



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

▶ **FILE #:** 4-E-15-UR

**AGENDA ITEM #:** 33

**AGENDA DATE:** 4/9/2015

▶ **APPLICANT:** BOB ALCORN ARCHITECT

OWNER(S): Baron II, LLC

TAX ID NUMBER: 119 03804

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 8807 Kingston Pike

▶ **LOCATION:** Northwest side of Kingston Pike, southwest side of West Kings Way, east of Ebenezer Rd.

▶ **APPX. SIZE OF TRACT:** 7.3 acres

SECTOR PLAN: Southwest County

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 110' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** PC-2 (Retail and Distribution Park)

▶ **EXISTING LAND USE:** Shopping center

▶ **PROPOSED USE:** Covered patio with outdoor seating

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Storage facility / C-6 (General Commercial Park)

South: Auto sales / C-4 (Highway and Arterial Commercial)

East: Auto sales / C-6 (General Commercial Park) & C-4 (Highway and Arterial Commercial)

West: Auto sales / C-4 (Highway and Arterial Commercial)

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

**STAFF RECOMMENDATION:**

▶ **APPROVE** the development plan for a covered outdoor patio area of approximately 864 square feet for an existing eating and drinking establishment, subject to 5 conditions:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Plans Review and Inspections Division.
3. Meeting all applicable requirements of the Knoxville Fire Marshal.
4. Restriping the row of parking spaces along the western property line just north of the patio area meeting the requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted above, this request meets all requirements of the PC-2 (Retail and Distribution Park) zoning district, as well as other criteria for approval of a use on review.

**COMMENTS:**

The applicant is proposing to add a covered patio to Roger's place, an existing eating and drinking establishment located in the shopping center on the north side of Kingston Pike that includes Rothchild Catering & Conference Center. The proposed patio area addition of approximately 864 square feet will be located on the north end of the building that is on the west side of access driveway off of Kingston Pike. A total of five parking spaces were removed when the owner of Roger's Place began working on the outdoor patio area about two years ago. Even with the removal of the five parking spaces, the commercial center still meets the parking requirements of the Knoxville Zoning Ordinance. The Knoxville Building Official made the determination that a shopping center would be the appropriate use category to determine required parking. The Building Official has recommended that applicant be required to restripe the row of parking spaces along the western property line just north of the patio area since the majority of the lines are not visible.

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

1. The proposed covered patio will have minimal impact on local services since all utilities are available to serve this site.
2. The existing shopping center has adequate parking to meet the requirements of this small addition.

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

1. With the recommended conditions, the proposed covered patio meets the standards for development within the PC-2 zoning district and all other requirements of the Zoning Ordinance..
2. The proposed development 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.

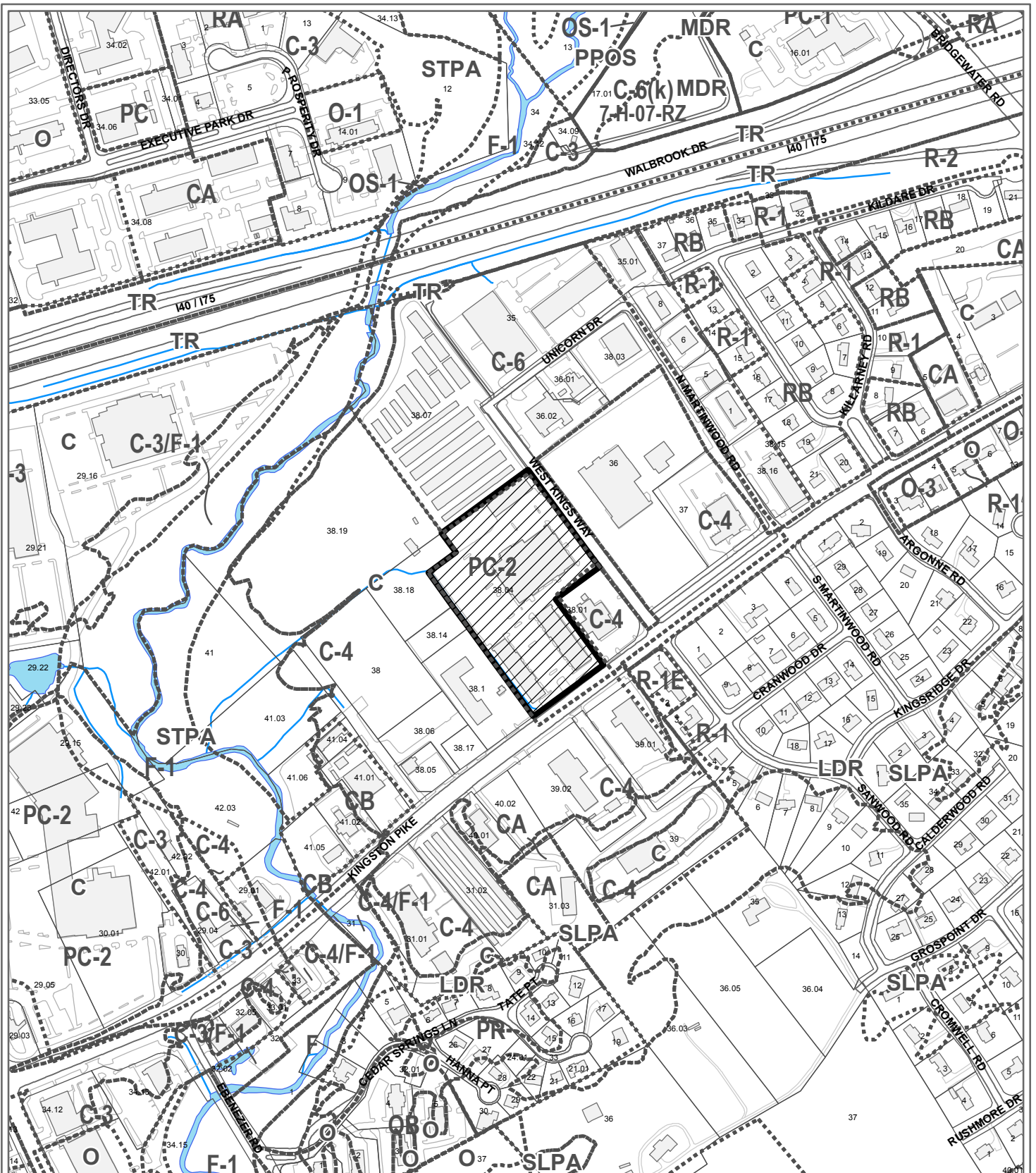
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Southwest County Sector Plan identifies this property for commercial use. The One Year Plan designates the site for general commercial use.
2. The site is identified as being within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**4-E-15-UR  
USE ON REVIEW**

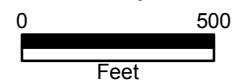


Covered patio with outdoor seating in PC-2 (Retail and Distribution Park)

Petitioner: Bob Alcorn Architect

Map No: 119

Jurisdiction: City



Original Print Date: 3/24/2015

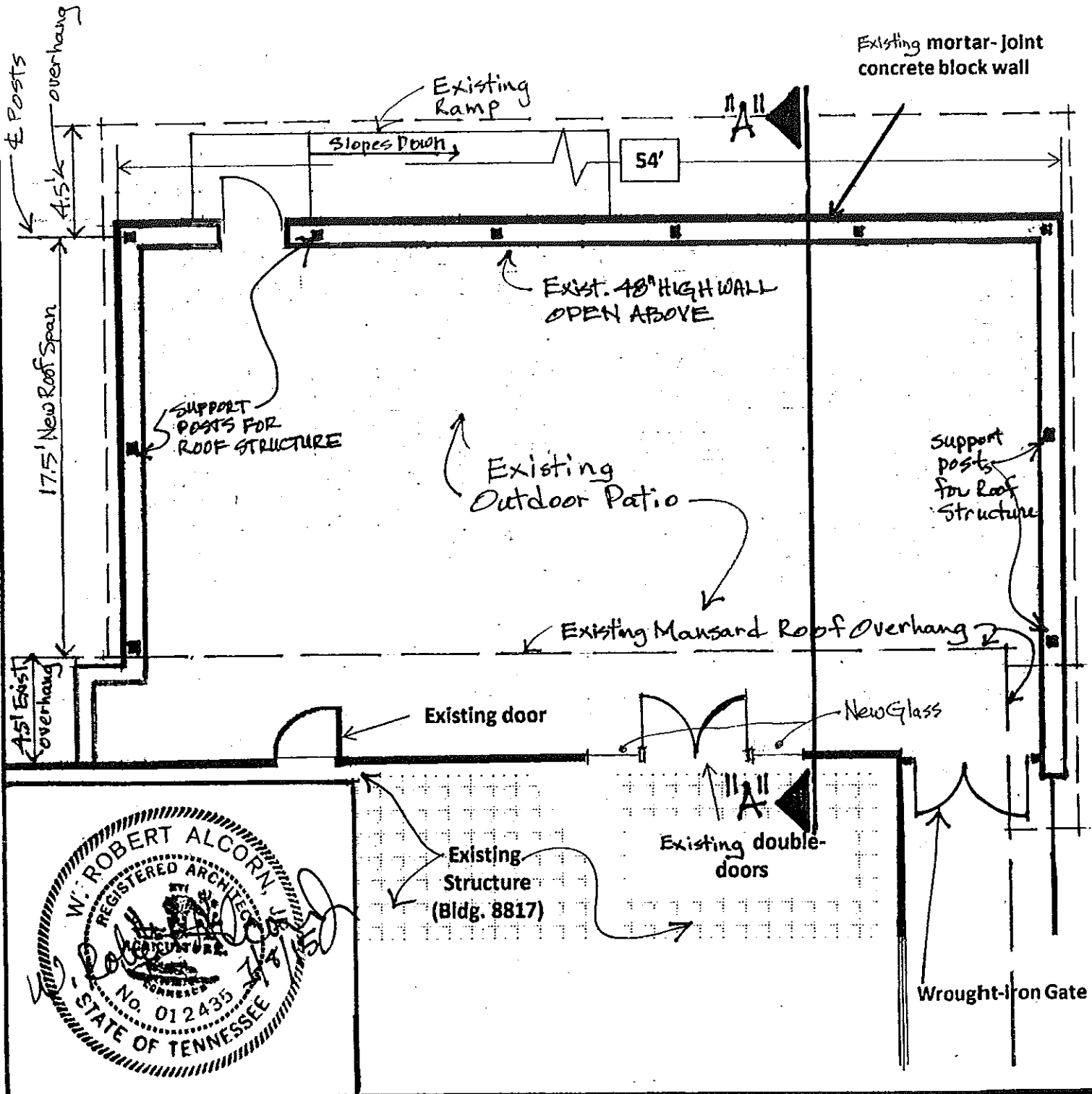
Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Scale :1" = 6'

# FLOOR PLAN

4-E-15-UR



## Roger's Place Patio Addition

Baron's Place (Formerly Ten Mile Center)

Knox County Parcel ID: 119 03804

8807 Kingston Pike, Knoxville, TN

MPC April 9, 2015

Bob Alcorn Architect  
1545 Western Ave, Suite 210B  
Knoxville, Tennessee 37921

865-659-0729

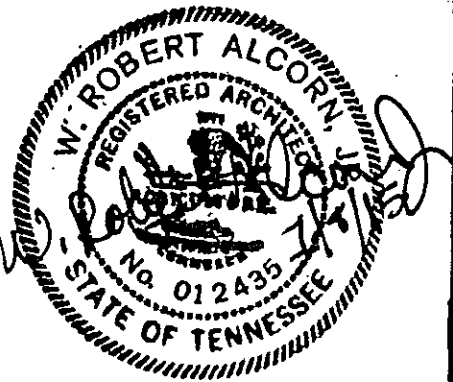
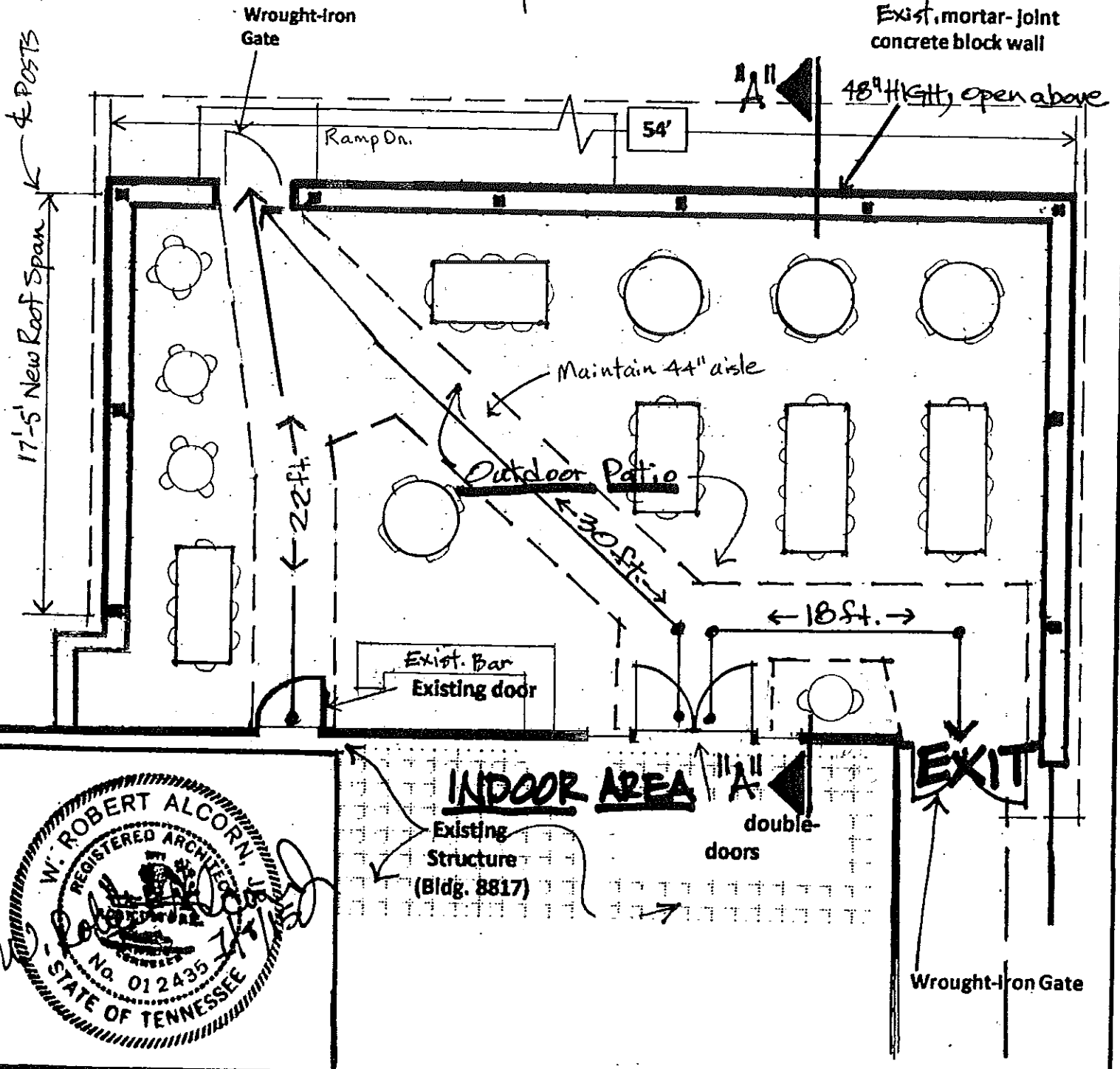
balcornarchitect@agenda.com

Agenda Item # 334

Scale : 1" = 6'

# EXIT EGRESS SYSTEM

occupant load 84 people max



## INDOOR AREA

Existing Structure (Bldg. 8817)

double doors

# EXIT

Wrought-Iron Gate

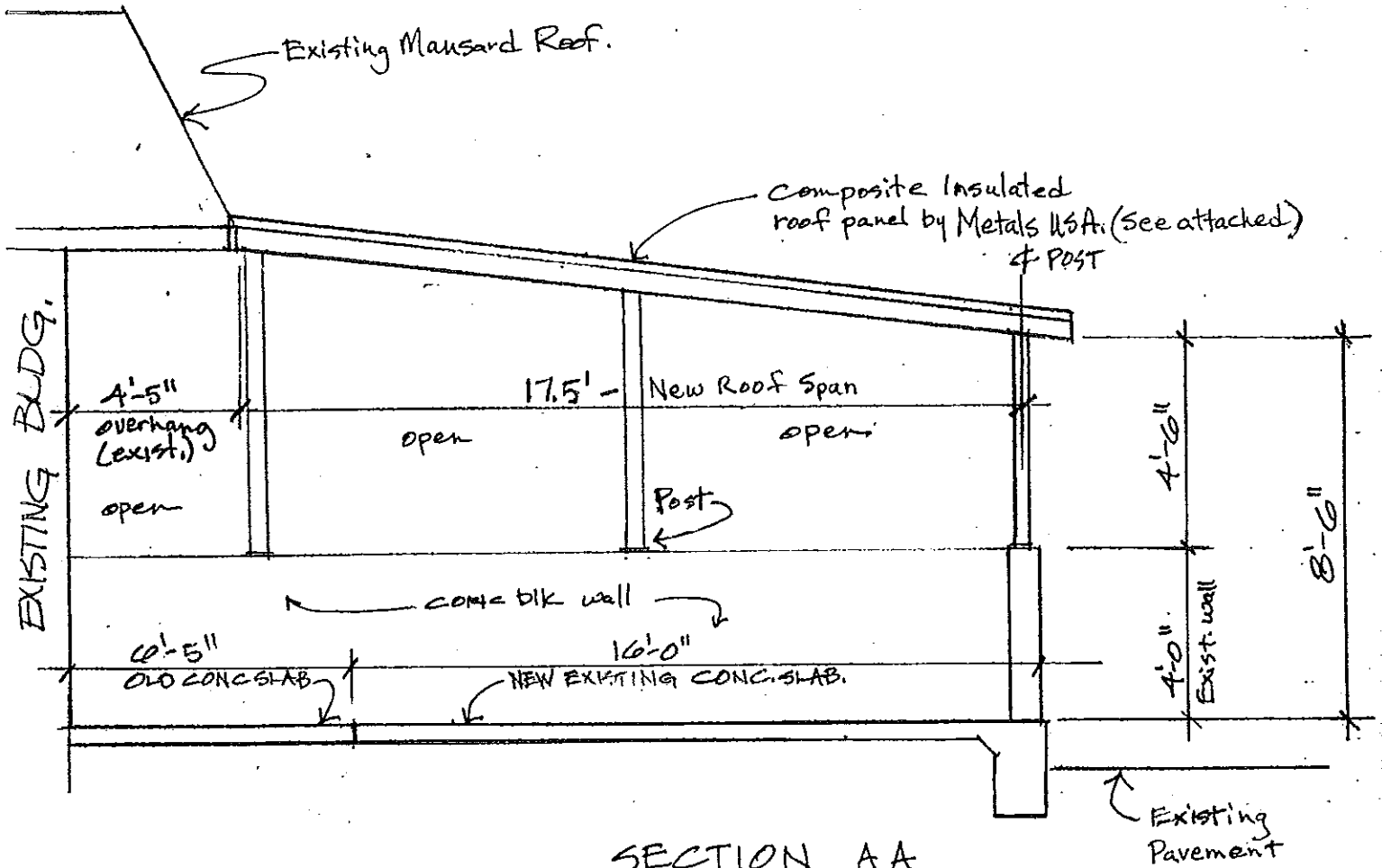
**Roger's Place Patio Addition**  
**Baron's Place (Formerly Ten Mile Center)**

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 8807 Kingston Pike, Knoxville, TN

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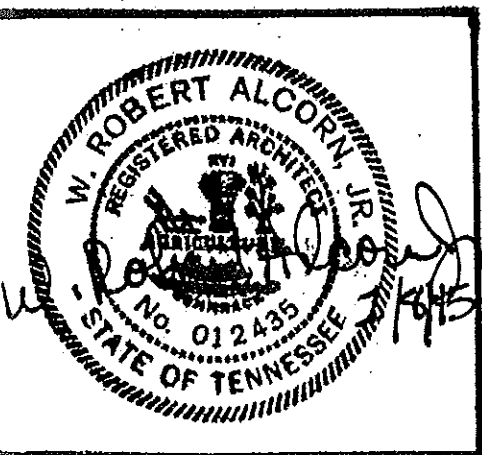
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# BLDG. SECTION



## SECTION AA

1/4" = 1'-0"



### Roger's Place Patio Addition

Baron's Place (Formerly Ten Mile Center)

Knox County Parcel ID: 119 03804

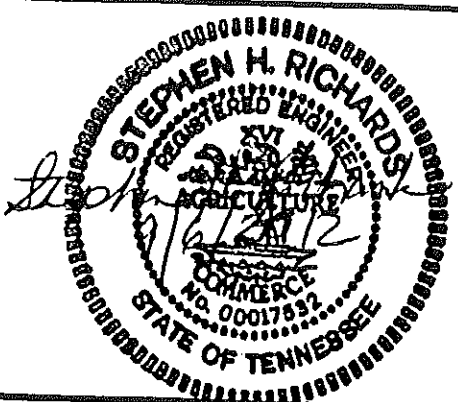
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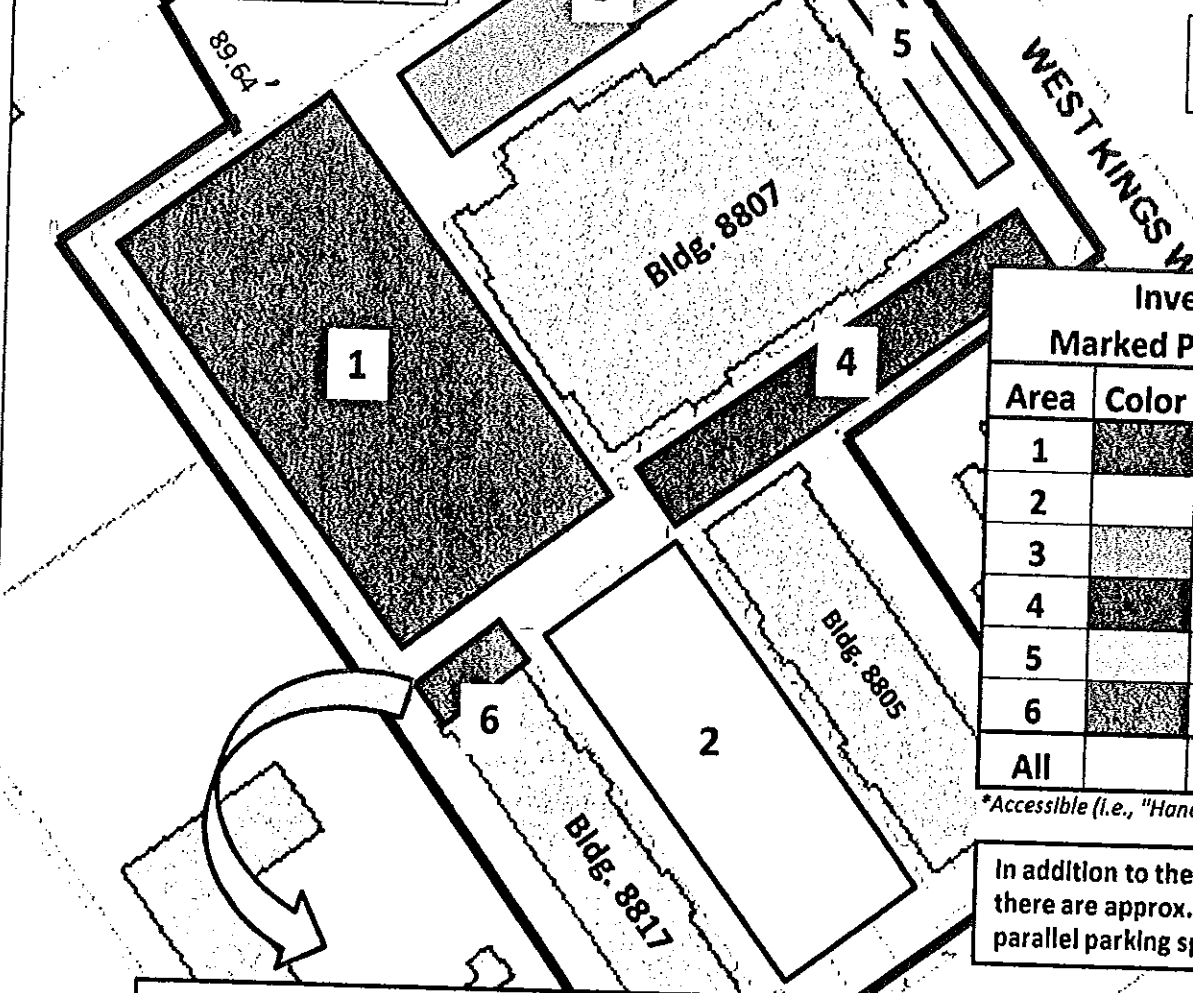




Prepared by: S. H. Richards, Ph.D., P.E.

Bldg. Address	Land Use	Approx. Size
8807	Banquet Hall	42,000 ft <sup>2</sup>
8813	Banquet Hall	8,400 ft <sup>2</sup>
8817	Mixed commercial	12,500 ft <sup>2</sup>
8805	Mixed commercial	15,000 ft <sup>2</sup>
<b>Total Size:</b>		<b>77,900 ft<sup>2</sup></b>

Approx. Scale:  
1" = 120'



Area	Color	Total #	Acc. #*
1	Dark Stippled	144	1
2	White	108	4
3	Light Stippled	64	2
4	Dark Stippled	44	3
5	White	40	3
6	Dark Stippled	5	0
<b>All</b>		<b>405</b>	<b>13</b>

\*Accessible (i.e., "Handicapped") Spaces

In addition to the 405 marked spaces, there are approx. 30 unmarked parallel parking spaces on the Parcel.

The proposed Patio Addition will eliminate 5 of the 5 parking spaces in Area 6, reducing the total number of marked spaces on the Parcel to 400.

Drawn on: August 14, 2012 (Revised: September 6, 2012)

**Roger's Place Patio Addition**  
 Baron's Place (Formerly Ten Mile Center)  
 8817 Kingston Pike, Suite #110, Knoxville, TN

# Parcel Parking Inventory