



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 7-B-14-UR

AGENDA ITEM #: 32

AGENDA DATE: 7/10/2014

▶ **APPLICANT:** JACK DEGAGNE / RARE HOSPITALITY INTERNATIONAL, INC.

OWNER(S): West Town Mall, LLC

TAX ID NUMBER: 120 K A 00106

JURISDICTION: City Council District 2

STREET ADDRESS: 7740 Kingston Pike

▶ **LOCATION:** East side of Montvue Rd., south side of Kingston Pike.

▶ **APPX. SIZE OF TRACT:** 1.42 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Montvue Rd., a minor arterial street with a five lane street section within an 88' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** SC-3 (Regional Shopping Center)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Restaurant

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed commercial / C-3 (General Commercial)

South: West Town Mall / SC-3 (Regional Shopping Center)

East: West Town Mall / SC-3 (Regional Shopping Center)

West: Mixed commercial / C-4 (Highway and Arterial Commercial)

NEIGHBORHOOD CONTEXT: The site is located at the West Town Mall at a major commercial node along Kingston Pike. The mall adjoins residential development to the south and west.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a restaurant containing approximately 6,170 square feet of floor space as shown on the development plan, subject to 6 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 an occupancy permit for this project.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Meeting all applicable requirements of the Knoxville Engineering Department.

6. 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 SC-3 District.

COMMENTS:

The applicant is proposing to develop a 6,170 square foot restaurant (Longhorn Steakhouse) at the West Town Mall. The proposed restaurant will be located on the northwest side of the Mall adjacent to the intersection of Kingston Pike and Montvue Rd. The proposed restaurant and required parking will be located on a 1.42 acre parcel that was the former site of a tire dealership. Vehicular access to the Mall in this area is from Montvue Rd. at the traffic signal located at the intersection of Montvue Rd. and Ray Mears Blvd. There will be no direct access from this site to Montvue Rd. or Kingston Pike.

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. The proposed restaurant 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. With the recommended conditions, the proposed development is consistent with all requirements of the SC-3 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

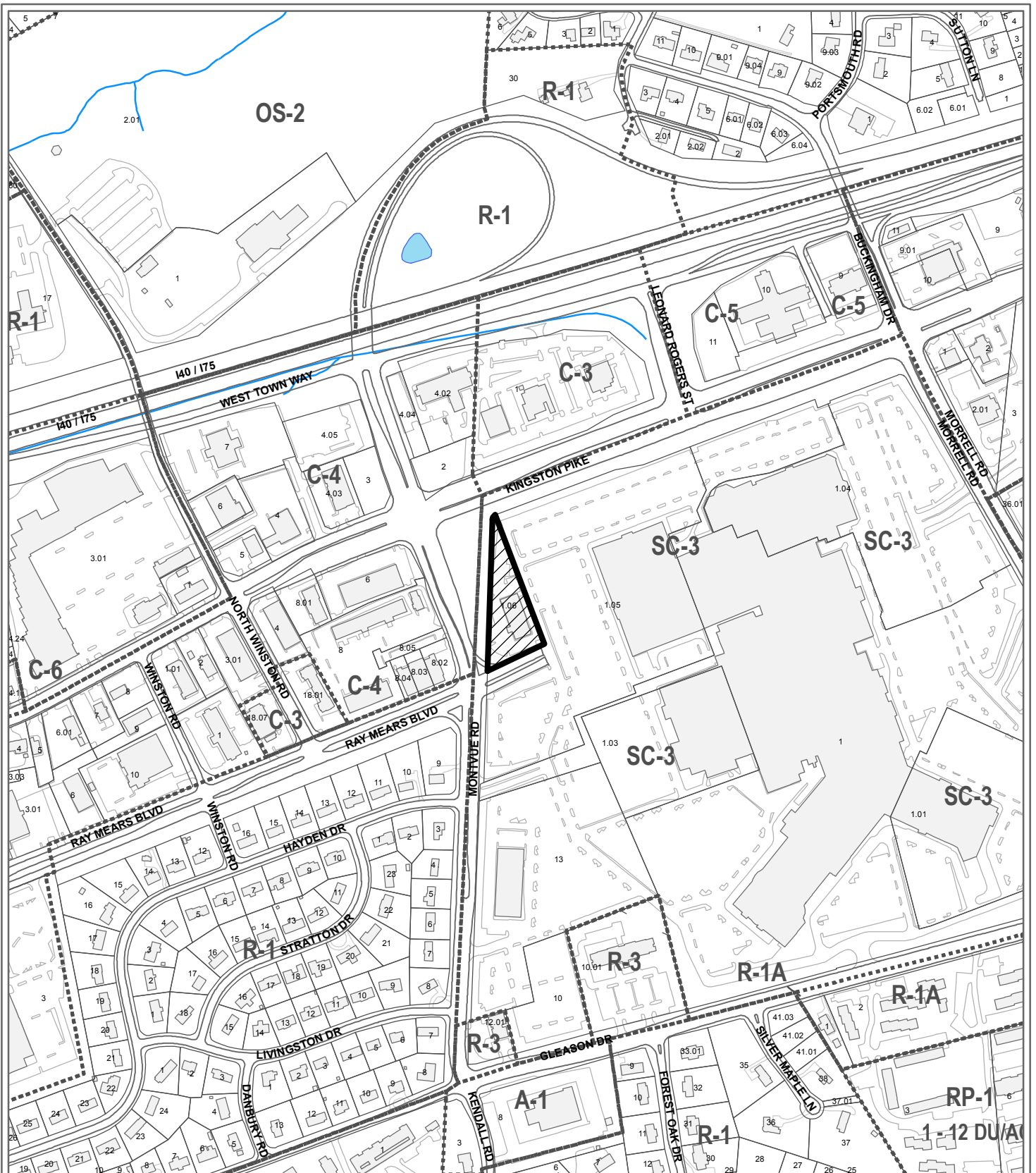
1. The Knoxville One Year Plan the West City Sector Plan propose mixed use - regional commercial uses for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 555 (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.



**7-B-14-UR
USE ON REVIEW**

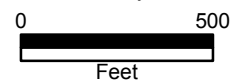


Restaurant in SC-3 (Regional Shopping Center)

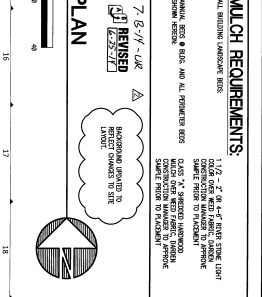
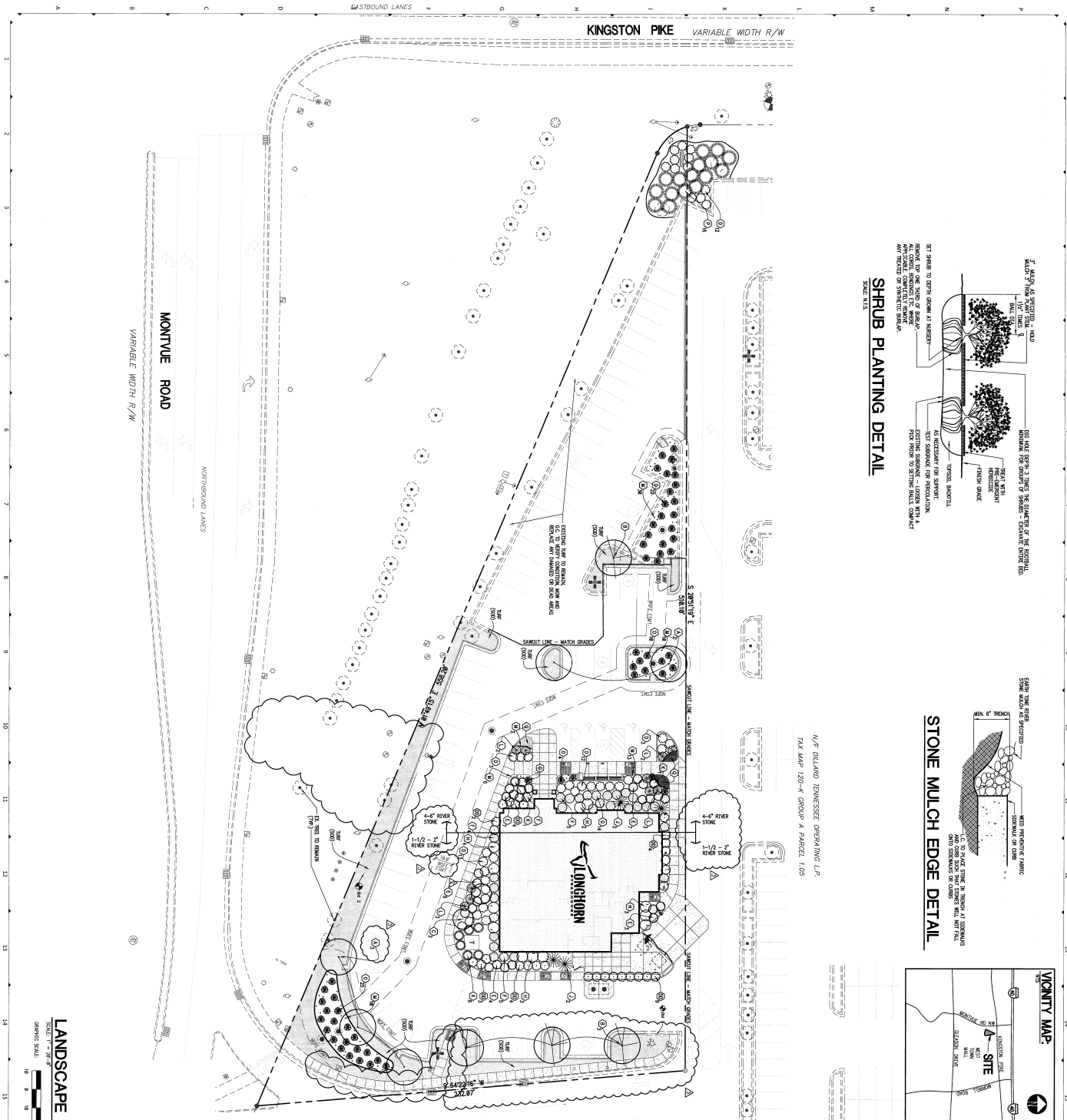
Petitioner: Jack DeGagne / Rare Hospitality International, Inc.

Map No: 120

Jurisdiction: City



Original Print Date: 6/23/2014
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



GENERAL NOTES:
 1. SEE SPECIFICATIONS FOR ALL MATERIALS AND METHODS OF CONSTRUCTION.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MEMPHIS PLANTING SPECIFICATIONS.
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LANDSCAPE NOTES:
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PLANT LIST:

SYMBOL	PLANT NAME	QUANTITY
①	Red Maple	500
②	White Oak	500
③	Black Oak	500
④	Red Oak	500
⑤	White Pine	500
⑥	Black Pine	500
⑦	Red Pine	500
⑧	White Birch	500
⑨	Black Birch	500
⑩	Red Birch	500
⑪	White Elm	500
⑫	Black Elm	500
⑬	Red Elm	500
⑭	White Hickory	500
⑮	Black Hickory	500
⑯	Red Hickory	500
⑰	White Sycamore	500
⑱	Black Sycamore	500
⑲	Red Sycamore	500
⑳	White Dogwood	500
㉑	Black Dogwood	500
㉒	Red Dogwood	500
㉓	White Magnolia	500
㉔	Black Magnolia	500
㉕	Red Magnolia	500
㉖	White Camellia	500
㉗	Black Camellia	500
㉘	Red Camellia	500
㉙	White Azalea	500
㉚	Black Azalea	500
㉛	Red Azalea	500
㉜	White Hydrangea	500
㉝	Black Hydrangea	500
㉞	Red Hydrangea	500
㉟	White Forsythia	500
㊱	Black Forsythia	500
㊲	Red Forsythia	500
㊳	White Lilac	500
㊴	Black Lilac	500
㊵	Red Lilac	500
㊶	White Spirea	500
㊷	Black Spirea	500
㊸	Red Spirea	500
㊹	White Nandina	500
㊺	Black Nandina	500
㊻	Red Nandina	500
㊼	White Juniper	500
㊽	Black Juniper	500
㊾	Red Juniper	500
㊿	White Cedar	500
1	Black Cedar	500
2	Red Cedar	500
3	White Cypress	500
4	Black Cypress	500
5	Red Cypress	500
6	White Palm	500
7	Black Palm	500
8	Red Palm	500
9	White Fern	500
10	Black Fern	500
11	Red Fern	500
12	White Flowering Dogwood	500
13	Black Flowering Dogwood	500
14	Red Flowering Dogwood	500
15	White Dogwood	500
16	Black Dogwood	500
17	Red Dogwood	500
18	White Magnolia	500
19	Black Magnolia	500
20	Red Magnolia	500
21	White Camellia	500
22	Black Camellia	500
23	Red Camellia	500
24	White Azalea	500
25	Black Azalea	500
26	Red Azalea	500
27	White Hydrangea	500
28	Black Hydrangea	500
29	Red Hydrangea	500
30	White Forsythia	500
31	Black Forsythia	500
32	Red Forsythia	500
33	White Lilac	500
34	Black Lilac	500
35	Red Lilac	500
36	White Spirea	500
37	Black Spirea	500
38	Red Spirea	500
39	White Nandina	500
40	Black Nandina	500
41	Red Nandina	500
42	White Juniper	500
43	Black Juniper	500
44	Red Juniper	500
45	White Cedar	500
46	Black Cedar	500
47	Red Cedar	500
48	White Cypress	500
49	Black Cypress	500
50	Red Cypress	500
51	White Palm	500
52	Black Palm	500
53	Red Palm	500
54	White Fern	500
55	Black Fern	500
56	Red Fern	500
57	White Flowering Dogwood	500
58	Black Flowering Dogwood	500
59	Red Flowering Dogwood	500
60	White Dogwood	500
61	Black Dogwood	500
62	Red Dogwood	500
63	White Magnolia	500
64	Black Magnolia	500
65	Red Magnolia	500
66	White Camellia	500
67	Black Camellia	500
68	Red Camellia	500
69	White Azalea	500
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79	Black Lilac	500
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81	White Spirea	500
82	Black Spirea	500
83	Red Spirea	500
84	White Nandina	500
85	Black Nandina	500
86	Red Nandina	500
87	White Juniper	500
88	Black Juniper	500
89	Red Juniper	500
90	White Cedar	500
91	Black Cedar	500
92	Red Cedar	500
93	White Cypress	500
94	Black Cypress	500
95	Red Cypress	500
96	White Palm	500
97	Black Palm	500
98	Red Palm	500
99	White Fern	500
100	Black Fern	500
101	Red Fern	500

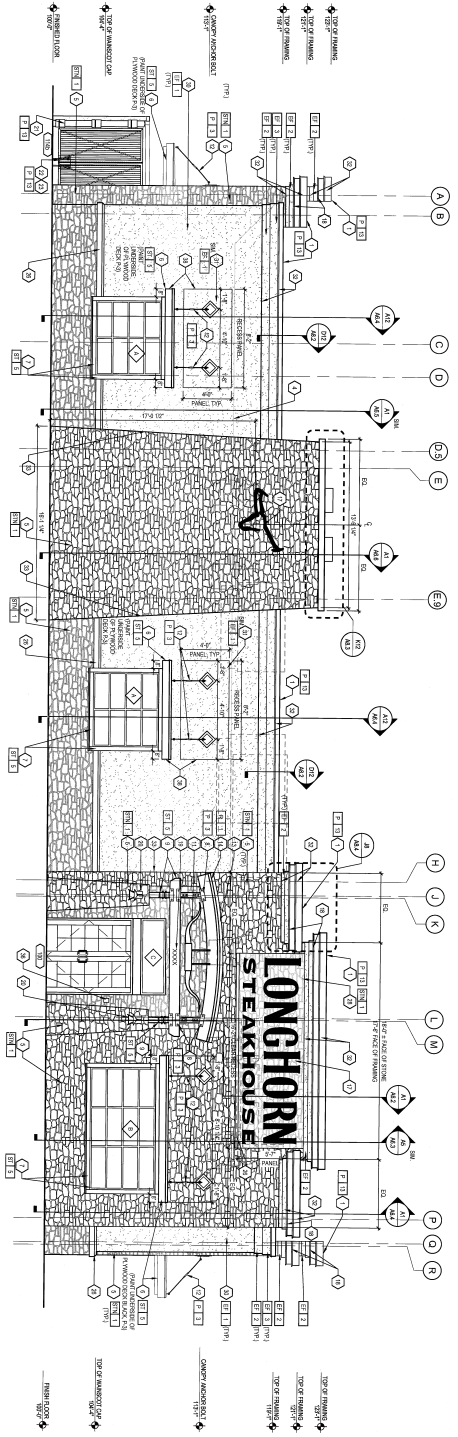
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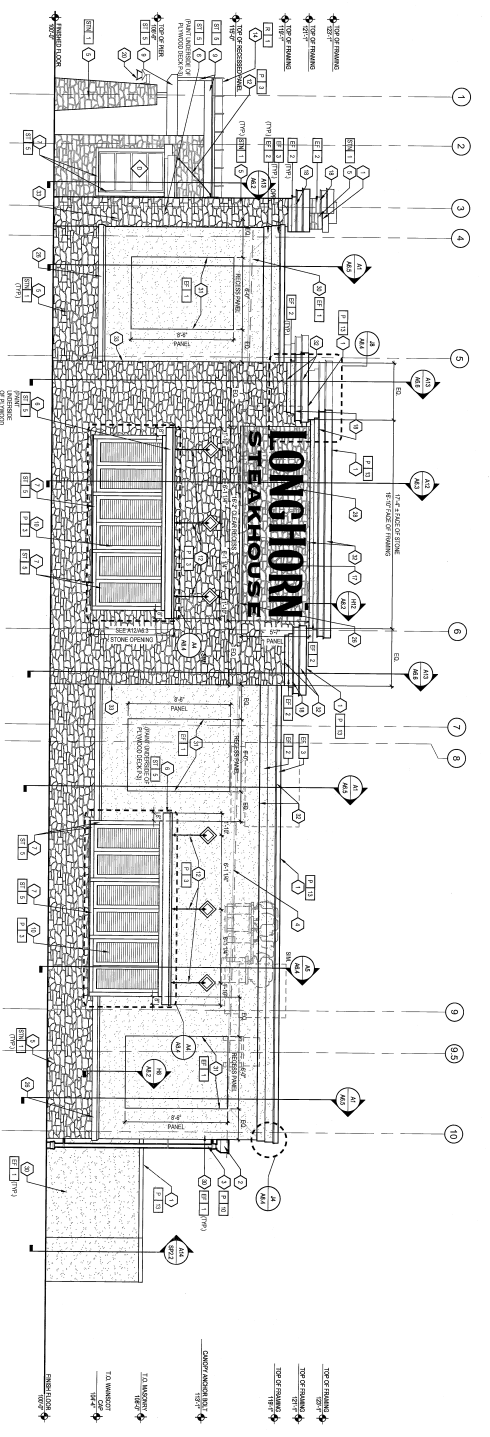
LANDSCAPE PLAN
 SCALE: 1" = 20'-0"
 GRAPHIC SCALE: 0 10 20 40
 7.8.14 - LR
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 2740 BIRCHWOOD DR., W. TOWN MANH
 KNOXVILLE, TN 37921
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 606.505.1250

The Roberts Group
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 954.575.1234
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H1 FRONT ELEVATION



A1 RIGHT ELEVATION

- NOTES**
1. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
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EXTERIOR FINISH LEGEND

F-1	PAINT
F-2	PAINT
F-3	PAINT
F-4	PAINT
F-5	PAINT
F-6	PAINT
F-7	PAINT
F-8	PAINT
F-9	PAINT
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F-100	PAINT

EXTERIOR FINISH LEGEND

S-1	STONE
S-2	STONE
S-3	STONE
S-4	STONE
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EXTERIOR FINISH LEGEND

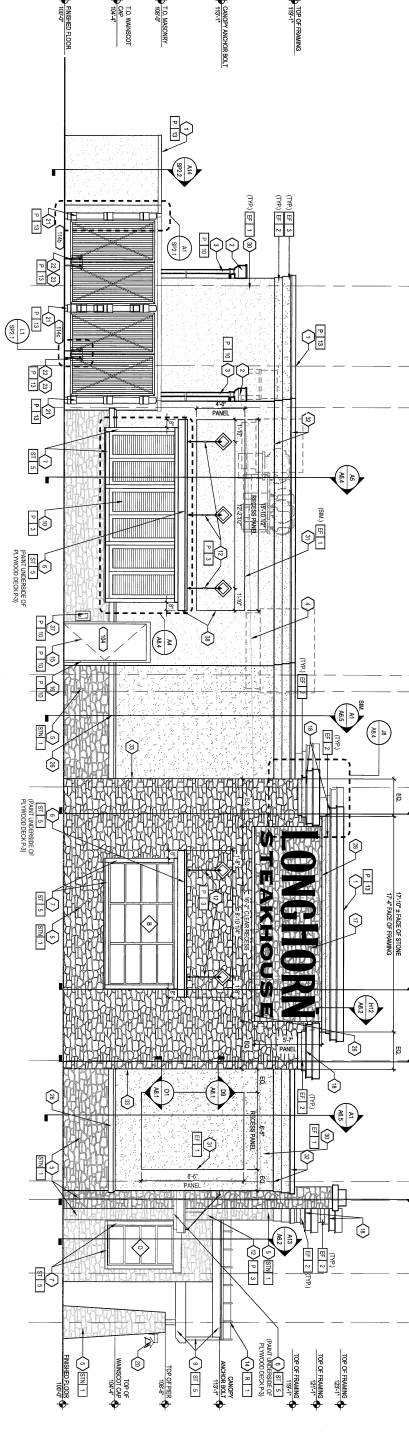
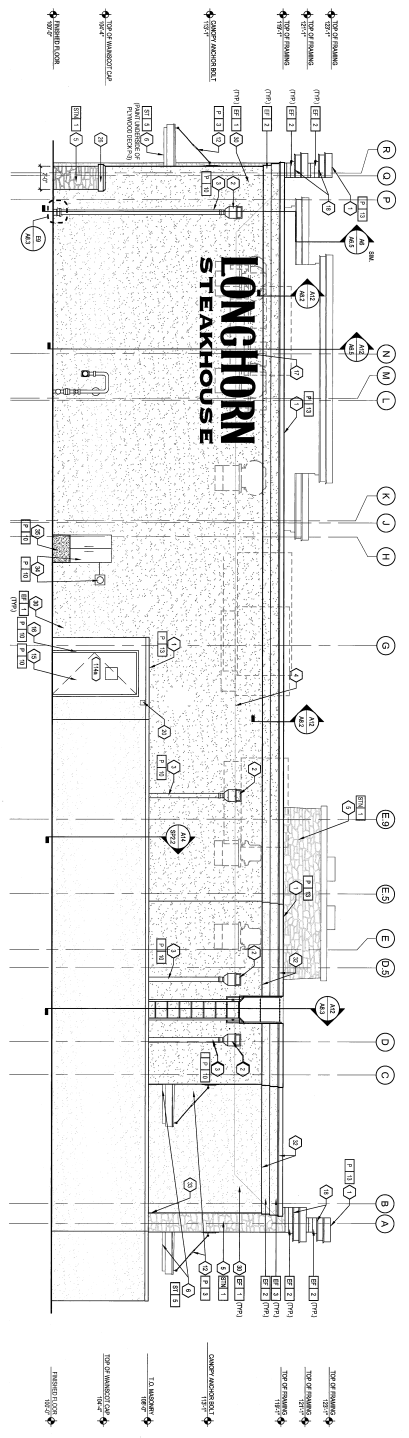
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FRCHI
 DESIGN WORKBENCH
 311 Fifth Street Suite 600
 Chattanooga, TN 37402
 www.frchi.com
 ARCHITECTS PROJECT # 27115.000

Issue Date: 05.04.14
 REVISION INFORMATION

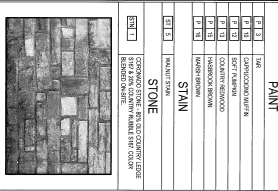
Restaurants: 5541
 LONGHORN
 LH-7 SR
 Project: 05/03/14
 West Town Mall
 Knoxville, TN 37919
 ARCHITECT:
 FRANCHISE
 KNOXVILLE, TN



- KEY NOTES**
1. REFER TO ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
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EXTERIOR FINISH LEGEND

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FRCH | DESIGN WORLDWIDE

311 Elm Street, Suite 800
 Knoxville, TN 37919
 615.241.3000
 www.frch.com

ARCHITECTS PROJECT #: 27133.000

LONGHORN STEAKHOUSE

Project Name: LONGHORN LH-7.5R

Project Location: West Town Mall, Knoxville, TN 37919

Architect: FRCH | DESIGN WORLDWIDE

Project #: 27133.000

Resident #: 5541

Drawing: EXTERIOR ELEVATIONS

A5.2

Issue Date: 05.05.14

Revision Information

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	05.05.14
2		
3		
4		
5		
6		
7		
8		

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

North Arrow



SIGN TYPE: CUSTOM 21 SF MONUMENT / INTERNALLY ILLUMINATED MONUMENT SIGN / 21.3 SQ.FT. SCALE: 1/2" = 1'-0"

CABINET: CONVENTIONAL STEEL ANGLE & ALUMINUM SKIN PAINTED SATIN BLACK ON ALL EXTERIOR SURFACES (INCLUDING REVEAL).

"LONGHORN": INTERNALLY ILLUMINATED CHANNEL LETTERS.
 FACES: (187) #2283 RED ACRYLIC W/ 3M # 3635-210 WHITE PERFORATED VINYL. APPLIED 1ST SURFACE. (LETTERS TO APPEAR WHITE DURING DAY & RED AT NIGHT).
 RETURNS: 5" DEEP, PRE-FINISHED MATTE BLACK ALUMINUM RETURNS W/ BLACK TRIMCAP.
 NOTE: INTERIOR OF LETTERS TO BE PAINTED W/ WHITE LIGHT ENHANCEMENT PAINT.
 ILLUMINATION: RED GE LED MODULES.

"STEAKHOUSE": COPY TO BE ROUTED OUT OF ALUMINUM FACE & BACKED UP W/ (187) #7328 WHITE ACRYLIC.
 ILLUMINATION: DAYLIGHT H.O. FLUORESCENT LAMPS.

@: 2100-02 WHITE OPAQUE VINYL.

NOTE: THERE WILL BE A STUB PIPE OUT OF THE MAIN CABINET THAT WILL BE USED IN THE MOUNTING IN THE FIELD FOR THE STUB CONNECTION.

MATERIAL FINISH COLORS	
Cabinet	Paint RAL 9005 Black Satin Finish Black Hammer
Returns	Pre-finished Matte Black Hammer
Faces	7328 White Loam
Trimcap	2283 Red 3M #3635-210 Perforated Vinyl
	Black

7-B-14-UR