



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 request for reuse of an existing commercial building as a restaurant, subject to the following 7 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Revising the development plan to include a backup area at the eastern end of the parking lot, with a depth of between 5-7 feet, subject to approval by the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Revising the landscape plan to include evergreen screening along the southern side of the parking lot that adjoins the residential lot, subject to approval by Planning Commission staff.
5. Installation of landscaping as shown on the revised landscape plan within six months of issuance of the occupancy permit for the restaurant.
6. Meeting all applicable requirements of the City of Knoxville Urban Forester.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the C-1 (Neighborhood Commercial) district and the other general criteria for approval of a Use on Review.

Comments:

The applicant is proposing to reuse an existing building in a C-1 (Neighborhood Commercial) zoning district as a restaurant (eating and drinking establishment). Eating and drinking establishments require a use on review approval in the C-1 zone. The site is located on the south side of Sevierville Pike and east side of Lancaster Dr. with vehicular access off of Lancaster Dr. The building will include a restaurant with approximately 3000 square feet and an office with approximately 680 square feet. An office is a permitted use in the C-1 zone.

The existing building includes approximately 16 parking spaces that back out onto Sevierville Pike and Lancaster Dr. and a paved parking area behind the building. Site improvements will include a total of 10 parallel parking spaces on Sevierville Pike and Lancaster Dr. and a parking lot off of Lancaster Dr. with 22 spaces. The applicant obtained a variance from the Knoxville Board of Zoning Appeals on May 19, 2016 for a reduction in the required number of off-street parking spaces, from 33 to 22.

The restaurant will include an outdoor patio area along the street frontage. Sidewalks will be added along the street frontages and bicycle racks are also included to encourage non-vehicular use by residents in the neighborhood.

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

1. The proposed restaurant will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed restaurant will have minimal impact on traffic since the facility is located at the intersection of a minor and major collector street.
3. The proposed restaurant is consistent with the neighborhood scale of commercial development found in the area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed restaurant meets all of the requirements of the Knoxville Zoning Ordinance with the recommended conditions.
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 neighborhoods where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw traffic through residential areas since it is located on a minor and major collector street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Knoxville One Year Plan and the South City Sector Plan propose neighborhood commercial uses for this site. The proposed restaurant is consistent with the One Year Plan and Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 6/9/2016

- Details of Action:**
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**Summary of Action:** APPROVE the request for reuse of an existing commercial building as a restaurant, subject to the following 7 conditions:

**Date of Approval:** 6/9/2016 **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:**