

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

▶ **FILE #:** 6-H-16-UR

AGENDA ITEM #: 39

AGENDA DATE: 6/9/2016

▶ **APPLICANT:** BRIAN HANN

OWNER(S): Gatehouse Properties

TAX ID NUMBER: 109 K D 00203

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3701 Sevierville Pike

▶ **LOCATION:** South side of Sevierville Pike, east side of Lancaster Dr.

▶ **APPX. SIZE OF TRACT:** 0.52 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Lancaster Dr., a minor collector street with a 20' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

▶ **ZONING:** C-1 (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Business / vacant

▶ **PROPOSED USE:** Restaurant

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-2 (General Residential)

South: Residences / R-1 (Low Density Residential)

East: Vacant land / C-1 (Neighborhood Commercial)

West: Restaurant / C-1 (Neighborhood Commercial)

NEIGHBORHOOD CONTEXT: The site is located in a small neighborhood commercial node at the intersection of Sevierville Pike and Lancaster Dr. in a predominantly residential neighborhood that has developed under R-1 (Low Density Residential) and R-2 (General Residential) zoning.

STAFF RECOMMENDATION:

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

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

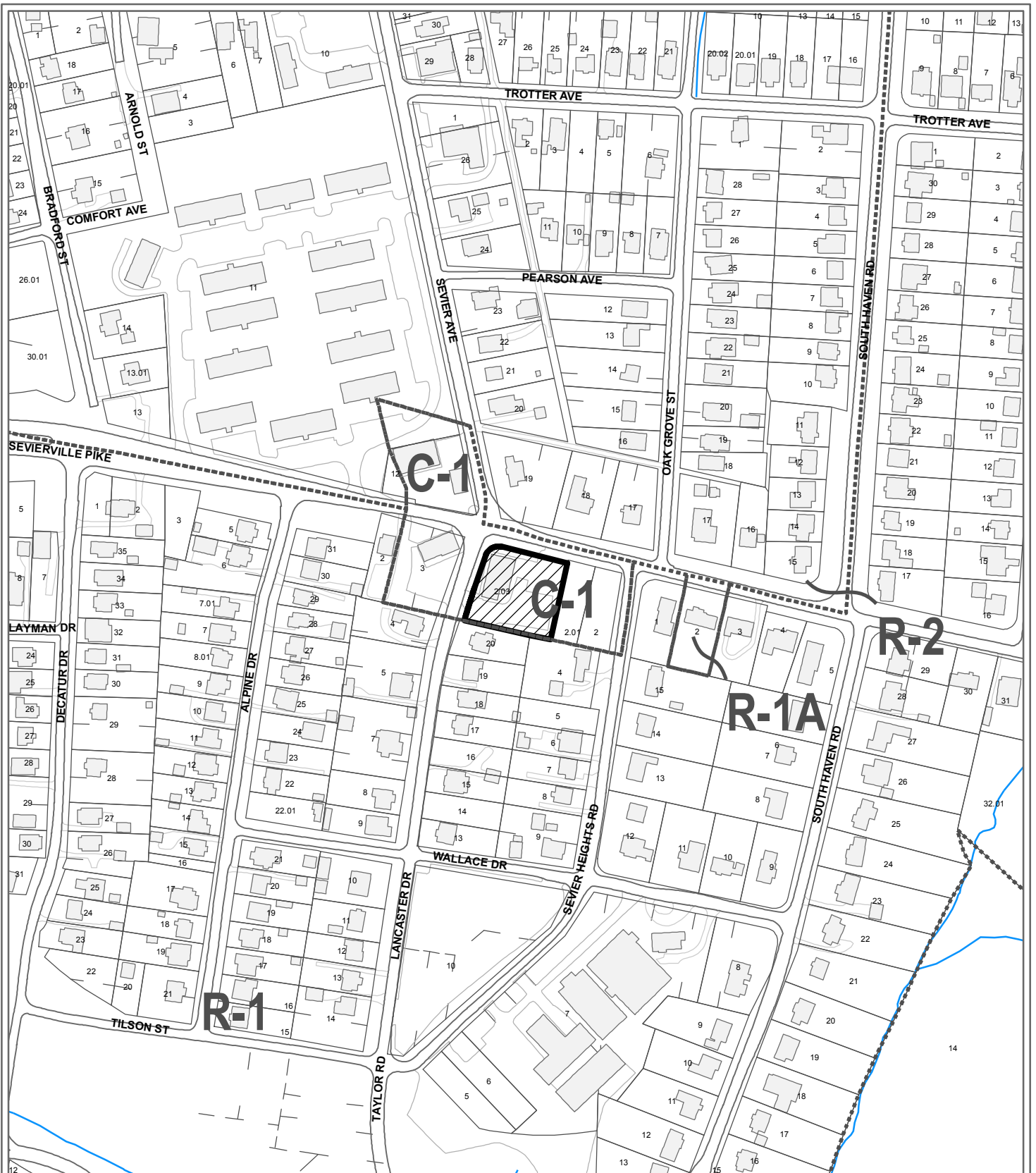
1. The Knoxville One Year Plan and the South City Sector Plan propose neighborhood commercial uses for this site. The proposed restaurant is consistent with the One Year Plan and Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan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

ESTIMATED TRAFFIC IMPACT: 391 (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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**6-H-16-UR
USE ON REVIEW**



Restaurant in C-1 (Neighborhood Commercial)

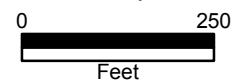
Original Print Date: 5/16/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

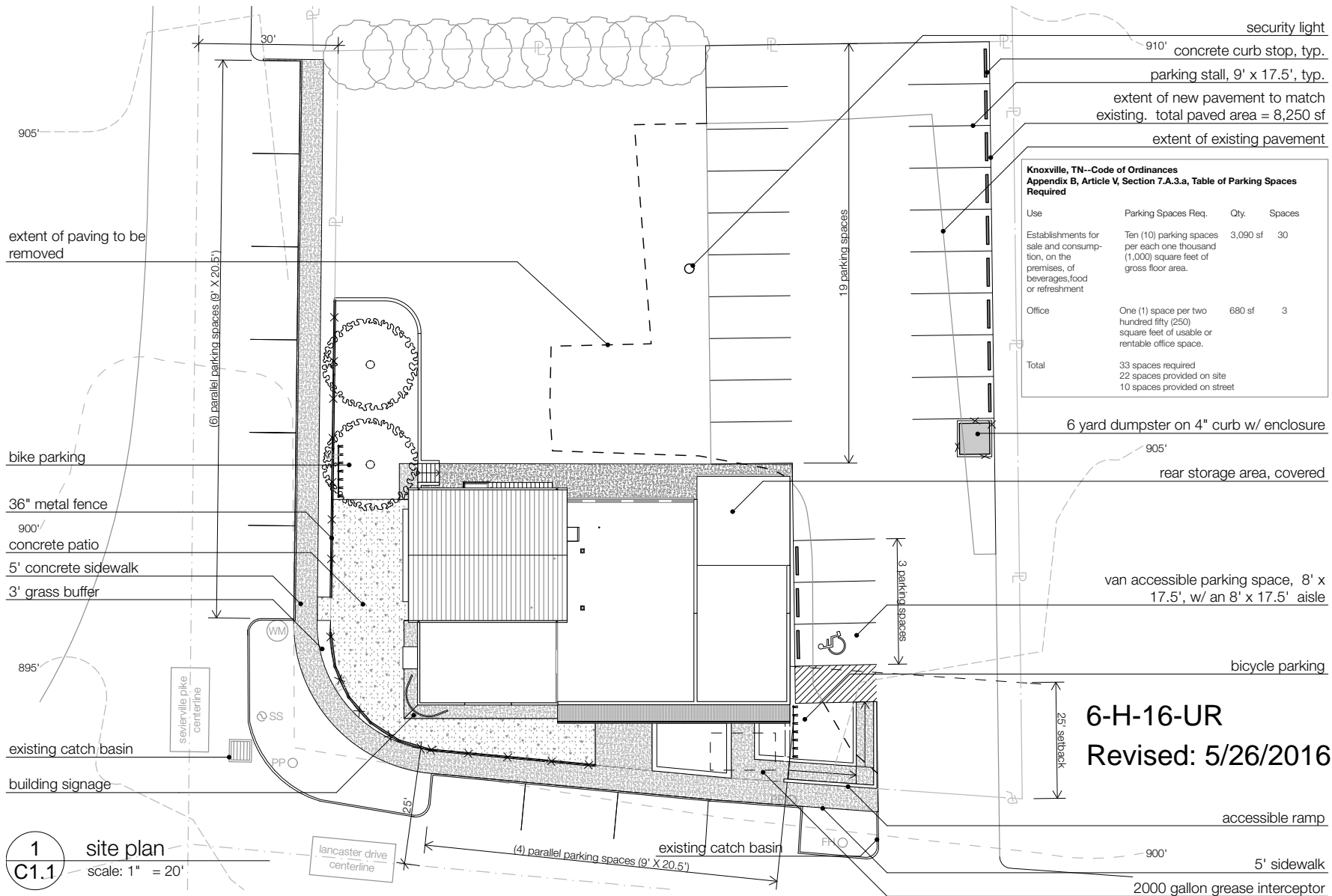
Revised:

Petitioner: Hann, Brian

Map No: 109

Jurisdiction: City





**Knoxville, TN--Code of Ordinances
Appendix B, Article V, Section 7.A.3.a, Table of Parking Spaces
Required**

| Use | Parking Spaces Req. | Qty. | Spaces |
|---|---|-----------------------------------|-------------------------------------|
| Establishments for sale and consumption, on the premises, of beverages, food or refreshment | Ten (10) parking spaces per each one thousand (1,000) square feet of gross floor area. | 3,090 sf | 30 |
| Office | One (1) space per two hundred fifty (250) square feet of usable or rentable office space. | 680 sf | 3 |
| Total | 33 spaces required | 22 spaces provided on site | 10 spaces provided on street |

C1.1 site plan

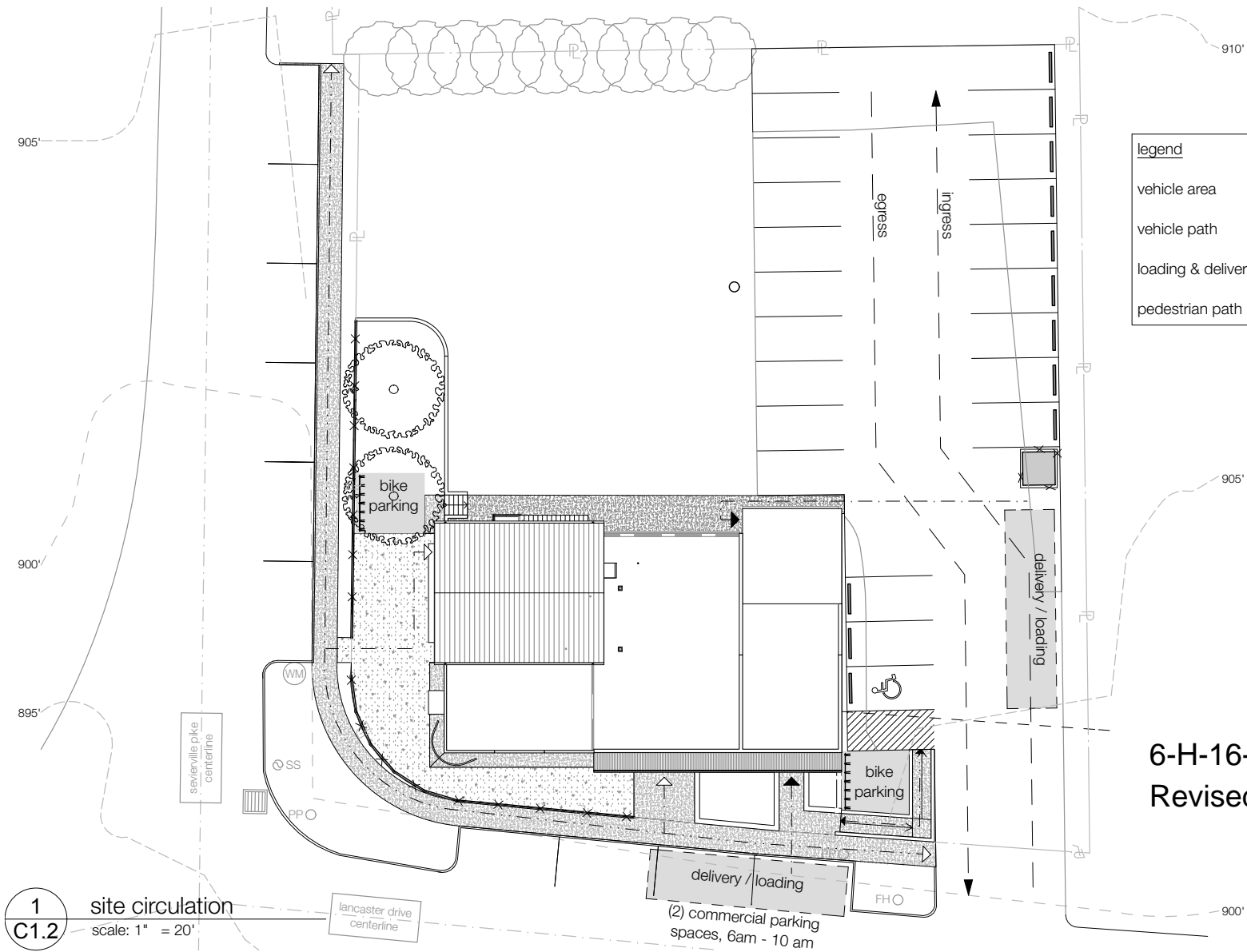
Rev. 1 Use on Review
2016.04.24
2016.04.25
issue date

Gatehouse Properties
Sokno Taco
3701 Sevierville Pike
Knoxville, TN 37920
project number : 1604

524 williams street
knoxville, tn 37917
+1 865 603 4297
create@forkdesign.us
fork design
design development

1 site plan
C1.1 scale: 1" = 20'

6-H-16-UR
Revised: 5/26/2016



legend

- vehicle area
- vehicle path ▶
- loading & delivery path ▶
- pedestrian path ▶

1
C1.2 site circulation
scale: 1" = 20'

6-H-16-UR
Revised: 5/26/2016

| | |
|------|------------------|
| C1.2 | site circulation |
|------|------------------|

| | | |
|---------------|------------|-------|
| Rev. 1 | 2016.04.24 | date |
| Use on Review | 2016.04.25 | issue |

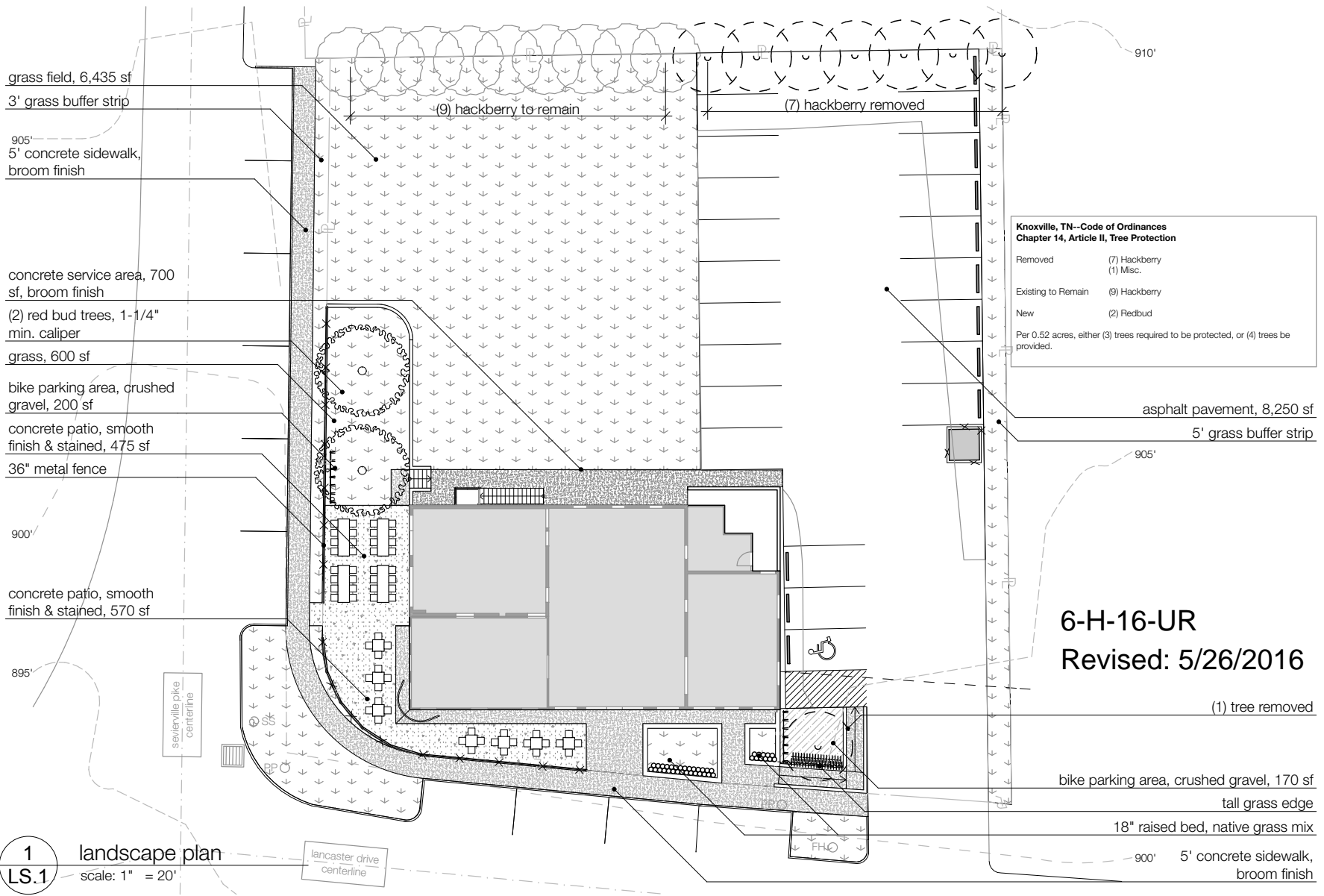
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**Knoxville, TN--Code of Ordinances
Chapter 14, Article II, Tree Protection**

Removed (7) Hackberry
(1) Misc.

Existing to Remain (9) Hackberry

New (2) Redbud

Per 0.52 acres, either (3) trees required to be protected, or (4) trees be provided.

1
LS.1 landscape plan
scale: 1" = 20'

LS.1
landscape plan

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