

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 7-B-09-UR

AGENDA ITEM #: 45

AGENDA DATE: 7/9/2009

▶ **APPLICANT:** CEDAR BLUFF LAND PARTNERS, LLC

OWNER(S): DAVID CAMPBELL

TAX ID NUMBER: 119 H F 014

JURISDICTION: County Commission District 5

▶ **LOCATION:** West side of N Cedar Bluff Rd., west end of Fox Lonas Rd.

▶ **APPX. SIZE OF TRACT:** 0.821 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via N. Cedar Bluff Rd., a major arterial street with 4 lanes and a center turning lane and 60' of pavement width within 80' of right of way. The site's driveway lines up with Fox Lonas Dr., a minor collector street to the east, which has a traffic signal at its intersection with N. Cedar Bluff Rd.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** CN (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Vacant commercial building

▶ **PROPOSED USE:** Restaurant with drive thru window

HISTORY OF ZONING: Property rezoned to CN (Neighborhood Commercial) on July 24, 2006.

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural) & PC (Planned Commercial)

South: Offices / OA (Office Park) & OB (Office, Medical, and Related Services)

East: School and vacant land / RP-1 (Planned Residential)

West: Recreation facility / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area of N. Cedar Bluff Rd. north of Dutchtown Rd. has been developed with office and residential uses, as well as a large church campus, under A, RA, RAE, RP-1, OA and OB zoning. Most commercial development along N. Cedar Bluff Rd. has occurred to the south, south of Dutchtown Rd. and to the north, near the intersection with Middlebrook Pike, under various commercial zones.

STAFF RECOMMENDATION:

▶ **POSTPONE until the August 14, 2009 MPC meeting as requested by the applicant**

The applicant has requested a postponement to allow time to work with Staff on drainage and site design.

COMMENTS:

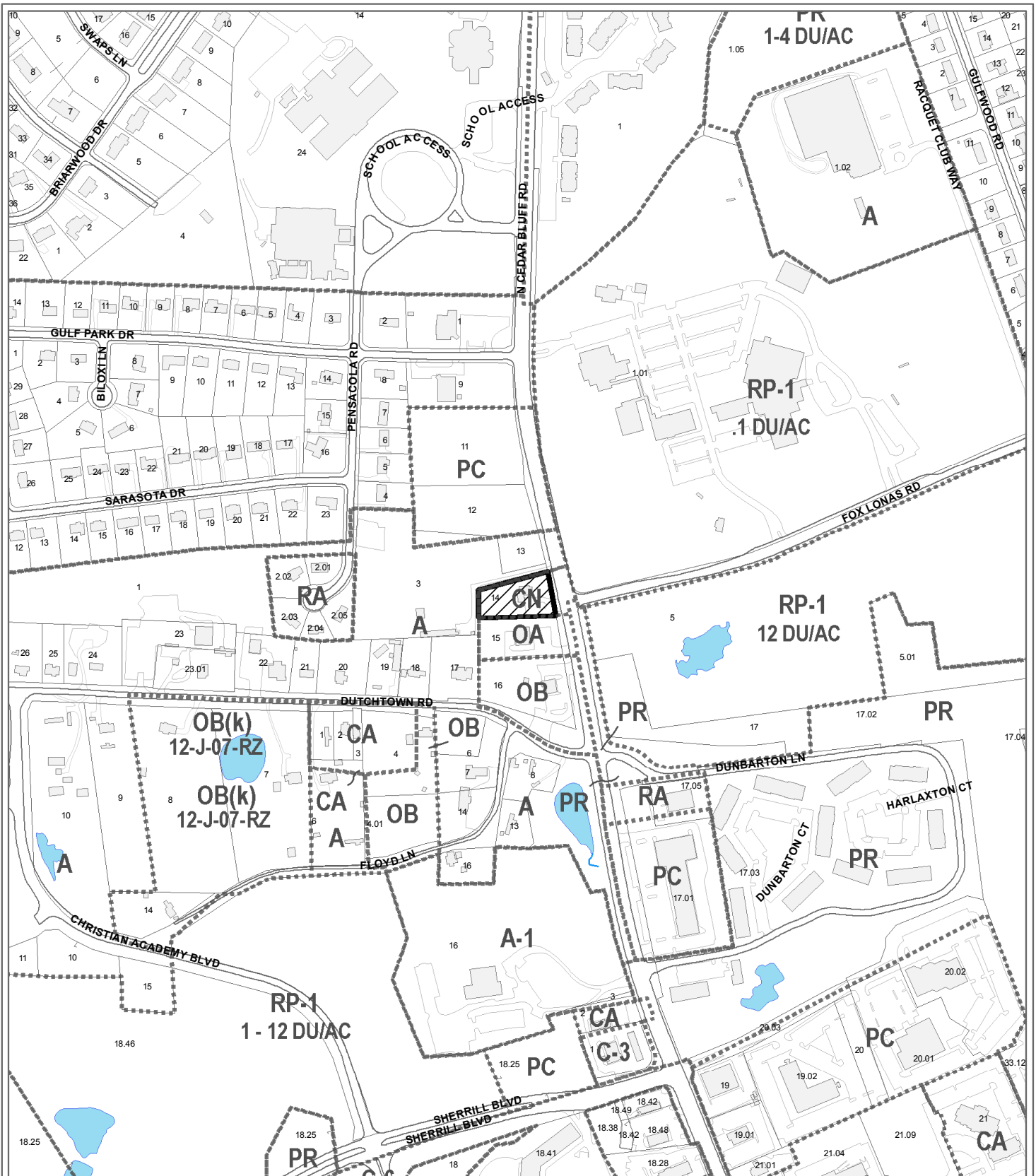
The applicant is proposing to develop this 0.821 acre site with a 2200 square foot fast food restaurant with a drive thru window. Restaurants can be permitted in the CN (Neighborhood Commercial) zoning district through the use-on-review process. Access to the site is from the west side of N. Cedar Bluff Rd. at the intersection with Fox Lonas Rd.

ESTIMATED TRAFFIC IMPACT 1091 (average daily vehicle trips)

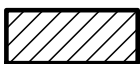
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**7-B-09-UR
USE ON REVIEW**



Use on Review for: Restaurant with drive thru in CN zone

Original Print Date: 6/23/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Cedar Bluff Land Partners, LLC

Map No: 119

Jurisdiction: County

