APPRAISAL

FILE #: 12-D-20-SU  AGENDA ITEM #: 25
AGENDA DATE: 12/10/2020

APPLICANT: WILLIAM KIZER
OWNER(S): Fillaver Partners, Limited

TAX ID NUMBER: 123 B A 01101
JURISDICTION: City Council District 1
STREET ADDRESS: 4501 Chapman Hw.
LOCATION: West of Chapman Hwy, South of Woodlawn Pk
APPX. SIZE OF TRACT: 0.64 acres
SECTOR PLAN: South City
GROWTH POLICY PLAN: N/A
ACCESSIBILITY: Access is via Chapman Hwy., a major arterial street with 4 lanes and a center turning lane within 100' of right-of-way, and the adjacent Chapman Square Shopping Center.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Goose Creek

STAFF RECOMMENDATION:

APPROVE the request for a drive-through restaurant with approximately 1,010 square foot of floor area, subject to 9 conditions.

1. Meeting the requirements of principal use standards for drive-through facilities (Article 9.3.F) of the City of

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Knoxville Zoning Ordinance.

2. Meeting the requirements of Article 13 (Signs) of the City of Knoxville Zoning Ordinance, including but not limited to the business signs and the menu boards for the vehicle drive-through facility and the walk-up order window on the front of the building.

3. Meeting the design standards for the C-G-3 (General Commercial) zone (Article 5.4).

4. Installation of landscaping in accordance with the requirements of Article 12 (Landscaping) of the City of Knoxville Zoning Ordinance and as otherwise required by the City of Knoxville Urban Forrester.

5. Verifying that the provided parking meets both the minimum and maximum requirements for the combined uses on the site, and provide the required bicycle parking, in accordance with Article 11 (Off-street parking) of the City of Knoxville Zoning Ordinance.

6. When the use in the vacant retail/commercial space is determined, if the combined daily vehicle trips for the site is more than 750, a transportation impact study may be required by the City of Knoxville Department of Engineering for review and approval. Any recommended improvements from the study may be required to be implemented by the City of Knoxville Department of Engineering and/or the Tennessee Department of Transportation if the improvements are within the Chapman Highway right-of-way.

7. Meeting all applicable requirements of the Knoxville Department of Engineering.

8. Meeting all applicable requirements of the Tennessee Department of Transportation.

9. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With conditions noted above, this request meets the requirements of C-G-3 zone, the principal use standards for drive-through facilities, and the other criteria for approval of a special use.

COMMENTS:

This proposal is for a new drive-through restaurant with approximately 1,010 sqft of floor area in an existing retail/commercial building along Chapman Highway. The site has a shared access to Chapman Highway with the lot to the south and also has access to the Chapman Square Shopping Center to the north. The restaurant will occupy only a portion of the 5,100 sqft building, with approximately 4,000 sqft of vacant commercial space remaining. If the combined uses that locate in the building have a traffic generation more than 750 trips per day, a transportation impact study may be required by City Engineering at the time those uses are identified. The drive-through will be located to the rear of the building with the pickup window on the south side of the building. There is a conflict with vehicles exiting the drive through being so close to the Chapman Highway entrance to the site. During permitting, the applicant will need to address safety issues with signage and striping, or any other measure required by City Engineering.

EFFECT OF THE 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 a minimal impact on adjacent properties.

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

1. The proposed restaurant meets the standards for development within the C-G-3 (Retail and Office Park) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed 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 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 since the site has direct access to major arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan and the Knoxville One Year Plan allow a mix of commercial, office and medium density residential uses on this site. The proposed restaurant with drive through facility is consistent with the Sector and One Year Plans.

2. The site is located within the city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 476 (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.

The Planning Commission’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 a Planning Commission decision in the City.
PKAING REQUIREMENTS:
RETAIL = 3 CARS/1000SF GFA
DRIVE-THRU RESTAURANT = 61,000 S.F.

PKAING CALCULATION
RETAIL = 2,900 S.F GFA. = 9 STALLS
DRIVE-THRU REST. = 1,010 S.F. = 7 STALLS

TOTAL REQUIRED = 16 STALLS
TOTAL PROVIDED = 23 STALLS
TOTAL = 2 ADA + 21 STANDARD STALLS

BIKE PARKING REQ'D, >50 STALLS = 4
BIKE PARKING = 4 PARKING SPACES
# Development Request

**Planner**

**Knoxville / Knox County**

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**Development**
- [ ] Development Plan
- [x] Planned Development
- [ ] Use on Review / Special Use
- [ ] Hillside Protection COA

**Subdivision**
- [ ] Concept Plan
- [ ] Final Plat

**Zoning**
- [ ] Plan Amendment
- [ ] SP
- [ ] OYP
- [ ] Rezoning

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**Applicant Name**
William Kizer

**Property under contract**

**Date Filed**
10/26/2020

**Meeting Date (if applicable)**
Dec. 10, 2020

**File Number(s)**
12-D-20-SU

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**Correspondence**
All correspondence related to this application should be directed to the approved contact listed below.

- [x] Applicant
- [ ] Owner
- [ ] Option Holder
- [ ] Project Surveyor
- [ ] Engineer
- [ ] Architect/Landscape Architect

**Name**
William Kizer

**Company**
Gentry, Tipton & McElmore, P.C.

**Address**
2613 Shanendoah Ave
Charlotte, NC 28205

**Phone**
704 793 8997

**Email**
kizerbill@gmail.com

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**Current Property Info**

- **Owner Name (if different)**
  Fillauer Partners Ltd

- **Owner Address**
  2710 Erin Nicola Hwy
  Chattanooga, TN

- **Owner Phone**
  37406

- **Property Address**
  4501 Chapman Hwy
  123BA01101

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**Staff Use Only**

- **General Location**
  W of Chapman Hwy, S of Woodlawn Pike
  0.64 acres

- **1st District**
  C-G-3

- **Jurisdiction (specify district above)**
  - [ ] City
  - [ ] County
  - [ ] Zoning District

  - **South City**
    - **Planning Sector**
      - **Sector Plan Land Use Classification**
        - **Planning Sector**
      - **Sector Plan Land Use Classification**
    - **Growth Policy Plan Designation**
      - **Existing Land Use**
        - **Septic (Y/N)**
        - **Sewer Provider**
        - **Water Provider**

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Scanned with CamScanner
**DEVELOPMENT REQUEST**

- Development Plan
- Use on Review / Special Use
- Non-Residential
- Residential
- Hillside Protection COA
- Drive through facility

**SUBDIVISION REQUEST**

- Proposed Subdivision Name
- Unit / Phase Number
- Combine Parcels
- Divide Parcel
- Total Number of Lots Created
- Other (specify)
- Attachments / Additional Requirements

**ZONING REQUEST**

- Zoning Change
- Proposed Zoning
- Plan Amendment Change
- Proposed Plan Designation(s)
- Proposed Density (units/acre)
- Previous Rezoning Requests
- Other (specify)

**STAFF USE ONLY**

**PLAT TYPE**
- Staff Review
- Planning Commission

**ATTACHMENTS**
- Property Owners / Option Holders
- Variance Request

**ADDITIONAL REQUIREMENTS**
- Design Plan Certification (Final Plat)
- Use on Review / Special Use (Concept Plan)
- Traffic Impact Study
- COA Checklist (Hillside Protection)

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owner's authorized representative.

**Fee Breakdown**

- Fee 1: $1,500
- Fee 2
- Fee 3
- Total: $1,500

**Applicant Information**

- Applicant Signature: William A. Kizer
- Date: 10/26/2020
- Phone Number: 704-793-8997
- Email: Kizerbill9@gmail.com

**Staff Information**

- Staff Signature: Tarren Barrett
- Date: 10/26/2020