

▶ **FILE #:** 11-E-11-UR

AGENDA ITEM # 21

AGENDA DATE: 11/10/2011

▶ **APPLICANT:** **CHUY'S RESTAURANTS**

OWNER(S): Chuy's Restaurants

TAX ID NUMBER: 132 PART OF 02801

JURISDICTION: City Council District 2

▶ **LOCATION:** **North side of Kingston Pike, west of N. Cedar Bluff Rd.**

▶ **APPX. SIZE OF TRACT:** **1.79 acres**

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access to the site will be via Kingston Pike and N. Cedar Bluff Road, both of which are 6 lane median divided arterial streets at this location.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Restaurant**

HISTORY OF ZONING: PC-1 zoning was approved for this site on 6/29/2010.

SURROUNDING LAND USE AND ZONING: North: Kroger shopping center under construction / PC-1 (Retail and Office Park)

South: Cedar Springs Shopping Center / SC (Shopping Center)

East: Kroger shopping center out-parcel / PC-1 (Retail and Office Park)

West: Kroger shopping center out-parcel / PC-1 (Retail and Office Park)

NEIGHBORHOOD CONTEXT: This site is located in an area that is dominated by shopping centers and general commercial uses. The zoning in the area is C-3, C-6, SC, SC-3, PC-1 and PC-2 commercial zones.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a restaurant containing approximately 7,756 square feet of floor space as shown on the development plan, subject to 7 conditions**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Installation of all required road improvements as shown on the development plan for the Kroger's

Shopping Center (2-D-11-UR) per the requirements of the Knoxville City Engineer, prior to the issuance of an occupancy permit for the restaurant.

6. Meeting all applicable requirements of the Knoxville Engineering Dept.
7. Meeting all applicable requirements of Knoxville's Sign Inspector.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

COMMENTS:

The applicant is proposing to develop a 7,756 square foot Mexican restaurant on a 1.78 acre out-parcel at the new Kroger's shopping center located in the northwest quadrant of the intersection of N. Cedar Bluff Rd. and Kingston Pike. While the restaurant lot has frontage along Kingston Pike, there will be no direct access from the site onto Kingston Pike. Access to the site will be through the driveway network for the shopping center which provides access to Kingston Pike, North Cedar Bluff Rd., and Market Place Blvd.

The traffic impact study submitted for the shopping center addresses the traffic impact from the restaurant. All required road improvements as shown on the development plan for the Kroger's Shopping Center (2-D-11-UR) must be installed prior to the issuance of an occupancy permit for the restaurant.

The shopping center includes a 123,367 square foot Kroger supermarket, 17,780 square feet of small shop space, a fueling center and three out-parcels.

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

1. Public water and sewer utilities are in place to serve this development.
2. With the construction of the road improvements required for the Kroger's Shopping Center approval, the traffic impact of this development will be minimized.
3. The proposed restaurant is compatible with the scale and intensity with the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed development is consistent with all requirements of the PC-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

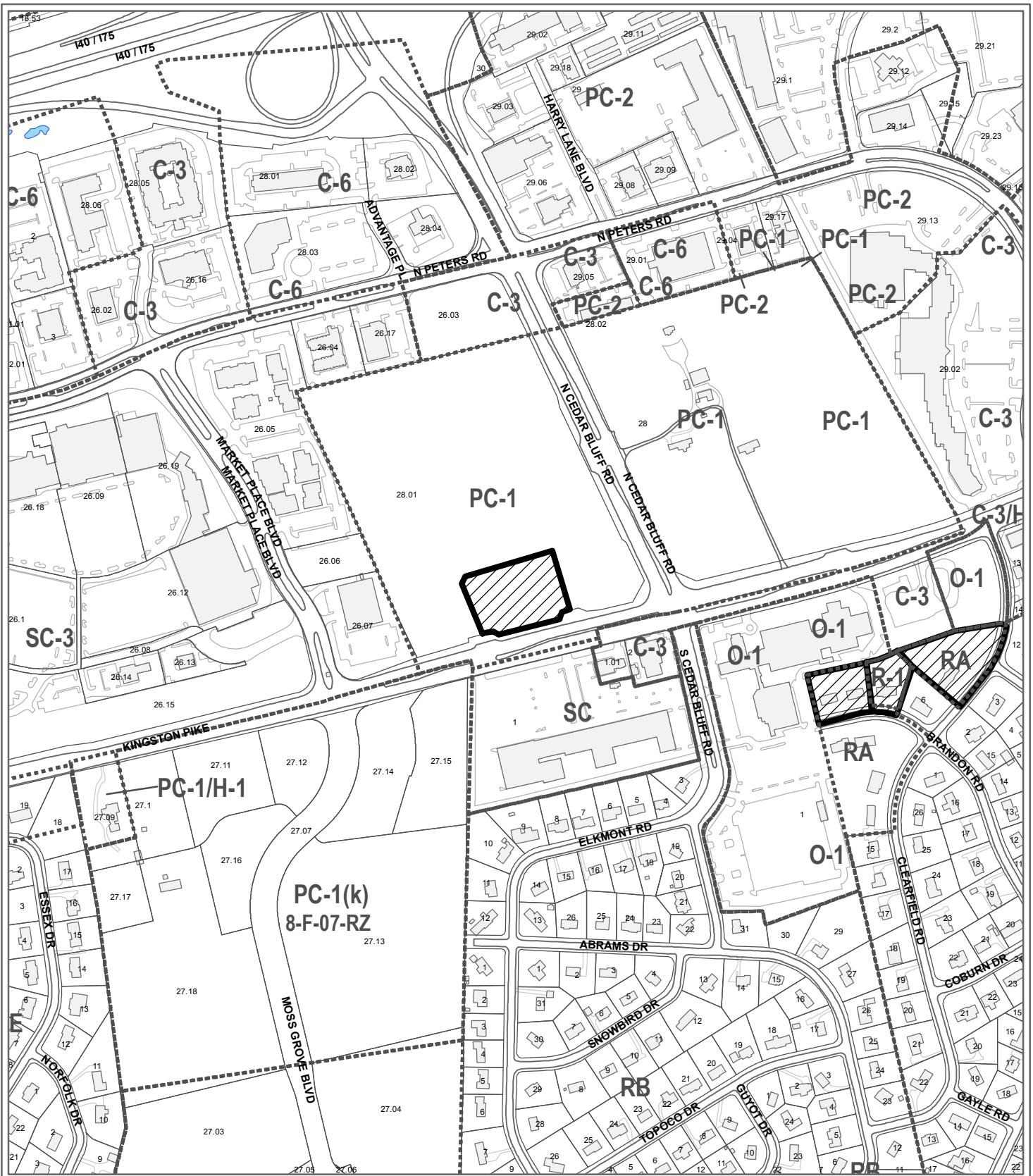
1. The Knoxville One Year Plan the North City Sector Plan propose commercial use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 1011 (average daily vehicle trips)

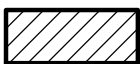
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**11-E-11-UR
USE ON REVIEW**

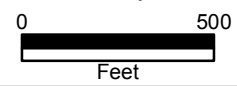


Restaurant in PC-1 (Retail and Office Park)

Petitioner: Chuy's Restaurants

Map No: 132

Jurisdiction: City



Original Print Date: 10/26/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

LAND PLANNERS
ENGINEERS & SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
KOSWILL, GEORGIA 30073
VOICE 770.450.7655
FAX 770.450.7654
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

PROJECT:



CHUY'S

CLT: 040 132
PM: 021 137 02801
1351 CEDAR BLUFF ROAD
CITY OF INDIANVILLE, TN

EDGE:

CHUY'S RESTAURANTS
1123 TOWNEY ROAD
AUSTIN, TX 78704
512-413-2783

NO FOR CONSTRUCTION 10/24/11

REVISIONS

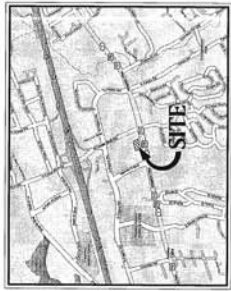
NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION
1	10/24/11	MPC COMMENTS

20111917 Chuy's.dwg 09/27/11

USE ON REVIEW
OVERALL
SITE PLAN

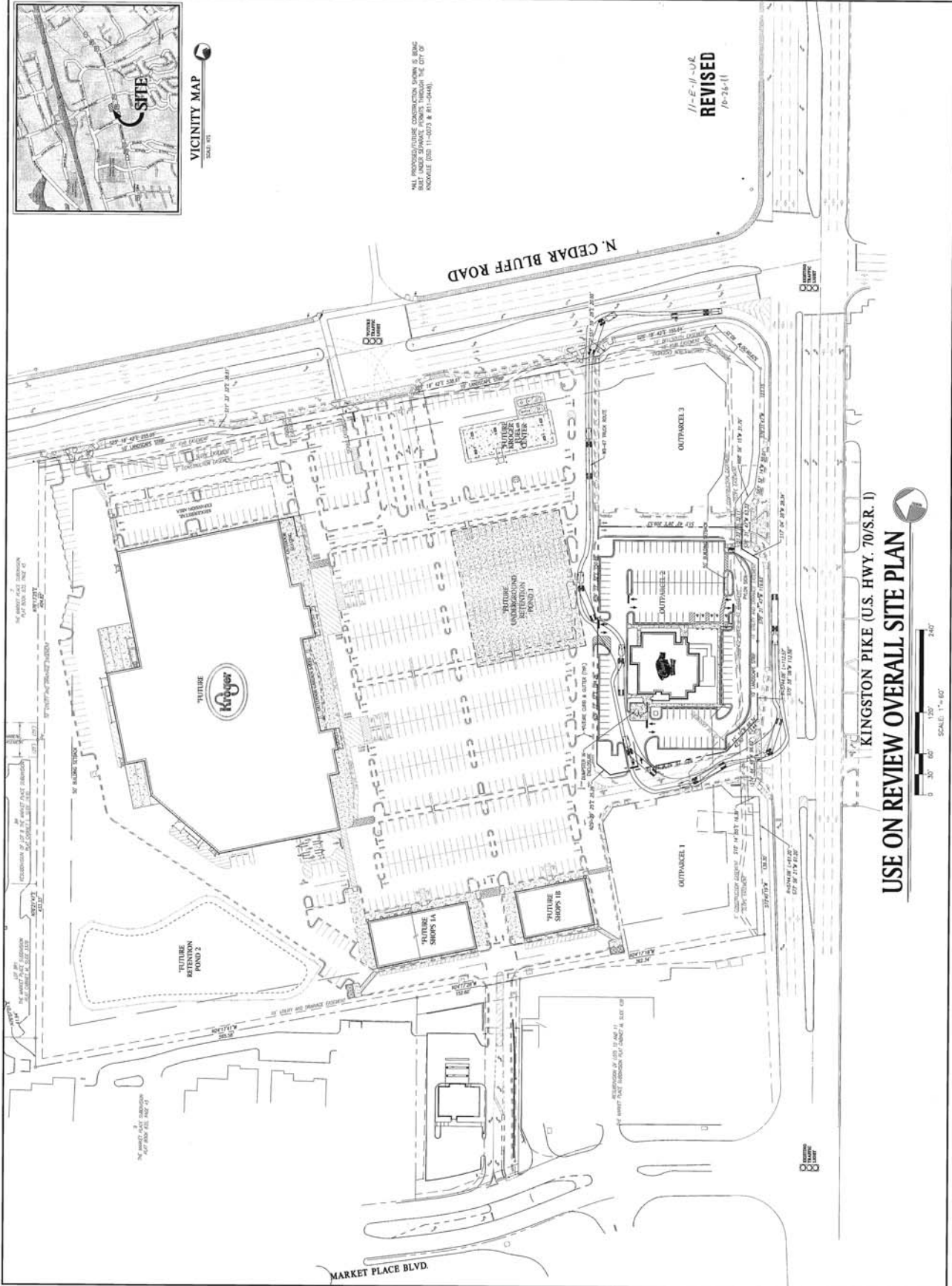
SHEET **Z-1.0**



VICINITY MAP
SCALE: 1"=100'

ALL PROPOSED/FUTURE CONSTRUCTION SHOWN IS BASED ON AVAILABLE RECORDS AND FIELD SURVEY. THE CITY OF INDIANVILLE (2008 11-0073 & 811-0446).

11-E-11-016
REVISED
10-24-11



KINGSTON PIKE (U.S. HWY. 70/S.R. 1)

USE ON REVIEW OVERALL SITE PLAN



LAND PLANNERS
ENGINEERS • SURVEYORS
I ANSPORATION
LANDSCAPE ARCHITECTS

85-A Mills Street
Roswell, Georgia 30075
Voice 770.650.7643
Fax 770.650.7644
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

PROJECT:



CHUY'S
CITY MAP 132
11TH DISTRICT
PARCEL ID: 132 02807
1323 TOOMEY ROAD
CITY OF ANNEXVILLE, TN

FOR:
CHUY'S RESTAURANTS
1123 TOOMEY ROAD
ANNEXVILLE, TN 37015
512-473-2783

NO. 1 FOR CONSTRUCTION 10/25/11

REV#	DATE	DESCRIPTION
1	10/25/11	FOR CONSTRUCTION

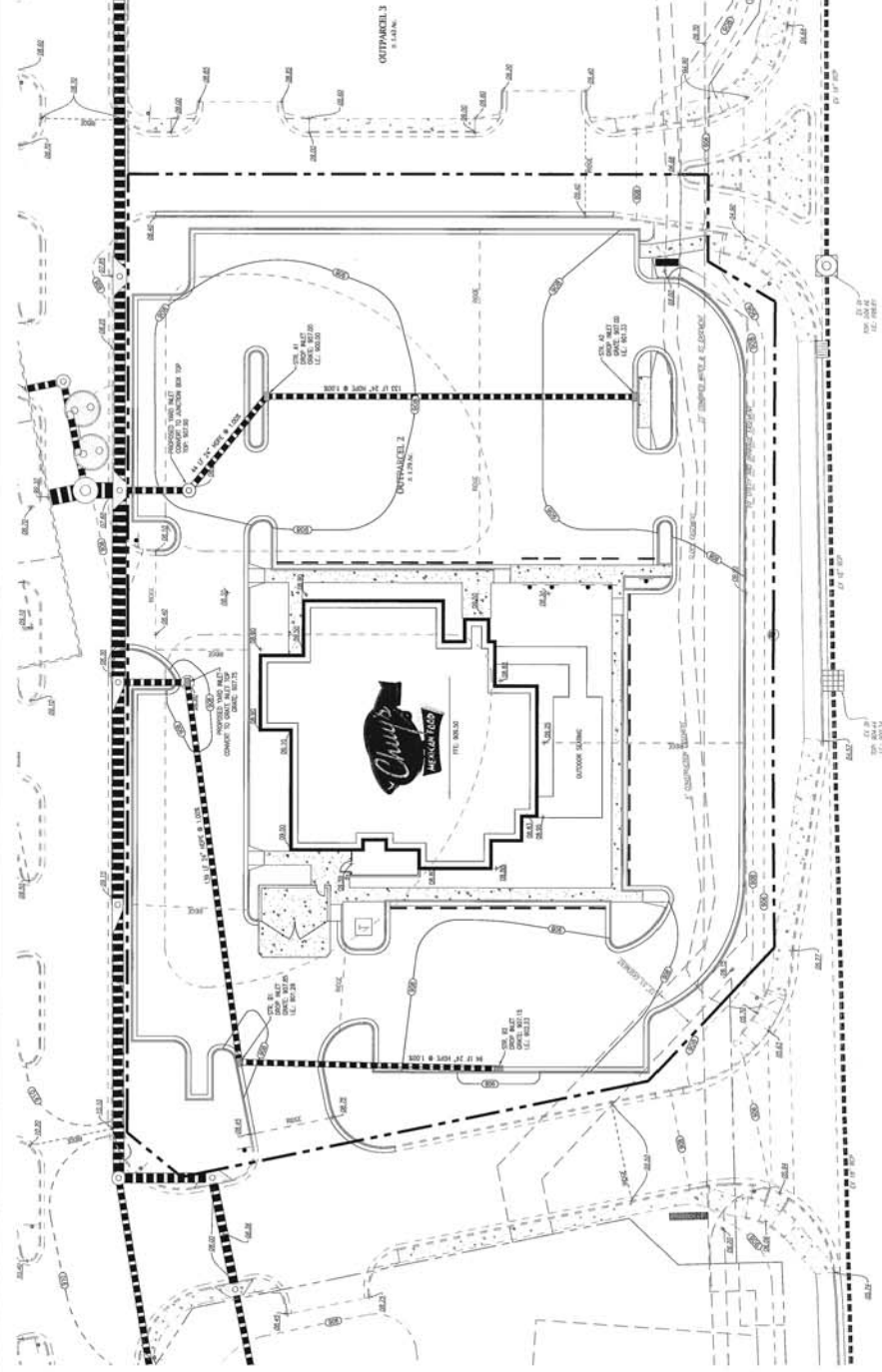
2011191Z Chuy's.dwg 09.27.11
USE C/N REVIEW
GRADING
PLAN
SHEET **Z-2.1**



VICINITY MAP
SCALE: AS SHOWN

PRELIMINARY GRADING PLAN NOTES:

- EXISTING TOPOGRAPHY AND SITE INFORMATION IS TAKEN FROM A COMBINATION OF A SURVEY BY BAXON, HINES, WARDLE & POC DATED NOVEMBER 16, 2009 AND CIVIL ENGINEERING REPORT DATED 04-28-11 BY PROJECT GR-SP-11 PREPARED BY PAULSON MITCHELL, INC. DATED 8/26/2011.
- THIS TRACT OF LAND DOES NOT LIE WITHIN A SPECIAL FLOOD ZONE AS PER THE FEDERAL FLOODING MANAGEMENT AGENCY AS SHOWN ON COMMUNITY PANEL NUMBER 11-001-001, DATED MAY 17, 2007.
- THE PROPERTY HAS BEEN REVIEWED BY THE ANNEXVILLE PLANNING AND ZONING DEPARTMENT AND IS IN CONFORMANCE WITH THE ANNEXVILLE ZONING ORDINANCE. A PERMITS APPLICATION MUST BE SUBMITTED TO THE ANNEXVILLE PLANNING AND ZONING DEPARTMENT FOR A MAJOR IMPROVEMENT AREA.
- PRE-DEVELOPED CONDITIONS:
1. TOTAL IMPROVED AREA = 1.2 AC.
2. IMPROVED = 0.0 AC.
- NOT-DEVELOPED CONDITIONS:
1. TOTAL IMPROVED AREA = 1.42 AC.
2. IMPROVED = 0.0 AC.
- TOTAL IMPROVED AREA = 1.7 AC.



ALL IMPROVEMENTS CONSTRUCTION SHOWN IS BEING BUILT UNDER PERMITS THROUGH THE CITY OF ANNEXVILLE (DOB 11-001 & 111-048).

11-E-11 - V-12
REVISED!
10-24-11

KINGSTON PIKE (U.S. HWY. 70/S.R. 1)

PROPOSED IMPROVEMENTS
1. 12" DIA. 10' SPACING
2. 12" DIA. 10' SPACING
3. 12" DIA. 10' SPACING



USE ON REVIEW GRADING PLAN



SCALE: 1" = 20'



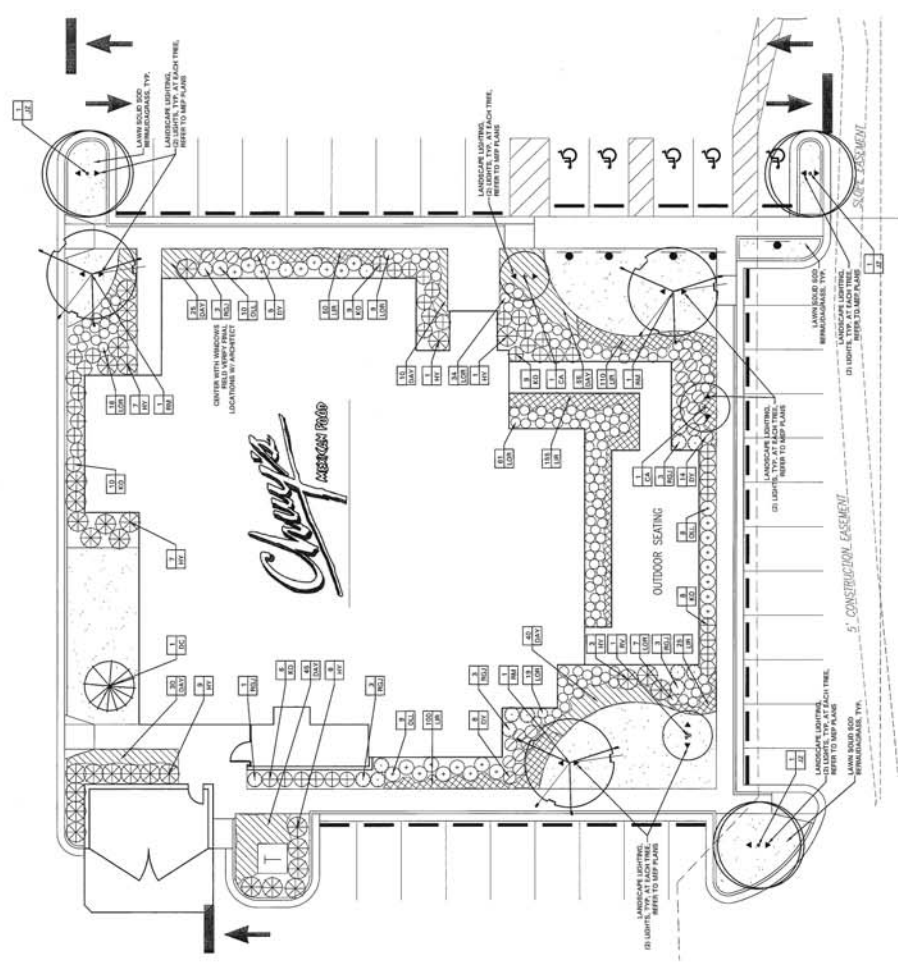
No.	Description	Date
1	Issue for Review	10/25/11
2	Issue for Construction	11/01/11

L1.02

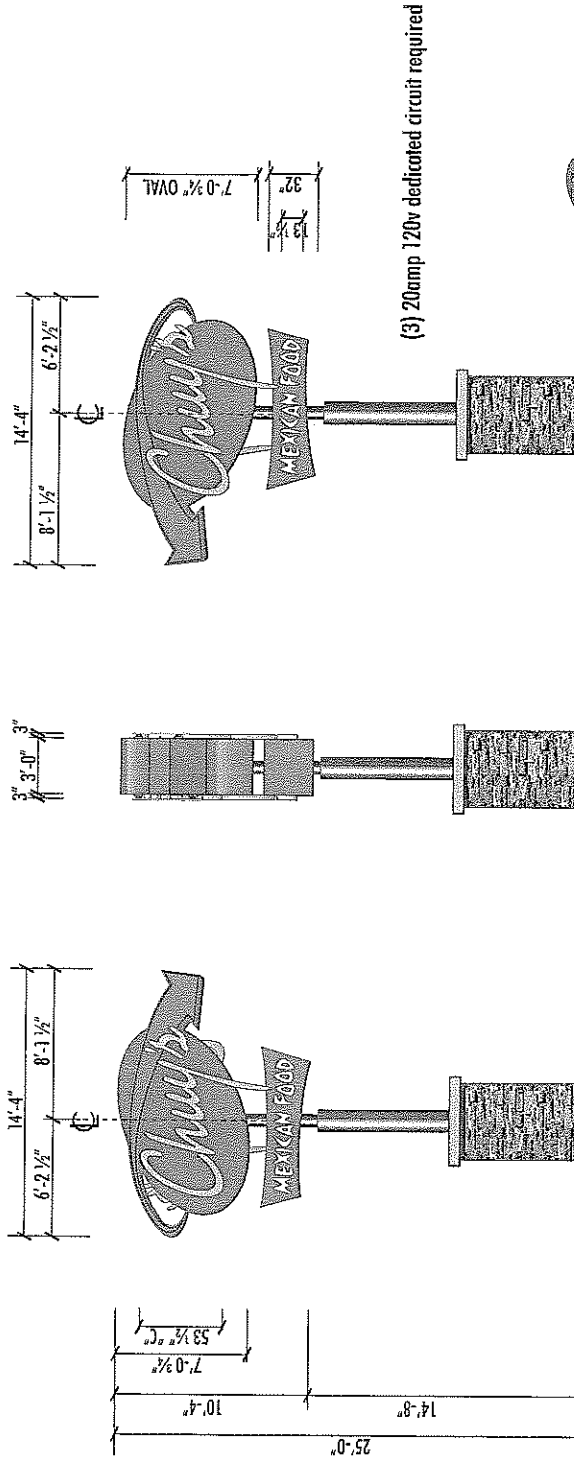
REVISION
10-26-11

PLANT LEGEND

SYMBOL	COMMON NAME
AS	Aspen
AV	Alder
BY	Bur Oak
CO	Common Oak
DO	Double Flower Dogwood
FR	Fraxinus
GL	Green Leaf
HA	Hickory
LA	Liquidambar
LI	Liriodendron
MA	Maple
PA	Pawpaw
PE	Pine
PL	Plum
PR	Prunella
SA	Sassafras
SH	Shadbolt
SL	Slippery Elm
SP	Spicebush
ST	Star Magnolia
TA	Taxus
TR	Tree
UN	Unknown



NOTE: PLACEMENT OF PYLON SIGNS TO BE DETERMINED

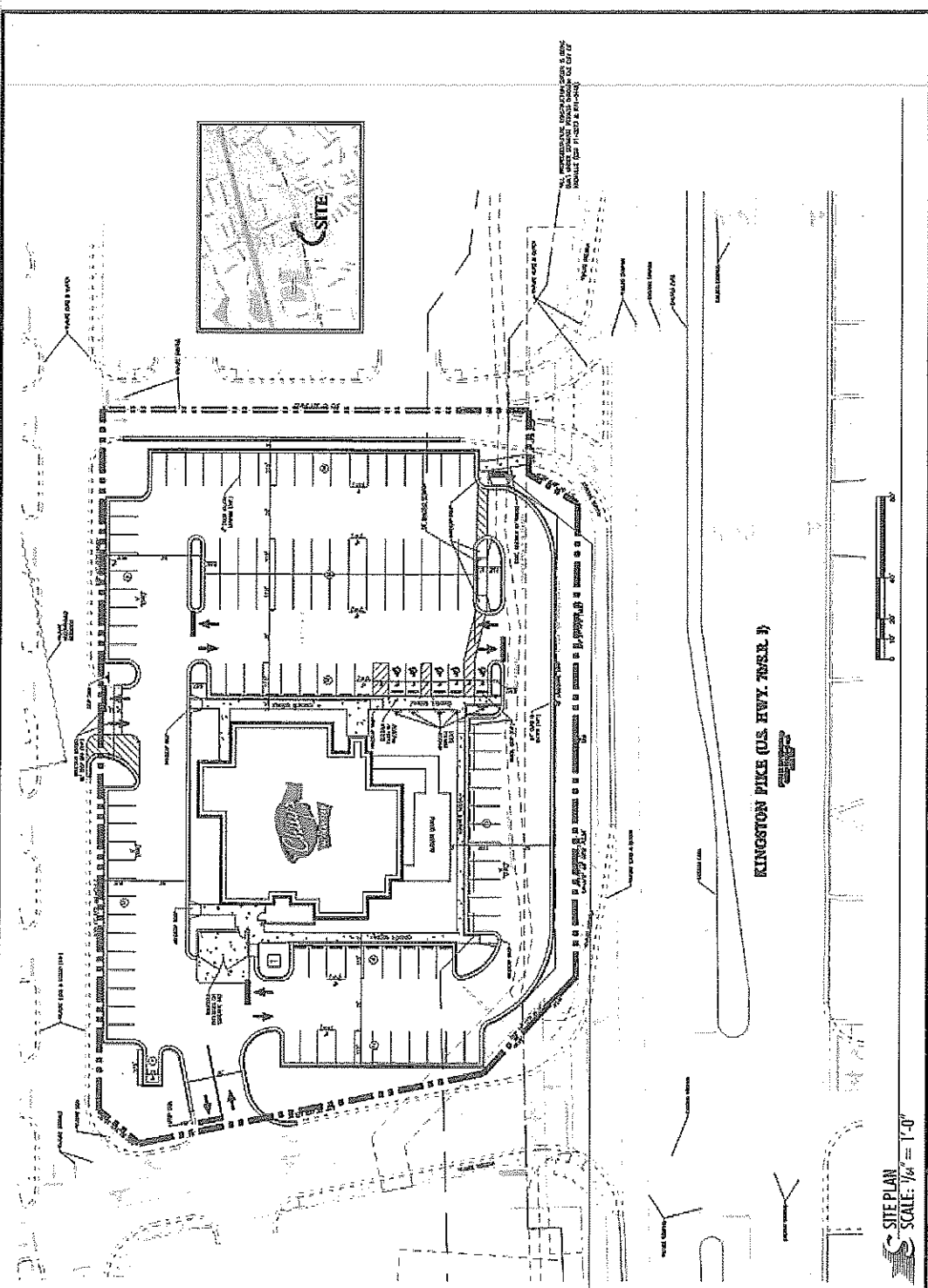


DOUBLE-FACE PYLON SIGN
SCALE: 1/8" = 1'-0"

11-E-11-UR

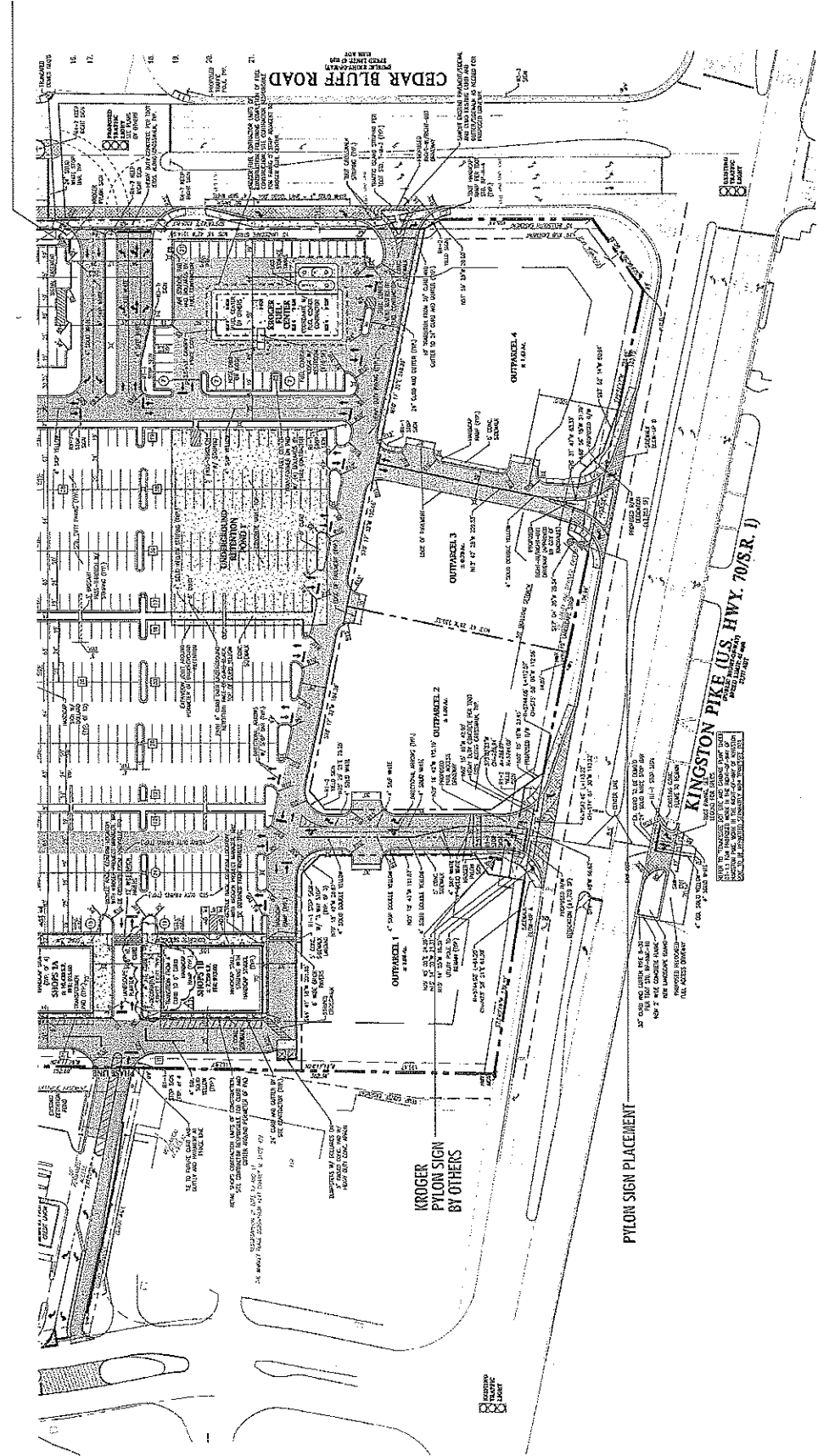
www.starlitesign.com	Chuy's Mexican Food	10'-4" x 14'-4" = 148.11	TITLE SHEET	DATE: 11/09/09	BY: [Signature]
7923 E. Madison St. Denton, TX 76205 (940) 382-9858 Fax: (940) 382-9429	Kingston Pike & N. Cedar Bluff Rd. Knoxville, TN	16684	PROJECT NO.	11/09/09	11/09/09
		PREP BY: Debbie Steller	PROJECT NAME	17	17
		CITY, ST: Knoxville, TN	DESIGNER	09/23/11	09/23/11
			CLIENT		
			DATE		
			BY		
			DATE		
			BY		
			DATE		

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		StarliteSign^{LP} 7923 E. Highway 51 Denton, TX 76208 (940) 382-8859 Fax (940) 387-0429	
www.starlitesign.com 7923 E. Highway 51 Denton, TX 76208 (940) 382-8859 Fax (940) 387-0429	Chuy's Mexican Food Kingston Pike & N. Cedar Bluff Rd. Knoxville, TN	CUSTOMER: N/A LOCATION: Knoxville, TN PROJECT: 16684 DESIGNER: K.L. Liu	DATE (BT): 1. 08/01/11 2. 10/01/11 DATE (S): 09-23-11
DIVISION: 1109-079 SHEET NO.: 19 DATE: 09-23-11	THE SOFTWARE: N/A JOB NO.: 16684 RESOURCES: K.L. Liu	I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.	11-E-11-VR

KROGER
PYLON SIGN
BY OTHERS



SCALE: 1/8" = 1'-0"

NO.	DATE	BY
1	07/20/11	KL
2	07/27/11	KL
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NO. 1109-070
 SHEET NO. 14
 DATE 09-23-11
 DESIGNER K. Luu
 CHECKER P. Saffie

CUSTOMER W/A
 Chuy's Mexican Food
 Kingston Pike & N. Cedar Bluff Rd.
 Knoxville, TN

DESIGNER 16684
 PREPARED BY K. Luu
 DATE 09-23-11

www.starlitesign.com
 7923 E. McInnis St.
 Denham, TX 76208
 (940) 382-8850
 Fax: (940) 387-0779



1956

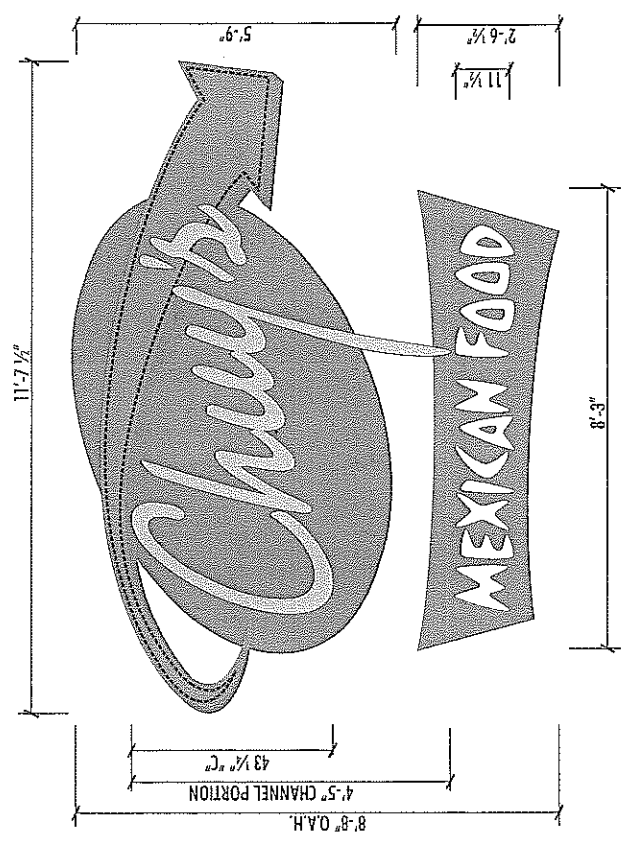
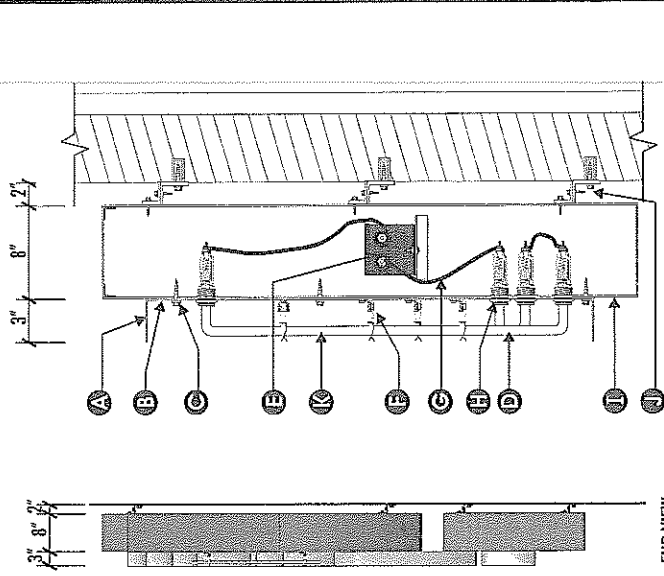
11-E-11-DK

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ITEM	DESCRIPTION
A	3" - 063 ALUM. RETURNS PTD. PMS 108C YELLOW (EXCEPT MEX. FOOD - WHITE)
B	063 ALUM. BACKS - INTERIORS PTD. PMS 108C YELLOW (EXCEPT MEX. FOOD - WHITE) LETTERS MTD. TO CABINET W/ NON-CORROSIVE MOUNTING SCREWS
C	12MM NEON - "CHUY'S" NOVAL GOLD; MEXICAN FOOD - 6500 WHITE
D	30MA TRANSFORMER
E	STD. GLASS TUBE SUPPORT
F	HI-FLEX MAX G10-15 WIRE
G	#200 GLASS HOUSINGS
H	ALUM. CABINETS - TOP PTD. PMS 2955C BLUE; W/ARROW PTD. AS LISTED - BOTTOM PTD. D/POINT 2827 SCARLET
I	CABINET MTD. TO WALL W/ 2" x 2" x 1/8" CLIPS FOR 2" STANDOFF
J	12MM CLEAR RED EXPOSED NEON MTD. TO FACE OF CABINET ON ARROW
K	

ITEM	COLOR
BODY	PMS 186C SCARLET
SHADING	PMS 188C (DEEP) RED

ITEM	COLOR
BODY	PMS 186C SCARLET
SHADING	PMS 188C (DEEP) RED



ENTRY WALL SIGN (EAST ELEVATION)
SCALE: 3/8" = 1'-0"

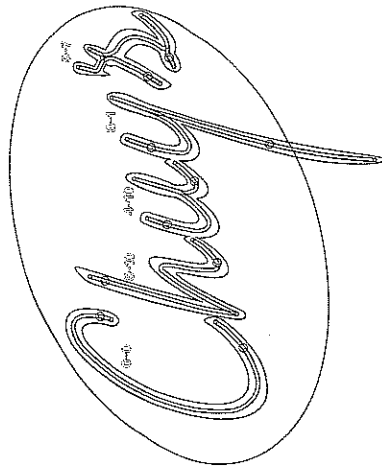
<p>StarliteSign 7923 E. McInnis St. Deaton, TN 37020 (940) 382-8850 (940) 387-0478</p>	<p>Chuy's Mexican Food Kingston Pike & N. Cedar Bluff Rd. Knoxville, TN</p>	<p>CUSTOMER: Chuy's Mexican Food LOCATION: Kingston Pike & N. Cedar Bluff Rd. CITY, ST: Knoxville, TN</p>	<p>DESIGNER: Debbie Steller DATE: 09-23-11</p>	<p>DATE BY: 11/09/11 PAGE: 07 PROJECT: 16684 DRAWN BY: K.L. LUU</p>	<p>REV. 1: 11/09/11 REV. 2: 11/09/11</p>
	<p>StarliteSign reserves all rights to its reproduction and display. This drawing is the property of Starlite Sign, which reserves all rights to its reproduction and display. Bid is void if accepted within 30 days of proposal.</p>				

11-E-11-UR

Contract & Install Using Only U.L. Listed Components & in Accordance w/ National Electrical Code

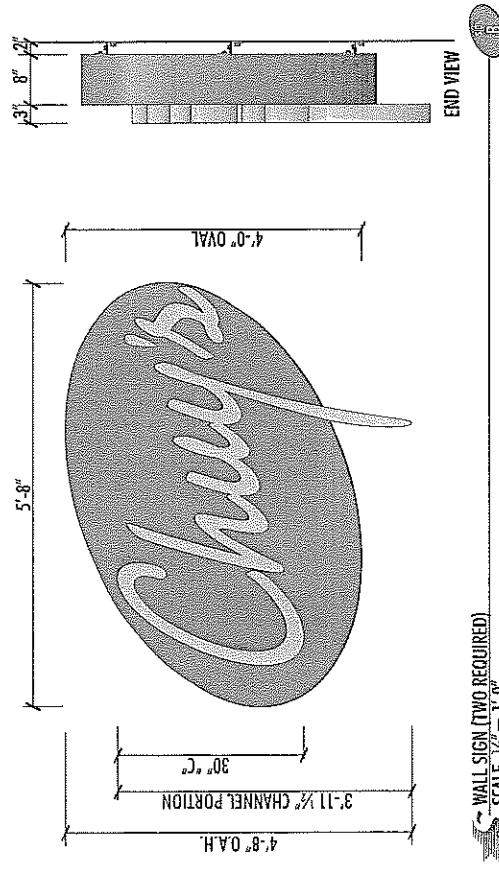
UL LABELS REQUIRED

ITEM	DESCRIPTION
A	3" .063 ALUM. RETURNS PTD. PMS 108C YELLOW
B	.063 ALUM. BACKS- INTERIORS PTD. PMS 108C YELLOW
C	LETTERS MTD. TO CABINET w/ NON-CORROSIVE MOUNTING SCREWS
D	12MM NOVIAL GOLD NEON
E	30MA TRANSFORMER
F	STD. GLASS TUBE SUPPORT
G	HI-FLEX MAX 6TO-15 WIRE
H	#200 GLASS HOUSINGS
I	ALUM. CABINET PTD. PMS 2935C BLUE
J	CABINET MTD. TO WALL w/ 2" x 2" x 1/8" CLIPS FOR 2" STANDOFF

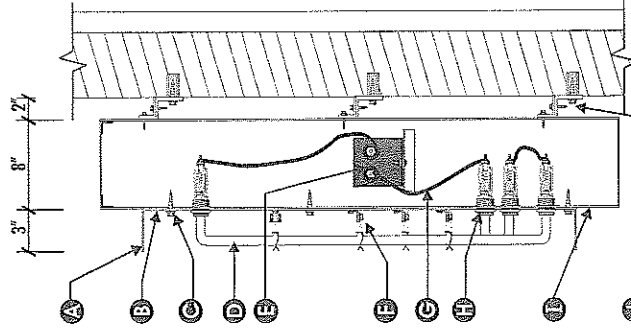


NEON LAYOUT

COPY-12/30



WALL SIGN (TWO REQUIRED)
SCALE: 1/2" = 1'-0"



C-SECTION
N.T.S.

Construct & Install Using Only
UL Listed Components & in Accordance
w/ National Electrical Code
UL LABELS REQUIRED

11-E-11-UR

NO.	DATE	BY	DWG. #	TITLE	SCALE
1	11/09/09	R	1109-079	CHUY'S MEXICAN FOOD	1/4" = 1'-0"
2					

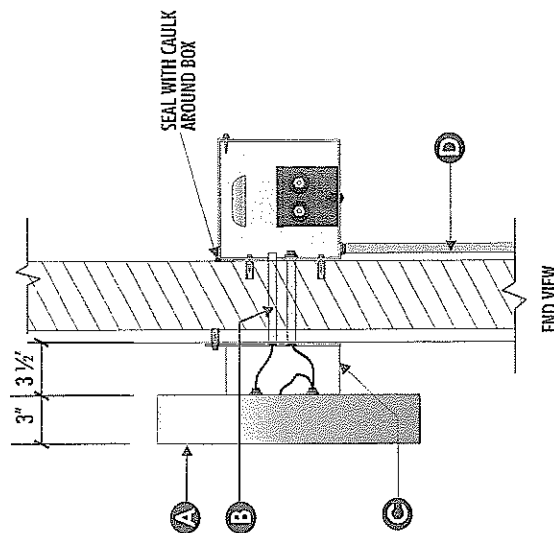
CLIENT	PROJECT	DATE
Chuy's Mexican Food	16684	09/23/11

DESIGNER	PREPARED BY	CHECKED BY
Debbie Stollar	Paula Saffie	K. LRU

www.starlitesign.com
7923 E. McDermoy St.
Donnan, TN 37008
(940) 382-8859 Fax: (940) 382-0429



ITEM	DESCRIPTION
A	3" DEEP OPEN FACE CHANNEL LETTERS
B	ALL ELECTRICAL THRU WALL INTO TRANSFORMER BOXES BEHIND PARAPET
C	ALL WIRING FORM LETTER TO LETTER IN WIREWAY PTD. TO MATCH WALL ELECTRICAL TO WIREWAY
D	ELECTRICAL TO WIREWAY



END VIEW
LETTER SECTION
N.T.S.

17" 12'-0"

MEXICAN FOOD

3" .063 ALUM. RETURN- EXTERIOR P.T.M. DUPONT 2622 SCARLET; .063 ALUM. BACK- INTERIOR P.T.M. DUPONT 2622 SCARLET;
12MM CLEAR RED NEON w/ STD. GLASS TUBE SUPPORT; HI-FLEX MAX GTO-15 WIRE; 30MA TRANSFORMER

OPEN-FACE CHANNEL LETTERS
SCALE: 1/2" = 1'-0"

	www.starlitesign.com 7923 E. Hickman St. Denton, TX 76208 (800) 382-8850 Fax: (940) 387-0429	CUSTOMER: Chuy's Mexican Food LOCATION: Kingston Pike & N. Cedar Bluff Rd. CITY: Knoxville, TN	TL-SUBJ: 1'-8" x 14'-0" = 23.33 ACC. EXEC: Debbie Steller PRG. MGR: Poulou Saffle	DWG.#: 1109-079 BID# 7: 16684 DESIGNED BY: K.LUD	DATE: 09-23-11 TIME: 09:23:11	CONTRACT & INSTALL USING ONLY U.S. LISTED COMPONENTS & IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE UL LABELS REQUIRED (1) 20amp, 120v, double-throw circuit breaker
	This drawing is the property of Starlite Sign, which reserves all rights to its reproduction and display.			11-E-11-UR		