

▶ **FILE #:** 10-C-10-UR

**AGENDA ITEM #** 35

**AGENDA DATE:** 10/14/2010

▶ **APPLICANT:** JOHN S. DRUMMER

OWNER(S):

TAX ID NUMBER: 79 M A 034.02 & 034.04

JURISDICTION: City Council District 3

▶ **LOCATION:** North side of Western Avenue, west of Palmetto Road

▶ **APPX. SIZE OF TRACT:** 4.05 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Western Av., an arterial street with a pavement width of 22' within a 110' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** SC-1 (Neighborhood Shopping Center)

▶ **EXISTING LAND USE:** Shopping center

▶ **PROPOSED USE:** Fueling Center

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Shopping center & detached residences / SC-1 commercial & R-1 residential

South: General commercial / C-3 & C-4 commercial

East: General commercial / C-3 & C-4 commercial

West: Funeral home & self storage / SC-1 & C-6 commercial

NEIGHBORHOOD CONTEXT: This site is located in the Cumberland Estates Shopping Center. Other development in the area consists of general commercial uses along Western Av.. The commercial area is generally bounded by low density residential development. Zoning in the area consists of SC-1, C-3, C-4 & C-6 commercial. Residential zoning in the area consists of R-1 and RP-1 residential with some A-1 agricultural.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for a fueling station as shown on the site plan subject to 4 conditions

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Installing all internal traffic control measures as shown on the site plan prior to issuance of an occupancy permit for the fueling center
3. Meeting all applicable requirements of the City of Knoxville Dept. of Engineering

4. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to issuance of a building permit

**COMMENTS:**

The applicant is proposing to construct a gas fueling station as a part of the existing Cumberland Estates shopping center development that includes the Food City store. The fueling station will include a kiosk to house the station attendant. Access to the fueling center will be from the driveway access points for the shopping center. The project as designed will not be impacted by the improvements designed for Western Av. The proposed development includes improvements to the existing internal circulation of the shopping center around this proposed use. The Traffic Impact Study that was prepared for the fuel center concluded that there should be adequate capacity on Western Av. to handle the traffic generated by the fuel center. The proposed sign package is consistent with the approved signage for the shopping center, and signage on the fueling center canopy and kiosk.

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

1. The proposed fueling center will have minimal impact on local services since all utilities are available to serve this site.
2. The Traffic Impact Study concludes that there is adequate capacity on Western Av. to handle the traffic generated by the fuel center.
3. Proposed improvements to the existing internal traffic control system will improve circulation throughout the center.

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

1. With the recommended conditions, the proposed fueling center meets the standards for development within the SC-1 zoning district and all other requirements of the Zoning Ordinance..
2. The proposed fueling center 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 area 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.

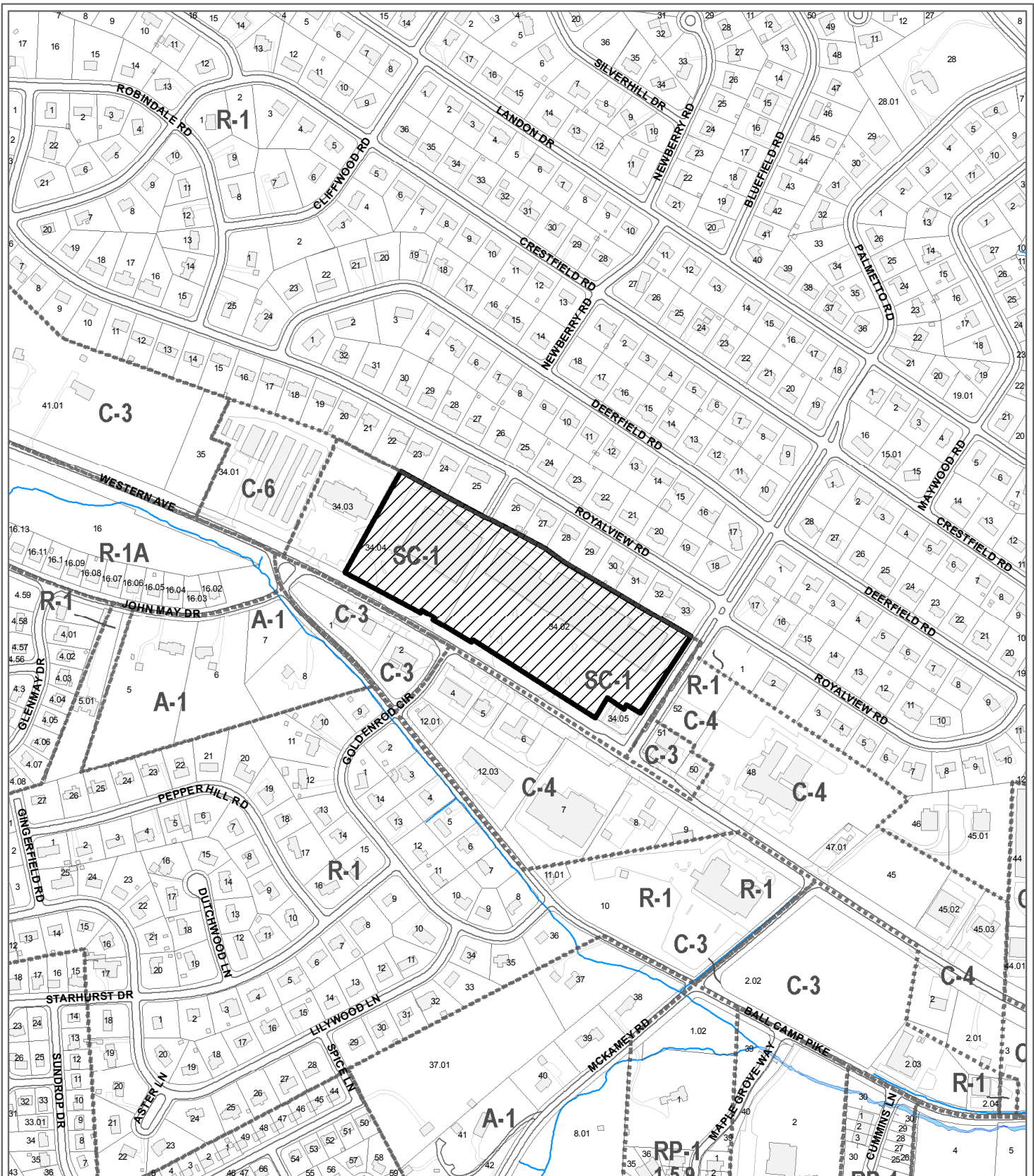
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest City Sector Plan and Knoxville One Year Plan identifies this property for commercial use.

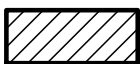
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**10-C-10-UR  
USE ON REVIEW**



Fueling Center in SC-1 (Neighborhood Shopping Center)

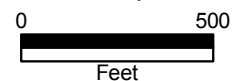
Original Print Date: 9/22/2010  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Drummer, John S.

Map No: 79

Jurisdiction: City





UK	DATE	BY
1	9-28-10	JM



**PROPOSED SITE PLAN FOR  
NEW GAS-N-GO FACILITY  
KNOXVILLE, TENNESSEE**

Company  
Apalachia Design Services Inc.  
2400 East Main Street, Knoxville, Tennessee 37917  
Phone: (423) 323-1206 Fax: (423) 323-1055  
Email: info@apalachia.com  
www.apalachia.com



DESIGN	DATE	SHEET
JSD	6-10-10	2
CHECKED	DATE	SHEETS
		2

- GENERAL NOTES**
1. TOPOGRAPHIC DATA TAKEN FROM APALACHIA DESIGN SERVICES, INC. DATED MAY 3, 2010.
  2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF WALL OR FACE OF CURB.
  3. ALL SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF KNOXVILLE ZONING ORDINANCE.
  4. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES INVOLVED TO OBTAIN THE NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO PROTECT EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THEM OF WORK IN THE AREA AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY. NOTIFICATION SHALL BE GIVEN AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY LOCATED BY CALLING THE TENNESSEE ONE CALL SYSTEM AT 811.
  5. CONTRACTOR SHALL PROTECT PROJECT SITE AT ALL TIMES FROM VEHICULAR AND PEDESTRIAN TRAFFIC.

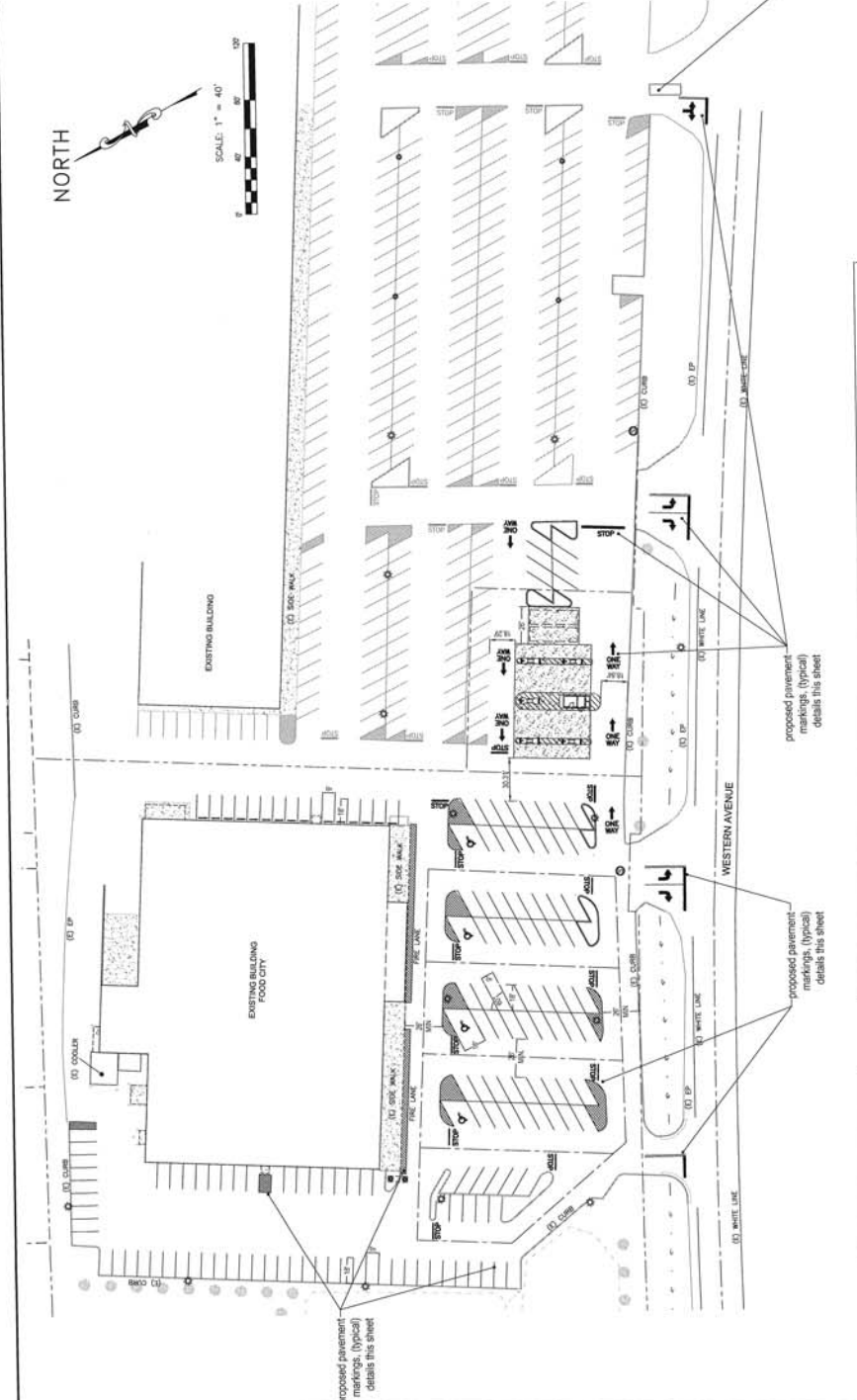
- SITE LAYOUT NOTES**
1. ALL PROPERTY LINES SHALL BE MARKED FOR ROUGH LOCATION WITH COLORED SURVEYOR FLAGGING TAPE. ALL BEING ROUGH PINNED WITH 2" HIGH METAL ROD OR EQUIVALENT AND MAINTAINED THROUGHOUT COURSE OF WORK. ROUGH LOCATION SHALL BE MEAN ACCURATE WITHIN 7' HORIZONTALLY. DO NOT ERE OUTSIDE PROPERTY LINE IN ANY DRAWINGS ARE NOMINAL DIMENSIONS ONLY. INTENDED FOR USE IN DETERMINING APPROXIMATE SITE LOCATIONS. ALL SITE CONSTRUCTION LAYOUT SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
  2. ALL SITE RELATED PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION COMPLETION OF THIS WORK.
  3. A FOUNDATION LOCATION PLAN MUST BE PREPARED BY THE SURVEYOR AND SUBMITTED FOR AGEN'S REVIEW AS SOON AS ALL FOUNDATION WORK IS UP TO CONSULT AGEN FOR ALL DIMENSIONS AND OTHER ITEMS LABELED "VERIFY" OR "FIELD VERIFY" PRIOR TO INSTALLATION OF THAT WORK OR ANY RELATED WORK.
  4. ALL LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE KNOXVILLE TREE PROTECTION ORDINANCE.

- LEGEND**
- (E) EXISTING
  - (P) PROPOSED
  - (S) SIGN
  - (L) LIGHT POLE
  - (C) CAP PIN SET
  - (M) MAGNETICALLY SET IN PAVEMENT
  - (F) FIRE HYDRANT
  - (V) WATER VALVE
  - (T) SMALL TREE
  - (I) DRAIN INLET
  - (S) SANITARY SEWER MANHOLE
  - (C) CONCRETE
  - (B) BOLLARD
  - (P) PROPOSED CURB
  - (P) PROPOSED HEAVY DUTY ASPHALT
  - (P) PROPOSED ASPHALT OVERLAY
  - (P) PROPOSED CONCRETE

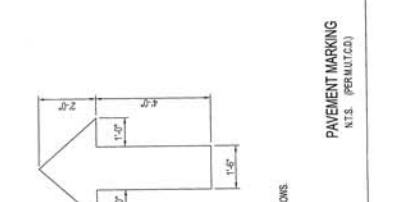
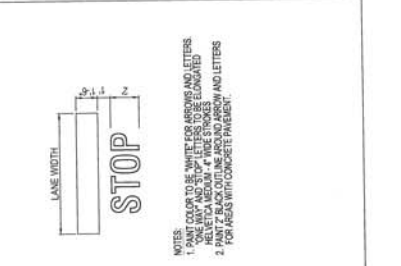
10-C-10-UK  
**REVISED**  
9-29-10

**J.S. Drummer**  
Engineering, LLC

6784 Ervinton Road Knoxville, TN 37918  
(P) 865.261.9506 (F) 865.235.5538  
JSDE Project No. 202.000



- PAVEMENT MARKING NOTES**
1. PROVIDE SPECIFIC PAVEMENT MARKINGS AS SHOWN ON THE DRAWINGS.
  2. ALL PAVEMENT MARKINGS SHALL BE WHITE UNLESS OTHERWISE NOTED.
  3. PAINT SHALL BE SHERWIN-WILLIAMS PROMAR ALKALYD TRAFFIC PAINT SERIES B-2972 OR APPROVED EQUAL PAINT SHALL BE APPLIED IN TWO COATS ACHIEVING A MINIMUM DRY FILM THICKNESS OF 0.04 INCHES. THE MARKING SHALL BE SUFFICIENT TO TOTALLY COVER THE PAVEMENT.



**SITE PARKING:**

EXISTING PARKING = 656 SPACES  
PARKING LOST TO GAS-N-GO = 17 SPACES  
TOTAL PARKING PROPOSED = 666 SPACES

**NOTES:**

1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
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