KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT

FILE #: 8-B-09-UR **AGENDA ITEM #: 45**

AGENDA DATE: 8/13/2009

APPLICANT:	**SUBSOUTH**
OWNER(S):	PEOPLE'S DEVELOPMENT COMPANY, INC.
TAX ID NUMBER:	106 O B 013
JURISDICTION:	City Council District 2
LOCATION:	**South side of Middlebrook Pike, west side of Vanosdale Rd.**
APPX. SIZE OF TRACT:	**0.82 acres**
SECTOR PLAN:	Northwest City
GROWTH POLICY PLAN:	Urban Growth Area (Inside City Limits)
ACCESSIBILITY:	Access is via Middlebrook Pike a major arterial street with four lanes with additional turn lanes and median within a required 112' right-of-way, and Vanosdale Rd., a minor arterial street with five lanes (includes turn lanes) and median adjacent to the site within a require 88' right-of-way.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Knoxville Utilities Board
WATERSHED:	Ten Mile Creek
ZONING:	**C-1 (Neighborhood Commercial)**
EXISTING LAND USE:	**Vacant convenience store and car wash**
PROPOSED USE:	**Restaurant (and existing car wash)**
HISTORY OF ZONING:	None noted
SURROUNDING LAND USE AND ZONING:	North: Mixed businesses / C-1 (Neighborhood Commercial)
	South: Retirement center / R-2 (General Residential)
	East: Church / R-1 (Low Density Residential)
	West: Mixed businesses / C-1 (Neighborhood Commercial)
NEIGHBORHOOD CONTEXT:	The site is located in an area along Middlebrook Pike that includes a mix of businesses, institutional and residential uses.

STAFF RECOMMENDATION:

APPROVE the development plan for a proposed Subway restaurant, subject to the following 6 conditions:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Obtaining an entrance permit from the Tennessee Department of Transportation for proposed access changes.
5. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permit for this project.

6. All lighting shall be directed away from the residential property to the south of the site.

With the conditions noted above, this requests meets the requirements for approval of a restaurant in the C-1 zone and other criteria for a use-on-review.

COMMENTS:

The applicant is proposing to convert an existing building (1436 square feet) into a Subway restaurant at this site located at the southwest corner of the intersection of Middlebrook Pike and Vanosdale Rd. The site was formerly a convenience store with gas pumps. The gas pumps and tanks have been removed from the site. There is an existing car wash facility on the site that will remain.

Access to the site will be provided from both Middlebrook Pike and Vanosdale Rd. As a part of the redevelopment, the three existing access drives unto Middlebrook Pike will be reduced to two. The two existing driveways that are closest to the intersection have been redesigned as a single access drive that will be located in front of the restaurant and further from the intersection. The applicant will be required to obtain an entrance permit from the Tennessee Department of Transportation with regards to the new access onto Middlebrook Pike.

The Knoxville Department of Engineering has identified that a Special Pollution Abatement Permit including water quality will be required. Redevelopment criteria may require that a down stream study be conducted for water quantity considerations.

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

1. The property is located at a signalized intersection of a major and minor arterial streets and will have minimal impact on traffic capacity in the area. The revisions to the access drives onto Middlebrook Pike will help to improve traffic flow at this intersection.
2. Public water and sewer utilities are available to serve the development.
3. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal meets all relevant requirements of the C-1 zoning district and a use on review.
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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

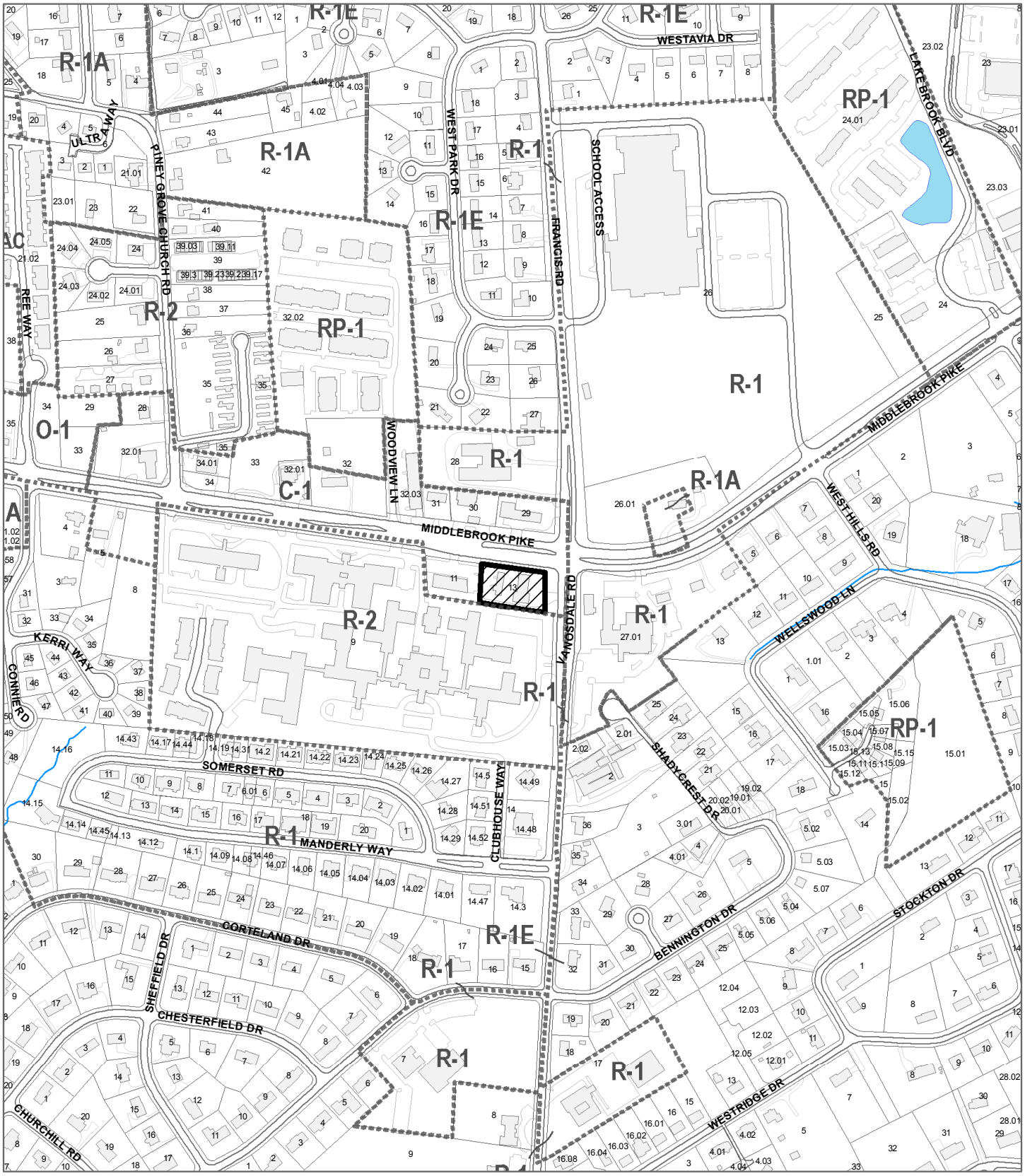
1. The Northwest City Sector Plan and One Year Plan propose neighborhood commercial uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan

ESTIMATED TRAFFIC IMPACT 187 (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.



8-B-09-UR
USE ON REVIEW

Petitioner: Subsouth

Restaurant in C-1 (Neighborhood Commercial)

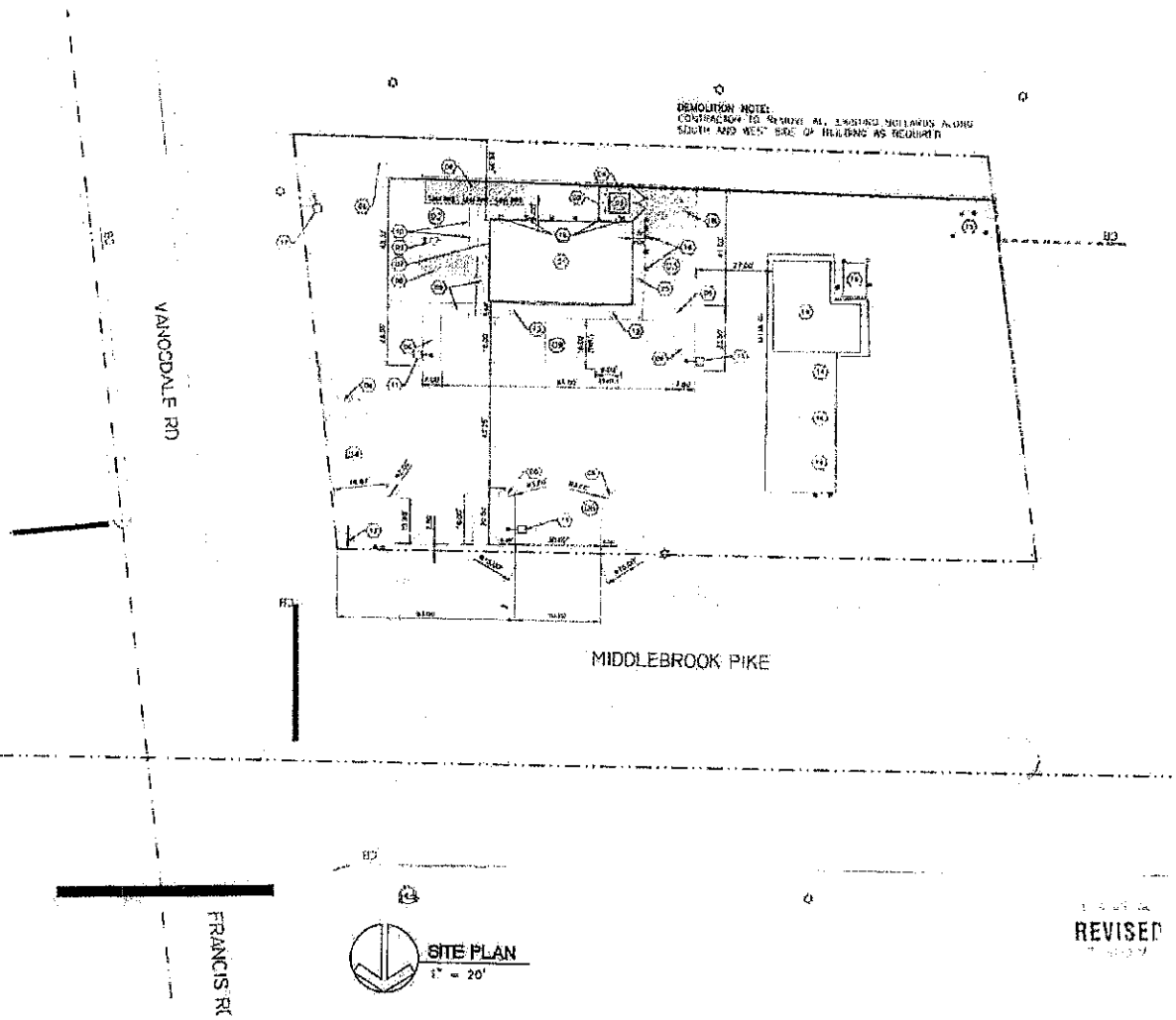
Map No: 106
Jurisdiction: City

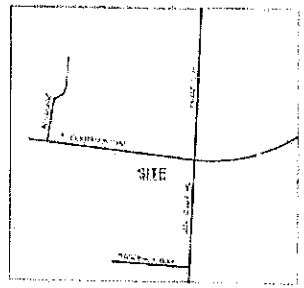
0 500
Feet

N

Original Print Date: 7/27/2009 Revised:
*Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902*

MPC August 13, 2009 **Agenda Item # 45**





VICINITY MAP
N.T.S.

BUILDING INFORMATION

CODE

NEW INTERNATIONAL BUILDING CODE

CLASSIFICATION

TYPE V-B

OCCUPANCY

PARKING BUILDING (B) + RESTAURANT (A-2) (SECTION 708 CHART) (B-2) (SECTION 304 FACILITY) GROUP B - BUSINESS

FACILITY SIZE

BUILDING SQUARE FOOTAGE	1,[illegible] SF
ASSUMED: TOWNE PARK SERVICE PARK ACCESS	[illegible] SF [illegible] SF
NUMBER OF STORIES	[illegible]
BUILDING HEIGHT (TO TOP OF PARAPET)	[illegible]
RESTAURANT SEATING	[illegible]

LEGEND

CONCRETE WATER	INDEX
PROPERTY LINE	SETBACK MIN. BUILDING
PARKING SPACE SIGN	

SITE INFORMATION

PARKING	REQUIRED
AUTO PARKING	33
HANDICAP PARKING	02
PARKING REQUIREMENTS: 1 SPACE PER [illegible] SQ. FT. PARKING SQUARE - SL	

ACREAGE - 0.[illegible] ACRES

SITE AND BUILDING ACCESSIBILITY PER ADA STD.

CONSTRUCTION NOTES

1. EXISTING BUILDING TO BE REMOVED PER OWNER REQUIREMENT (SEE ARCHITECTURAL DRAWINGS)
2. TRASH ENCLOSURE - CEDAR BAR FENCE WITH SOLID SLIDING GATES MOUNTED ON REINFORCED CONCRETE PAD WITH PROFESSIONAL STEEL INSTALLATION INSTALLED BY CONTRACTOR (SEE SHEET DETAIL FOR DETAILS)
3. TRASH DUMPSTER PURCHASED AND INSTALLED BY DUMPSTER SUPPLIER
4. 6" STEEL PIPE BOLLARD FURNISHED, INSTALLED AND PAINTED BY CONTRACTOR OR CIVIL PARTS FOR DETAILS
5. CONCRETE SIDEWALK INSTALLED BY CONTRACTOR
6. LANDSCAPE AREA INSTALLED BY CONTRACTOR
7. "DUMPSTER PARKING" SIGNS INSTALLED OR SELL FURNISHED AND INSTALLED BY CONTRACTOR. SEE CIVIL DETAILS FOR MOUNTING INSTRUCTIONS
8. TRAFFIC STRIPING 4" WIDE PAINTED (WHITE YELLOW) PARALLEL STRIPES 4" 90° FURNISHED AND INSTALLED BY CONTRACTOR
9. PAVEMENT SYMBOL AND LETTERING PER DOT MUTCD CURRENT STYLE PAINTED AND INSTALLED BY CONTRACTOR
10. PRE CAST CONCRETE WHEEL STOP PROVIDED AND INSTALLED BY CONTRACTOR
11. SITE LIGHTING FURNISHED BY OWNER, INSTALLED BY GC
12. "SUBWAY" MATERIALS GUARANTEED NOT FURNISHED TO OWNER, INSTALLED BY NON SUPPLIER. CONCRETE FOUNDATION AND FIXTURES INSTALLED BY CONTRACTOR
13. EXISTING CONCRETE SIDEWALK TO REMAIN
14. EXISTING CONCRETE DRIVEWAY AND FACILITIES TO REMAIN NOT TO BE DISTURBED
15. EXISTING DUMPSTER ENCLOSURE, FENCING AND BOLLARDS TO REMAIN
16. EXISTING BOLLARDS ON WEST SIDE OF BUILDING TO BE REMOVED BY CONTRACTOR

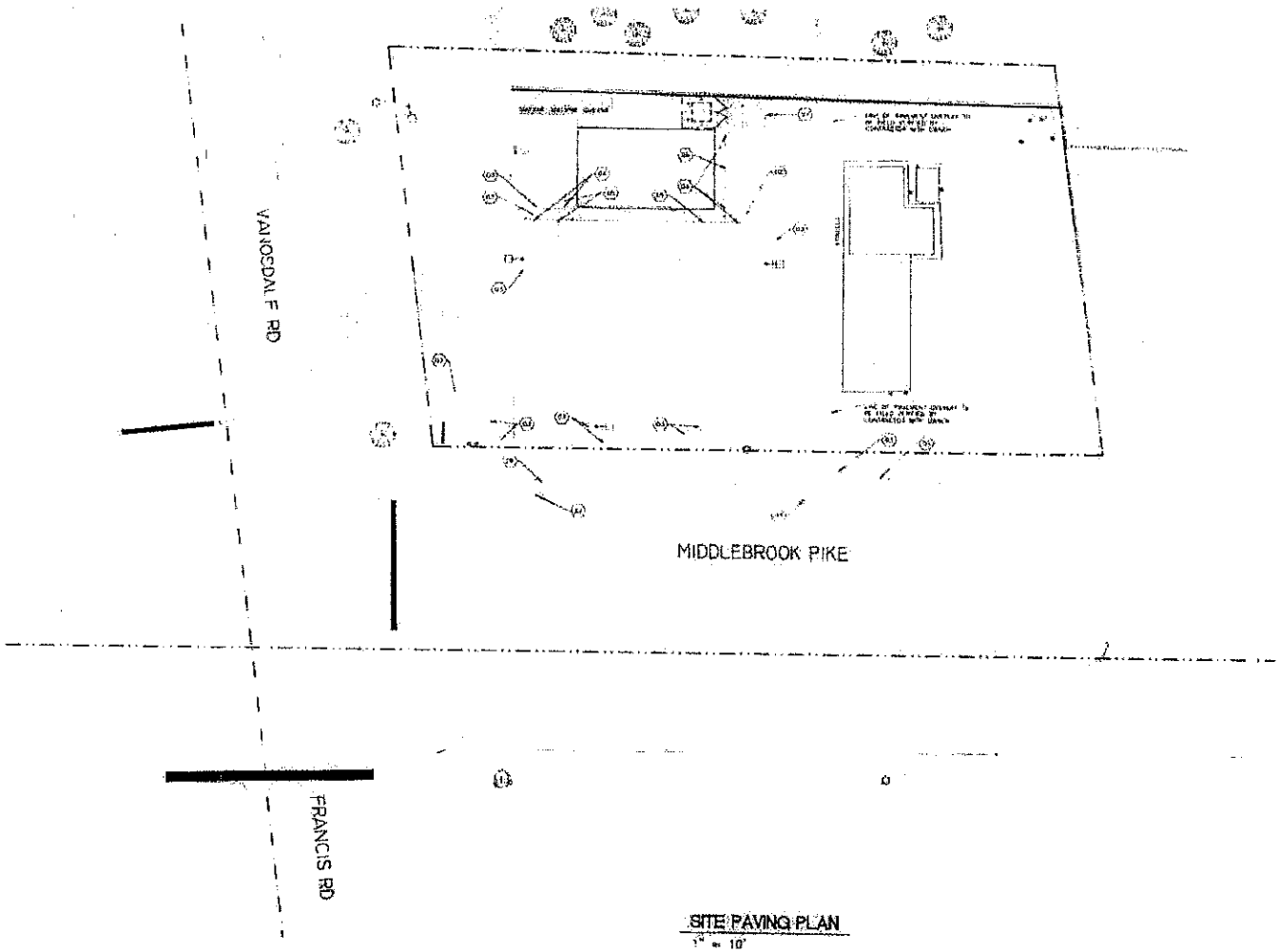
DESIGN DEPARTMENT
5001 LOVES ROAD
KNOXVILLE, TENNESSEE 37909
865-539-[illegible]

SITE PLAN

SUBSOUTH
7300 MIDDLEBROOK PIKE
KNOXVILLE, TN 37909

DATE	BY	REVISION DESCRIPTION	DRAWN BY:	DATE:	PROJECT NO.	SHT.

SHEET
C3.0



SITE PAVING PLAN
1" = 10'

LEGEND

ASPHALT OVERLAY NOTE:

PAVING PLAN CONSTRUCTION NOTES

GENERAL PAVING NOTES

REVISED

SITE PAVING PLAN

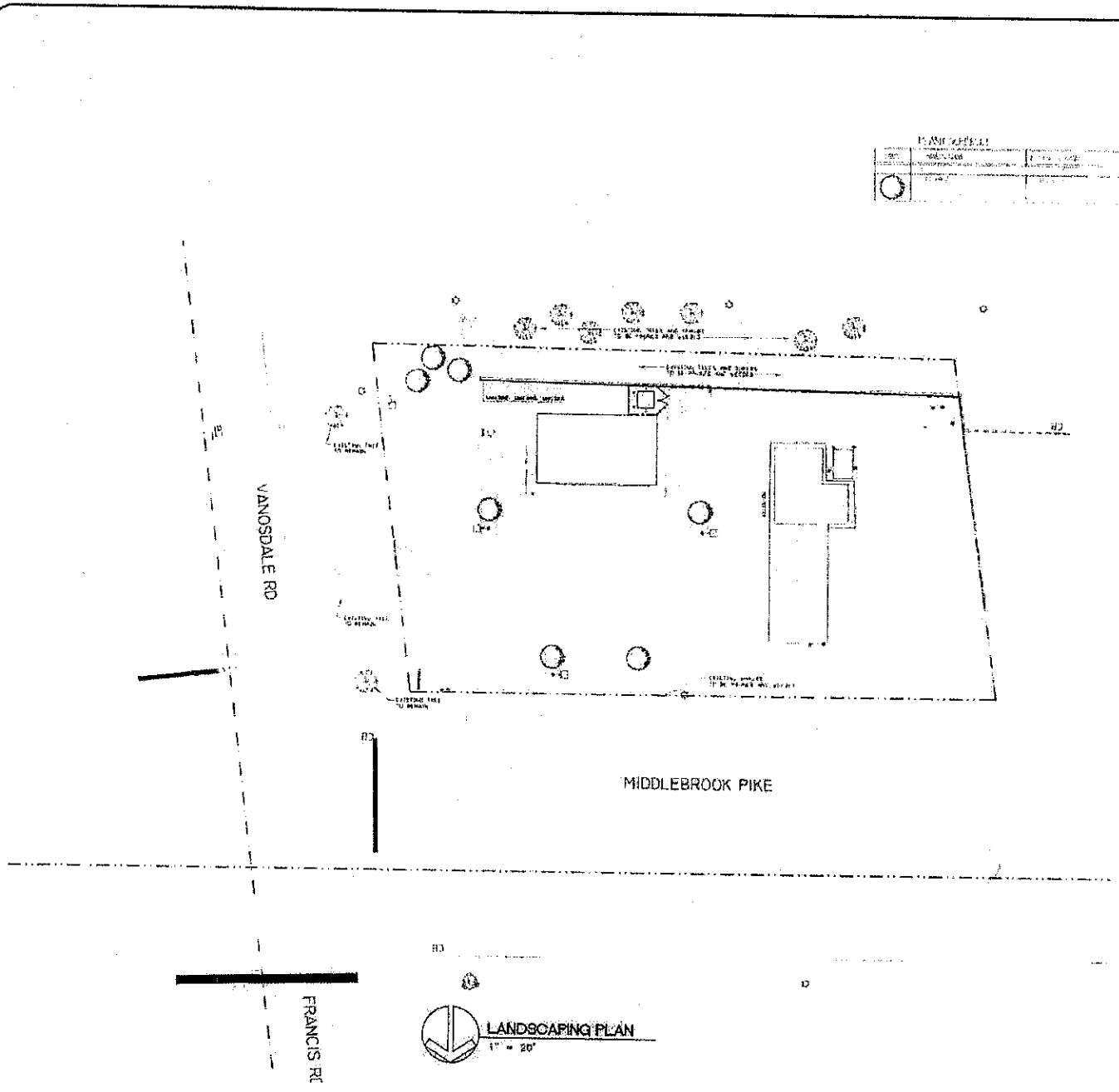
SUBSOUTH
7900 MIDDLEBROOK PIKE
KNOXVILLE, TN 37909

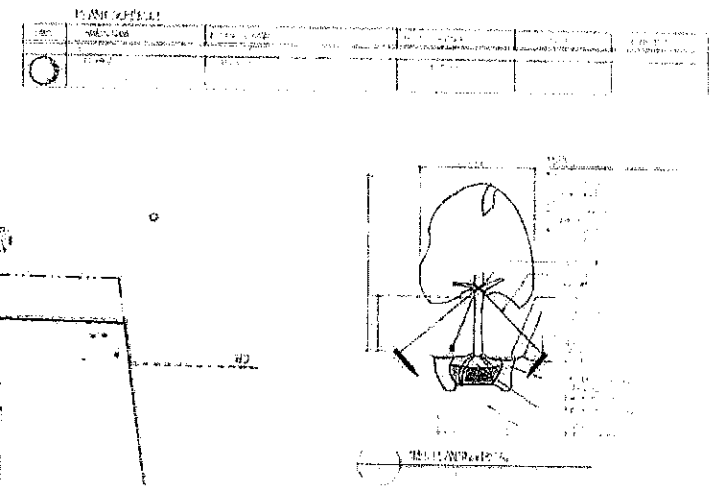
DESIGN DEPARTMENT
5005 LOUIS ROAD
KNOXVILLE, TENNESSEE 37918
865 546-1987

DATE	REV	REVISION DESCRIPTION	INIT.

DATE DESIGN: DRAWN BY: PROJECT: 900

C5.0





LANDSCAPE NOTES

1. EXAMINE THE SITE AND WHERE WORK IS TO BE PERFORMED, PRIOR TO INSTALLATION OF PLANTS, THE DESIGN AND OTHER DETAILS NECESSARY TO ACCURATELY ESTIMATE QUANTITIES AND COSTS OF WORK WILL BE PROVIDED FOR THE PLANTS. IF PROCEEDING WITH INSTALLATION BEFORE SUBMITTAL OF ESTIMATE, ESTIMATE OF WATER, GRADING AREAS, AS SIDEWALKS, SEPTIC, DRIVEWAY, UTILITIES IN ACCORDANCE WITH DESIGN, NEW WORK, RECTIFY VARIOUS ACTIONS CONDITIONS BEFORE BEGINNING. DEFER PROCEEDING WITH WORK UNTIL EXAMINATION FOR VARIOUS CONDITIONS HAVE BEEN COMPLETED AND COMMENCEMENT OF PLANTING WORK INDICATES SITE CONDITIONS HAVE BEEN ACCEPTED BY CONTRACTOR "AS IS"

2. UNDERGROUND UTILITIES LOCATED ON SITE, ADJACENT TO AREAS AND DEPTHS OF UTILITIES CONNECTED WITH PLANTING WORK. THEIR LOCATIONS ARE SHOWN ON UTILITY CONTACTS

3. EXCAVATE SOIL OF DEPTH AND DIMENSION ALL PLANT OPENINGS DIMENSIONED IN ACCORDANCE WITH DIMENSIONS SHOWN ON PLANS AND SIX WITH ANY OTHER PART ORGANIC MATERIALS

4. ANALYZE THE ACTUAL DETERMINE AWAY FROM SITE STRUCTURES

5. PROVIDE AND INSTALL ONE VARIETY PLANTS THAT SHALL BE HEALTHY, DISEASE AND PEST FREE AND THAT COMPLY WITH REGULATIONS OF PUBLIC LAW ANSI Z60.1 AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN

7. ARRANGE LANDSCAPE PLANTS AS SHOWN ON THE LANDSCAPE PLAN

8. TOP DRESS BEDS WITH PINE BARK MULCH TO DEPTH OF 3 INCHES PROVIDE 3" UNCOMPACTED LAYER

9. PLANT GROUNDCOVERS IN STAGGERED ROWS

10. REMOVE ALL GRASSES AND OTHER DEBRIS FROM PLANT MATERIAL

11. REMOVE TAGS, LABELS OR HOLD ERASE ALL PLANT MATERIALS

12. DO NOT PROUNE, THE HOLD BALLS WITH SUPPORT STAKES

13. ADD FOR GRADE PLAN SHOWN FOR OPTIMUM PLANT PERFORMANCE AND PREVENT SOIL SPILLING FROM SITE

14. THIS PROPERTY IS ZONED COMMERCIAL. ADJACENT PROPERTY IS ZONED RESIDENTIAL. THEREFORE NO BUFFER STRIP ARE REQUIRED

15. THERE ARE NO EXISTING TREES WITHIN EXISTING FOR PROPOSED UTILITIES AND THE PROPOSED PLANTINGS

REVISED

LANDSCAPING PLAN

SUBSOUTH

7300 MIDDLEBROOK PIKE

KNOXVILLE, TN 37909

DESIGN DEPARTMENT
5500 LINDA ROAD
KNOXVILLE, TENNESSEE 37909
865.584.1487

DATE	REV.	REVISION DESCRIPTION	DRAWN BY	PROJECT NO.

DATE 07/07/09

SHEET

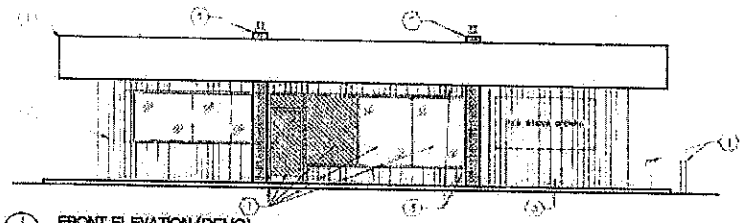
LP1

DEMOLITION NOTES

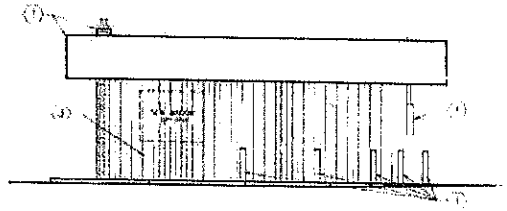
EXTERIOR LEGEND

GLASS LEGEND

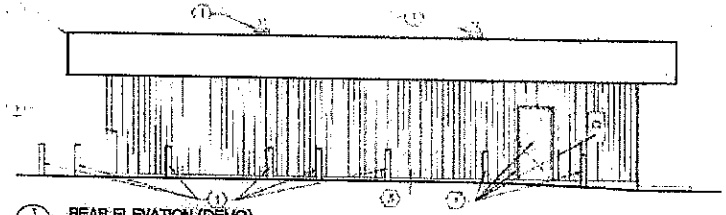
WALL TEXTURE LEGEND



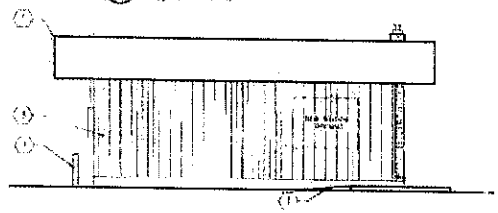
1 / A6 FRONT ELEVATION (DEMO)
3/16" = 1'-0"



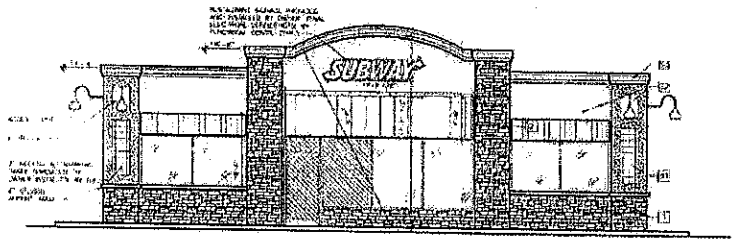
2 / A6 RIGHT ELEVATION (DEMO)
3/16" = 1'-0"



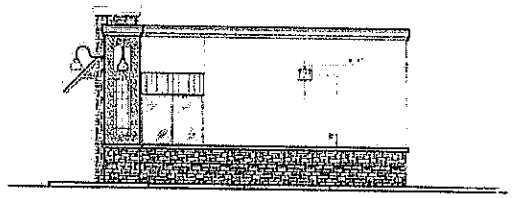
3 / A6 REAR ELEVATION (DEMO)
3/16" = 1'-0"



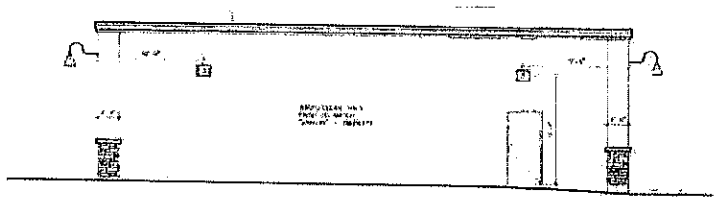
4 / A6 LEFT ELEVATION (DEMO)
3/16" = 1'-0"



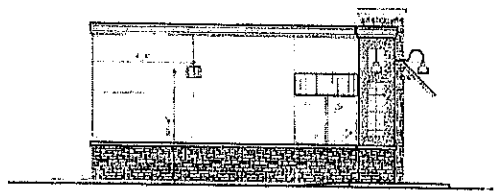
5 / A6 FRONT ELEVATION (NEW)
3/16" = 1'-0"



6 / A6 RIGHT ELEVATION (NEW)
3/16" = 1'-0"



7 / A6 REAR ELEVATION (NEW)
3/16" = 1'-0"



7 / A6 LEFT ELEVATION (NEW)
3/16" = 1'-0"

REVISED

DESIGN DEPARTMENT
800 LONGE ROAD
COCKEYSVILLE, MARYLAND 21030
843-290-1487

pilot

EXTERIOR ELEVATIONS
DEMO/NEW

SUBSOUTH
7800 MIDDLEBROOK PIKE
KNOXVILLE, TN 37909

DATE	REV	REVISION DESCRIPTION	INIT

DATE: 07/27/09 | DRAWN BY: WHD | PROJECT: SSO

SHEET
A6