHICK-FIL-A, INC.

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** East side of Town Center Blvd., north side S. Northshore Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 098.05 **Jurisdiction:** City  
**Size of Tract:** 2.05 acres  
**Accessibility:** Access is via Town Center Blvd., a 4 lane local street within 115'-130' wide right-of-way. Access to the Northshore Town Center development is via S. Northshore Dr., a major arterial street with 4 lanes that reduces to 2 lanes, 70'-310' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Fast food restaurant with drive thru (4,869 sqft) **Density:**  
**Sector Plan:** Southwest County **Sector Plan Designation:** MU-CC  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The surrounding area to the north and west of the site is being developed into a mix of uses under the PC-1 and TC-1 zoning districts. The Target and Publix retail stores are located to the north of this site. To the south is vacant land, indoor storage, and residential zoned A, O-1, OB, and PR. To the east is I-140 right-of-way, which includes the interchange with S. Northshore Dr.

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

**Street:** 2082 Town Center Blvd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC-1(k) (Retail and Office Park)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property zoned PC-1(k) in 2010 (10-G-10-RZ)

## 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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for a restaurant with drive thru containing approximately 5,000 square feet of floor area and 576 square feet of patio, and the proposed sign plan, subject to 8 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of all sidewalks as shown on the approved development plan subject to approval by the Knoxville Department of Engineering and meeting all applicable Americans with Disabilities Act (ADA) requirements.
3. Implementation of any recommended improvements identified in the Chick-fil-A Traffic Impact Study prepared by Palmer Engineering, dated May 2018, and as revised and approved by the Knoxville Department of Engineering and Planning Commission staff, specifically related to the proposed development.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Installation of all landscaping shown on the development plan within six months of the issuance of occupancy permits for this project.
6. Meeting all applicable requirements of the Knoxville Urban Forester.
7. Signage shall be in conformance with the Northshore Town Center Unified Development Master Sign Plan (3-C-11-UR) and Article 8 of the City of Knoxville Zoning Ordinance (Signs, billboards, and other advertising structures), and is subject to final approval by Planning Commission staff and the Knoxville Plans Review and Inspections Division.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC-1 District, and the other criteria for approval of a use on review.

Comments:

The applicant has submitted a development plan for an out parcel in the Northshore Town Center development containing 2.05 acres. The plan proposes the development of a Chick-fil-A that will contain approximately 5,000 square feet of floor area with a 576 square-foot patio and a dual lane drive-thru. A sidewalk will be extended to this site from the terminus of the existing in front of the adjacent First Tennessee bank.

A traffic impact study was completed for this proposal which at the time the development plan for the Target and Publix was being considered. Street improvements within the development and to S. Northshore Dr. have been completed. The approval of this project will not necessitate any further road improvements. However, in order to foster the goal of pedestrian connectivity within the larger development, staff will require that this applicant construct a sidewalk long the northern boundary of this site. The proposed sidewalk will need to tie into the existing sidewalk along Town Center Blvd.

A master sign plan that calls for three development directory signs and a series of way-finding signs was approved in 2011. This signage plan also states how wall signs and monument signs are to be located on individual sites. On this site, there is an existing development directory sign along the S. Northshore Dr. frontage and the master sign plan allows one additional monument sign along the northern portion of the property. The monument sign is currently proposed in the southeast corner of the property and it will need to be moved.

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

1. All public utilities are available to serve the site.

2. Any recommended road improvements by the traffic impact study that are the result of increased traffic by this proposal may be required if deemed necessary by the City of Knoxville Department of Engineering.
3. The proposed development will be 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. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning district, as well as all other criteria for approval of a use on review.
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.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan and the City of Knoxville One Year Plan propose MU-CC (Community Mixed Use Commercial) uses for the site. The proposed facility is consistent with both plans.

**Action:** Approved **Meeting Date:** 6/14/2018

**Details of Action:**

**Summary of Action:** APPROVE the request for a restaurant with drive thru containing approximately 5,000 square feet of floor area and 576 square feet of patio, and the proposed sign plan, subject to 8 conditions.

**Date of Approval:** 6/14/2018 **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:**