

▶ **FILE #:** 3-C-07-UR **AGENDA ITEM #:** 96  
 POSTPONEMENT(S): 3/8/2007 **AGENDA DATE:** 4/12/2007

▶ **APPLICANT:** CEI ENGINEERING ASSOCIATES, INC.  
 OWNER(S): SONIC CORPORATION

TAX ID NUMBER: 120 I A 12.01

JURISDICTION: City Council District 2

▶ **LOCATION:** North side of Kingston Pike, east of Walker Springs Rd.

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Kingston Pike a major arterial street with a 5 lane pavement section with a 80' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

▶ **ZONING:** PC-1 (Retail and Office Park)

▶ **EXISTING LAND USE:** Shopping center parking lot

▶ **PROPOSED USE:** Restaurant

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: I-40/I-75 / C-3 (General Commercial)

South: Mixed businesses / C-3 (General Commercial) & CA (General Business)

East: Mixed businesses / C-4 (Highway and Arterial Commercial)

West: Mixed businesses / C-3 (General Commercial) & C-4 (Highway and Arterial Commercial)

NEIGHBORHOOD CONTEXT: The site is located within a commercial area along Kingston Pike that has developed under commercial zoning districts.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for the proposed drive-in restaurant within the PC-1 (Retail and Office Park) zoning district subject to 6 conditions.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. The applicant shall work with MPC and City Engineering Staff on a redesign of the proposed access drives for the Sonic site to remove the exiting driveway closest to Kingston Pike at the entrance to the shopping center and revise the proposed entrance driveway to the Sonic site to allow for both entering and exiting traffic. The revised plan must be approved before any permits are issued for the development.
3. Restriping of the parking lot as designated on the development plan.
4. Meeting all applicable requirements of the Knoxville Engineering Division.
5. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.

6. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project.

With the conditions noted above, this request meets the requirements for approval in the PC-1 (Retail and Office Park)) zoning district, as well as other criteria for approval of a use on review.

**COMMENTS:**

The applicant is proposing to locate a Sonic drive-in restaurant at the Walker Springs Plaza on Kingston Pike. The restaurant will be located along the southern property line (Kingston Pike right-of-way) just west of the entrance to the shopping center at the traffic signal. The proposed restaurant will require the removal of approximately 100 parking spaces and a redesign of the parking lot in that area as designated on the development plan. An analysis provided by the applicant shows that the parking that will remain exceeds the required parking for the shopping center.

Staff is recommending a condition that the applicant work with MPC and City Engineering Staff on a redesign of the proposed access drives for the Sonic site to remove the exiting driveway closest to Kingston Pike at the entrance to the shopping center and revise the proposed entrance driveway to the site to allow for both entering and exiting traffic. Due to the queue length for exiting traffic at the signal at Kingston Pike, traffic flow will be improved by moving the exit lane back approximately 80'. The revised plan must be approved before any permits are issued for the development.

The applicant has submitted for Staff review, a final plat for the subdivision creating the lot for the restaurant.

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

1. All public utilities are available in the area to serve this site.
2. In utilizing the existing access driveway at the signalized intersection, the existing road system will be adequate to handle the proposed development.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

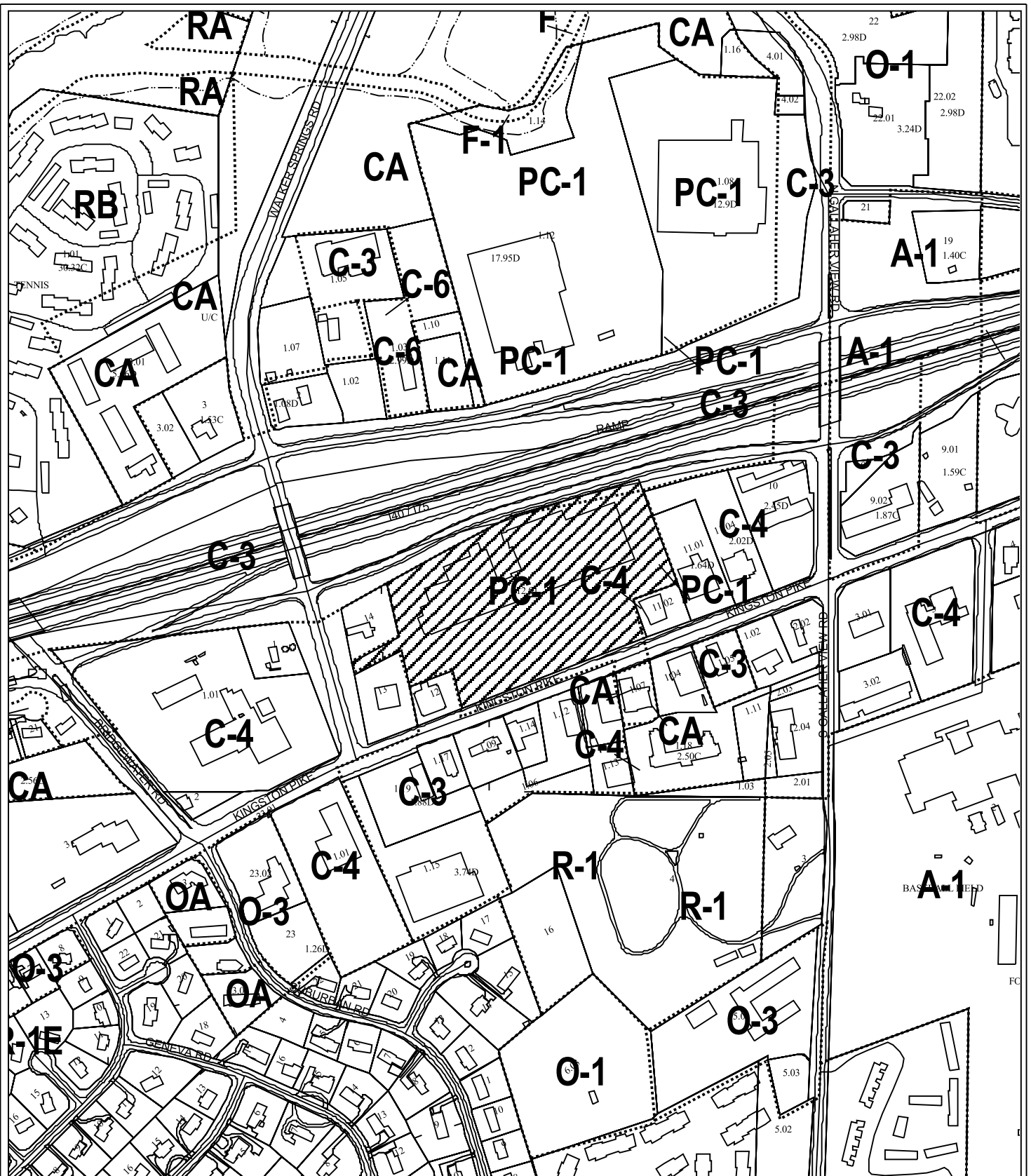
**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposal meets all requirements of the PC-1 zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed restaurant is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The West City Sector Plan and One Year Plan designate commercial uses for the site. The proposed restaurant is consistent with the PC-1 (Retail and Office Park) zoning district and sector and one year plan designations.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



3-C-07-UR  
 USE ON REVIEW



Restaurant in PC-1 (Retail and Office Park)

Original Print Date: 02/22/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: CEI Engineering Associates, Inc.

Map No: 120

Jurisdiction: City



