

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

▶ **FILE #:** 12-H-16-UR

**AGENDA ITEM #:** 44

**AGENDA DATE:** 12/8/2016

▶ **APPLICANT:** R2R STUDIO LLC

OWNER(S): R2R Studio. LLC

TAX ID NUMBER: 57 PART OF 00701

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 0 E Emory Rd

▶ **LOCATION:** Southeast side of E. Emory Rd., northeast of Central Avenue Pike.

▶ **APPX. SIZE OF TRACT:** 1.7 acres

SECTOR PLAN: North County

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

ACCESSIBILITY: Access is via E. Emory Rd., a major arterial street with a 5 lane section, and a 60 foot pavement width within a required right-of-way of 112 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Restaurant

HISTORY OF ZONING: Property rezoned to PC-1 in 2006

SURROUNDING LAND USE AND ZONING: North: Vacant land and businesses - CA (General Business)

South: Vacant land - PC-1 (Retail and Office Park)

East: Kroger store and fuel center - PC-1 (Retail and Office Park)

West: Vacant land and residence - PC-1 (Retail and Office Park)

NEIGHBORHOOD CONTEXT: This site is the former location of the Powell airport, a private landing strip. I-75 runs along the east side of the site and E. Emory Rd is along the north side. The interstate interchange is developed with a variety of commercial uses, under various zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a restaurant containing approximately 7,635 square feet of floor area as shown on the development plan, subject to 7 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.

5. Meeting all applicable requirements of the Knoxville Urban Forester.
6. Installation of all sidewalks and pedestrian crossings identified on the approved development plan in compliance with the applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
7. Proposed signage subject to approval by the Planning Commission staff and Knoxville's Zoning Inspector

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

**COMMENTS:**

The applicant is proposing an Aubrey's Restaurant with approximately 7,635 square feet of floor area on a 1.73 acre site. The property is located on the south side of E. Emory Rd. just west of the main entrance for the new Kroger store and fuel center. While the proposed lot has frontage along E. Emory Rd., there will be no direct access from the site onto E. Emory Rd. Access to the site will be through a driveway connection to the main driveway access for the Kroger store at the signalized intersection on E. Emory Rd.

The applicant is proposing a total of 121 parking spaces to serve the restaurant which exceeds the minimum zoning ordinance requirement of 77. The number of proposed spaces is based on parking demand experience from other Aubrey's Restaurants in the Knoxville area.

The applicant submitted an updated traffic analysis of the area with the addition of the proposed restaurant. It was determined that no additional traffic improvements would be required. It should be noted that any additional development of the 60+ acre tract that surrounds the Kroger site will require a new traffic impact study and consideration of the access driveway connection out to Central Avenue Pike.

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

1. All public utilities are available to serve the site.
2. 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 KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed restaurant with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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 significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development is located off of a major arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

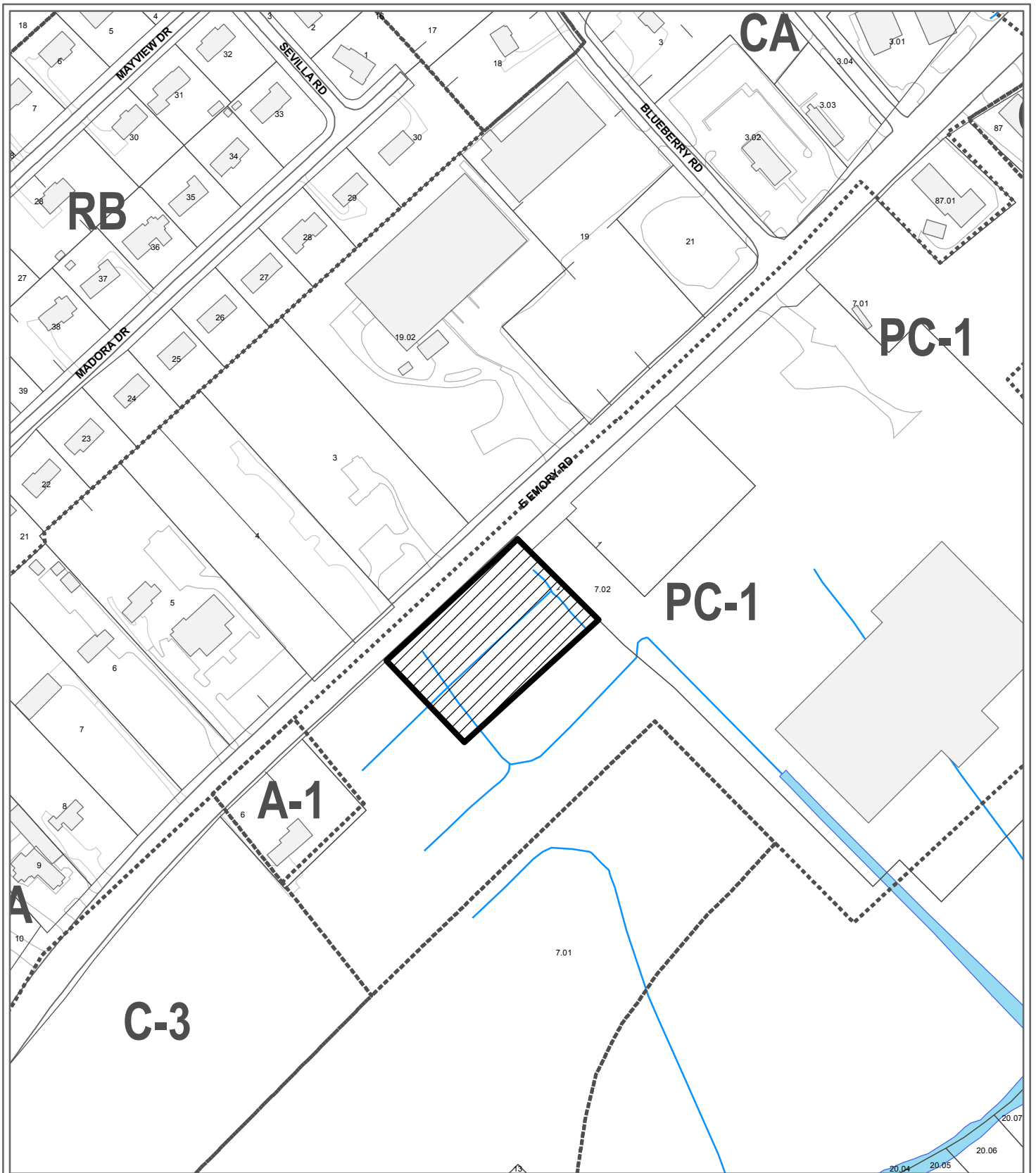
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The North County Sector Plan identifies this site as part of a mixed use special district (MU-NC04), which allows consideration of PC-1 development.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

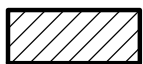
**ESTIMATED STUDENT YIELD:** Not applicable.

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.



**12-H-16-UR  
USE ON REVIEW**

Petitioner: R2R Studio LLC



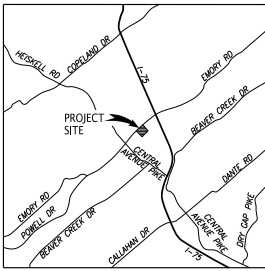
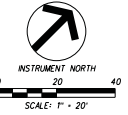
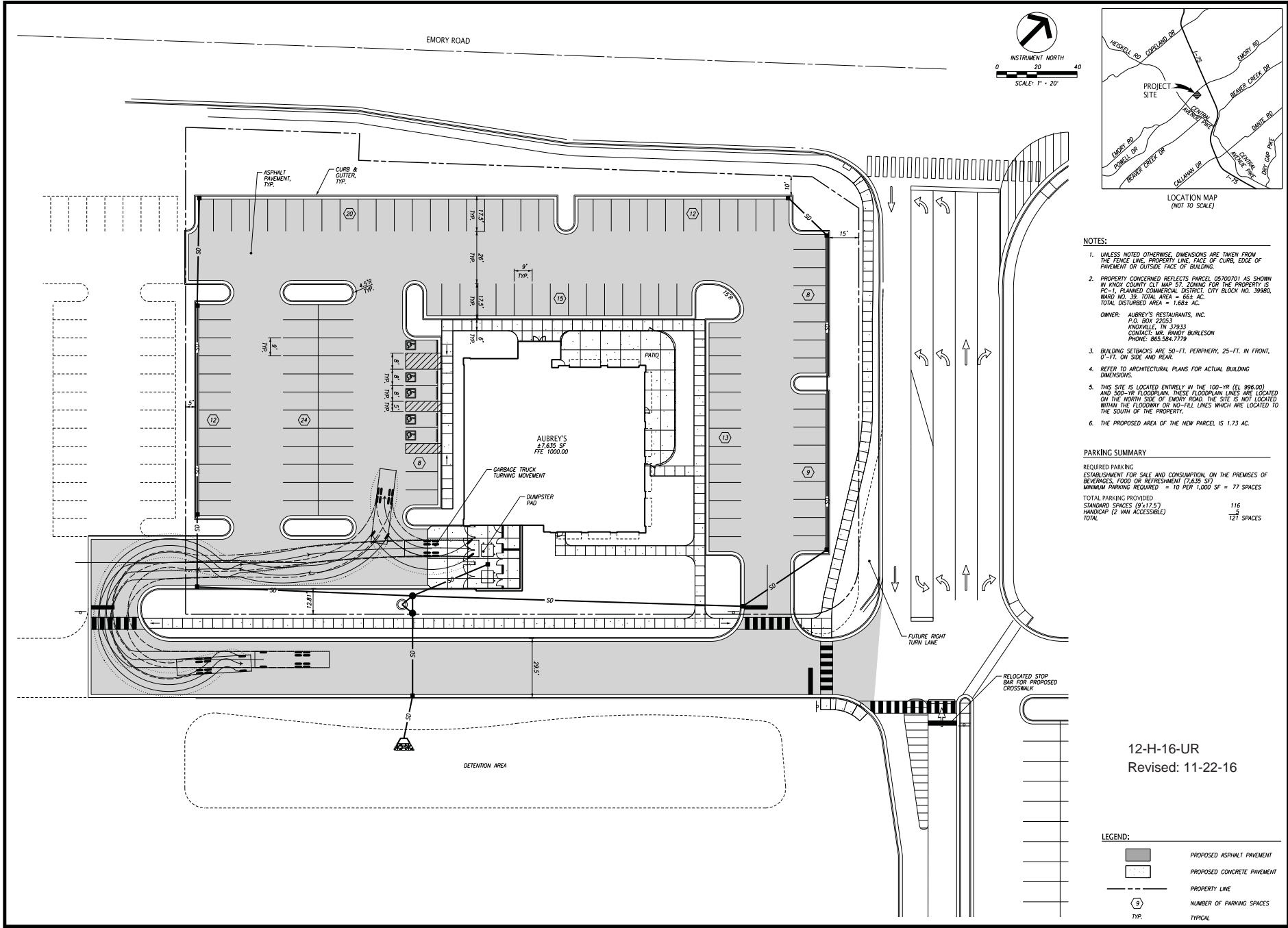
Restaurant in PC-1 (Retail and Office Park)

Map No: 57

Jurisdiction: City



Original Print Date: 11/17/2016      Revised: 11/29/2016  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



- NOTES:**
- UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
  - PROPERTY CONCERNED REFLECTS PARCEL 05700701 AS SHOWN IN KNOX COUNTY CLT MAP 57. ZONING FOR THE PROPERTY IS PC-1 PLANNED COMMERCIAL DISTRICT, CITY BLOCK NO. 3990, WARD NO. 39. TOTAL AREA = 1.68 AC. TOTAL DISTURBED AREA = 1.68± AC.  
OWNER: AUBREY'S RESTAURANTS, INC.  
P.O. BOX 23061  
KNOXVILLE, TN 37923  
CONTACT: MR. RANDY BURLESON  
PHONE: 865.584.7779
  - BUILDING SETBACKS ARE 50-FT. PERIPHERY, 25-FT. IN FRONT, 0'-FT. ON SIDE AND REAR.
  - REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
  - THIS SITE IS LOCATED ENTIRELY IN THE 100-YR (EL 996.00) AND 500-YR FLOODPLAIN. THESE FLOODPLAIN LINES ARE LOCATED ON THE NORTH SIDE OF EMORY ROAD. THE SITE IS NOT LOCATED WITHIN THE FLOODWAY OR NO-FILL LINES WHICH ARE LOCATED TO THE SOUTH OF THE PROPERTY.
  - THE PROPOSED AREA OF THE NEW PARCEL IS 1.73 AC.

**PARKING SUMMARY**

REQUIRED PARKING: ESTABLISHMENT FOR SALE AND CONSUMPTION, ON THE PREMISES OF BEVERAGES, FOOD OR REFRESHMENT (7,635 SF)  
MINIMUM PARKING REQUIRED = 10 PER 1,000 SF = 77 SPACES

TOTAL PARKING PROVIDED:	116
STANDARD SPACES (9x17.5')	116
HANDICAP (2 VAN ACCESSIBLE)	2
TOTAL	118

**LEGEND:**

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPERTY LINE
- NUMBER OF PARKING SPACES
- TYP. TYPICAL

12-H-16-UR  
Revised: 11-22-16



PRELIMINARY - NOT FOR CONSTRUCTION

Date: 10/31/16  
File Name: 270115cp001  
FMA Project No: 270.115  
Drawing Title: USE ON REVIEW PLAN  
Revisions:  
10/31/16 UDR  
11/22/16 MPC REV

New Facility for:  
**Aubrey's Restaurants**  
Emory Road  
Powell, Tennessee 37849

Sheet No. C1



ZONING: C-A (KNOX COUNTY)

ZONING: A-1

**LANDSCAPE REQUIREMENTS:**

1 TREE/5,000 SF. OF YARD/OPEN SPACE  
 OPEN YARD SPACE: 15,577 SF.  
 $15,577 \div 5000 = 3.12$  TREES REQUIRED  
 5 TREES PROVIDED

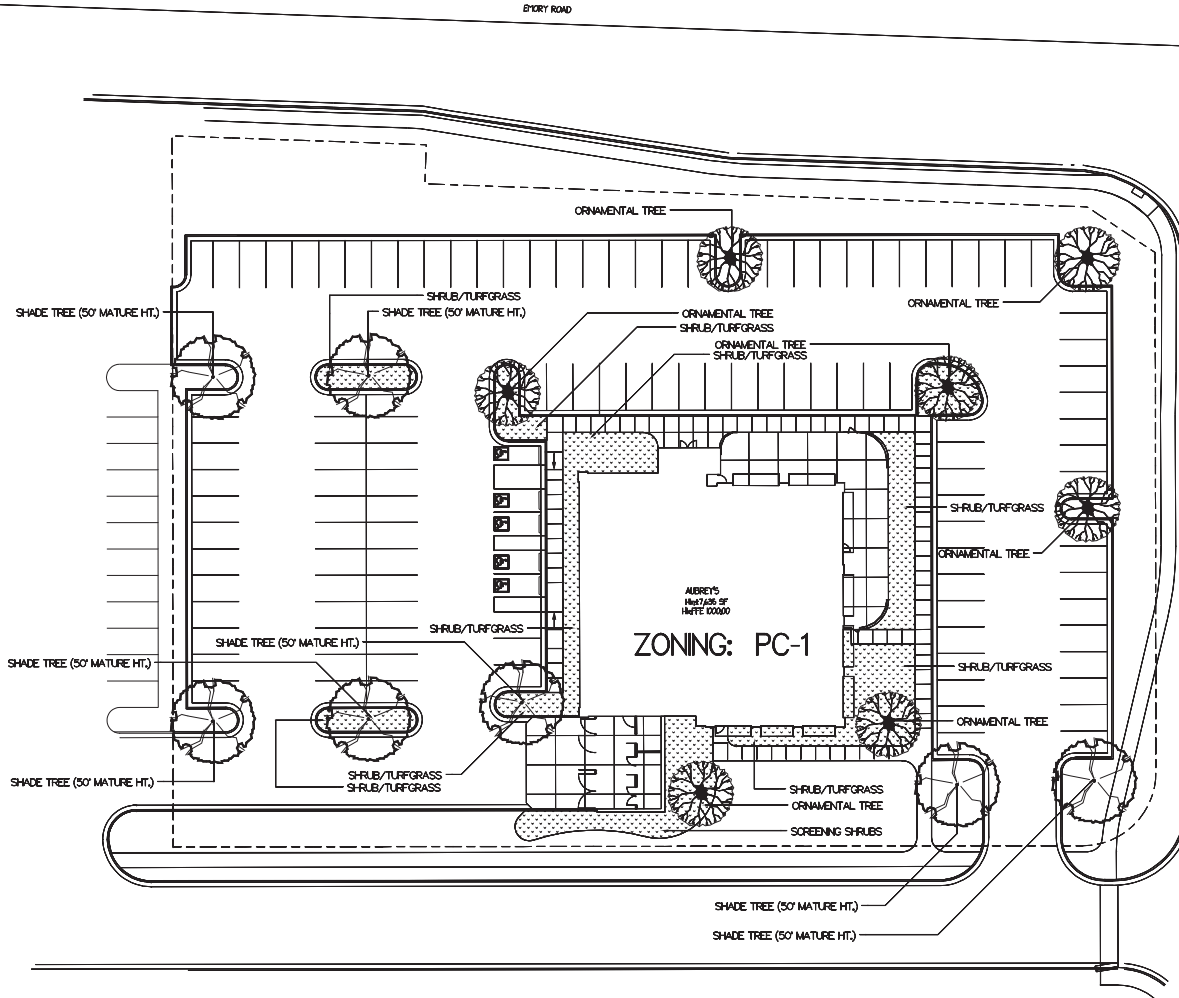
1 TREE (40' AT MATURITY) / 5,000 SF. OF PARKING AREA  
 PARKING AREA: 42,933 SF.  
 $42,933 \div 5000 = 8.44$  TREES REQUIRED  
 9 TREES PROVIDED

TREE REQUIREMENTS  
 SITE: 75,559 SF., .1735 ACRES  
 8 TREES PER ACRE  
 (50 PERCENT SHALL REACH 50' AT MATURITY)

$1735 \times 8 = 13,88$   
 14 TOTAL TREES REQUIRED (13,88)  
 7 SHALL REACH 50' AT MATURITY  
 14 TOTAL TREES PROVIDED  
 (7=50' AT MATURITY, 7 OTHERS)

ALL PERIPHERY LOTS ADJACENT ARE ZONED COMMERCIAL;  
 THEREFORE, NO BUFFER PLANTING AREAS ARE REQUIRED.

THIS PLAN IS FOR 'USE ON REVIEW', AND SHALL BE USED FOR  
 CONCEPTUAL DESIGN ONLY. NOT FOR CONSTRUCTION. THE  
 MASTER LANDSCAPE PLAN SHALL MEET ALL OF THE CITY OF  
 KNOXVILLE TREE AND SHRUB REQUIREMENTS.



ZONING: A-1

**LAND DESIGN GROUP**  
 MASTER PLANNING  
 PROJECT MANAGEMENT

WWW.LAND-DESIGNGROUP.COM  
 ADUR@LAND-DESIGNGROUP.COM  
 1815 NORTHSHORE HILLS BLVD  
 KNOXVILLE TN 37922  
 865.599.3058

**R2L** R2R studio  
 architecture + design

PROJECT  
**Subways**  
 BUCKY ROAD  
 KROGER MARKETPLACE POWELL

11-2-206
REVISION DATE

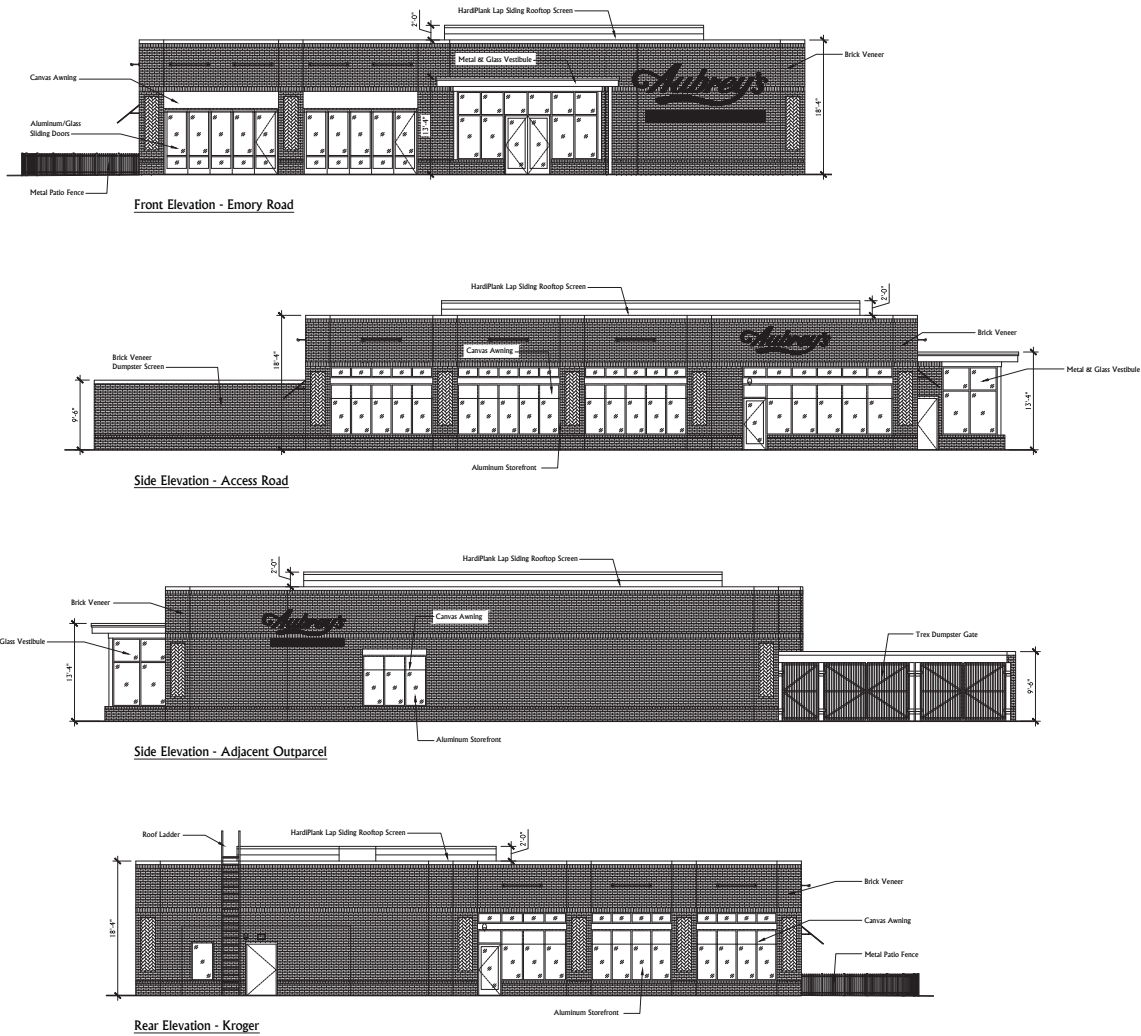
**COPYRIGHT**  
 This drawing is the property of Land Design Group, Inc. All drawings, specifications and related thereto are the property of Land Design Group, Inc. and shall remain the property of the firm and shall not be used for any other project without written consent by this firm.  
**COPYRIGHT**

SCALE: 1"=20'-0"  
 DATE: OCTOBER 26, 2016  
 DRAWN BY: W. ALLEN DUKE



USE ON REVIEW  
 LANDSCAPE CONCEPT

**LA-1**



Typical Aubrey's Restaurant

## Aubrey's Restaurant - Schematic Exterior Elevations

Emory Road / Kroger Marketplace Powell  
Knoxville, Tennessee

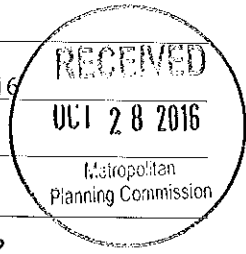
2575 Willow Point Way Suite 105 • Knoxville, TN 37931 • v. 865.769.8075 • f. 865.769.8076 • www.R2Rstudio.com



**KNOXVILLE-KNOX COUNTY**  
**M P C**  
**METROPOLITAN**  
**P L A N N I N G**  
**C O M M I S S I O N**  
**T E N N E S S E E**  
 Suite 403 • City County Building  
 400 Main Street  
 Knoxville, Tennessee 37902  
 8 6 5 • 2 1 5 • 2 5 0 0  
 F A X • 2 1 5 • 2 0 6 8  
 www.knoxmpc.org

**Use on Review**     **Development Plan**

Name of Applicant: R2R Studio LLC  
 Date Filed: 10/28/2016    Meeting Date: December 8, 2016  
 Application Accepted by: Mike Reynolds  
 Fee Amount: \_\_\_\_\_    File Number: Development Plan  
 Fee Amount: \$3000.00    File Number: Use on Review 12-11-16-UR



**PROPERTY INFORMATION**

Address: E. Emory Road, Knoxville TN 37849  
 General Location: Property bounded by Central Avenue Pike, E Emory Road, I-75, and Beaver Creek  
 Tract Size: .66 acres    No. of Units: 1  
 Zoning District: PC-1, Planned Commercial  
 Existing Land Use: Graded Grass Pad

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Planning Sector: NCO-4, North County  
 Sector Plan Proposed Land Use Classification: MU-SD, Mixed Use Special District  
 Growth Policy Plan Designation: N/A  
 Census Tract: 61.02  
 Traffic Zone: 195  
 Parcel ID Number(s): 057 00701  
 Jurisdiction:  City Council 5 District  
 County Commission 7 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: Mr. Scott Osborn, AIA  
 Company: R2R Studio LLC  
 Address: 2575 Willow Point Way, Suite 105  
 City: Knoxville    State: TN    Zip: 37931  
 Telephone: (865) 769-8075  
 Fax: (865) 769-8076  
 E-mail: sosborn@r2rstudio.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:  
 PLEASE PRINT  
 Name: Christopher Gollhofer, EI  
 Company: Fulghum MacIndoe & Associates, Inc.  
 Address: 10330 Hardin Valley Road, Suite 201  
 City: Knoxville    State: TN    Zip: 37932  
 Telephone: (865) 690-6419  
 Fax: (865) 690-6448  
 E-mail: gollhofer@fulghummacindoe.com

**APPROVAL REQUESTED**

Development Plan: Residential Non-Residential  
 Home Occupation (Specify Occupation)  
 \_\_\_\_\_  
 Other (Be Specific)  
Use on Review - New restaurant

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.  
 Signature: [Signature]  
 PLEASE PRINT  
 Name: Mr. Scott Osborn, AIA  
 Company: R2R Studio LLC  
 Address: 2575 Willow Point Way, Suite 105  
 City: Knoxville    State: TN    Zip: 37931  
 Telephone: (865) 769-8075  
 E-mail: sosborn@r2rstudio.com

**SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	•	City	•	State	•	Zip	Owner	Option
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<u>R2R Studio, LLC</u>	<u>2575 Willow Point Way, Suite 105, Knoxville, TN 37931</u>								<u>X</u>
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