

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

▶ **FILE #:** 9-H-16-UR

AGENDA ITEM #: 47

AGENDA DATE: 9/8/2016

▶ **APPLICANT:** ADAM SMITH - MAIN EVENT ENTERTAINMENT

OWNER(S): Horne Properties, Inc.

TAX ID NUMBER: 132 02813

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 9049 Kingston Pike

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

▶ **APPX. SIZE OF TRACT:** 14.21 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: The primary access to the site will be via the internal access driveway system serving the Kingston Corner Subdivision with access out to N. Cedar Bluff Rd. and Kingston Pike, both of which are 6 lane median divided arterial streets at this location.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Entertainment center

HISTORY OF ZONING: Property was rezoned to PC-1 (Retail and Office Park) on November 17, 2009.

SURROUNDING LAND USE AND ZONING: North: Mixed businesses / C-6 (General Commercial Park) & PC-2 (Retail and Distribution Park)

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

East: Shopping center / C-3 (General Commercial) & PC-2 (Retail and Distribution Park)

West: Restaurants / 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 O-1, C-3, C-6, SC, SC-3, PC-1 and PC-2 commercial zones.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the entertainment center containing approximately 49,925 square feet as shown on the development plan, subject to 9 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Revising the development plan to add a sidewalk connection from the main entrance for the center out to the new sidewalk that is being added on the east side of the access driveway that serves the Kingston Corner Commercial Subdivision. The new sidewalk on the east side of the access driveway shall be extended to the south along the remaining 2.85 acre site to connect with the existing sidewalk system when that parcel is developed. All proposed sidewalks are subject to approval by the Knoxville Department of Engineering and shall meet all applicable Americans with Disabilities Act (ADA) requirements.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Obtaining a variance from the Knoxville Board of Zoning Appeals for the proposed reduction in required parking from 439 spaces to the proposed 368 spaces.
5. Revising the landscape plan to add the note that all Crape Myrtles that are proposed as trees shall be single stem and shall be maintained as trees.
6. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permit for this project.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Proposed signage for the development is subject to a separate use on review application and approval.
9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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 an entertainment center with approximately 49,925 square feet of floor area on an 11.36 acre lot that is a part of the Kingston Corner Commercial Subdivision. The site is located on the north side of Kingston Pike and east side of N. Cedar Bluff Rd. and is served by the internal driveway system for the commercial subdivision.

The proposed facility includes a 22 lane bowling alley, a laser tag arena, an arcade game area, and a cafe and dining area. The applicant is proposing a parking lot with 368 spaces which is below the zoning ordinance requirement of 439 spaces. The applicant is requesting a variance from the Knoxville Board of Zoning Appeals for the proposed reduction in parking.

Stormwater management for this site will be tied into the overall stormwater system for the subdivision. The proposed sign plan submitted with the application does not comply with the sign regulations and will be reviewed under a separate use on review application.

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 traffic impact study that had been prepared for the Kingston Corner Commercial Subdivision required improvements to address the traffic impacts of the entire development.
3. The proposed entertainment center is compatible with the scale and intensity of 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 commercial development 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 two arterial streets. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

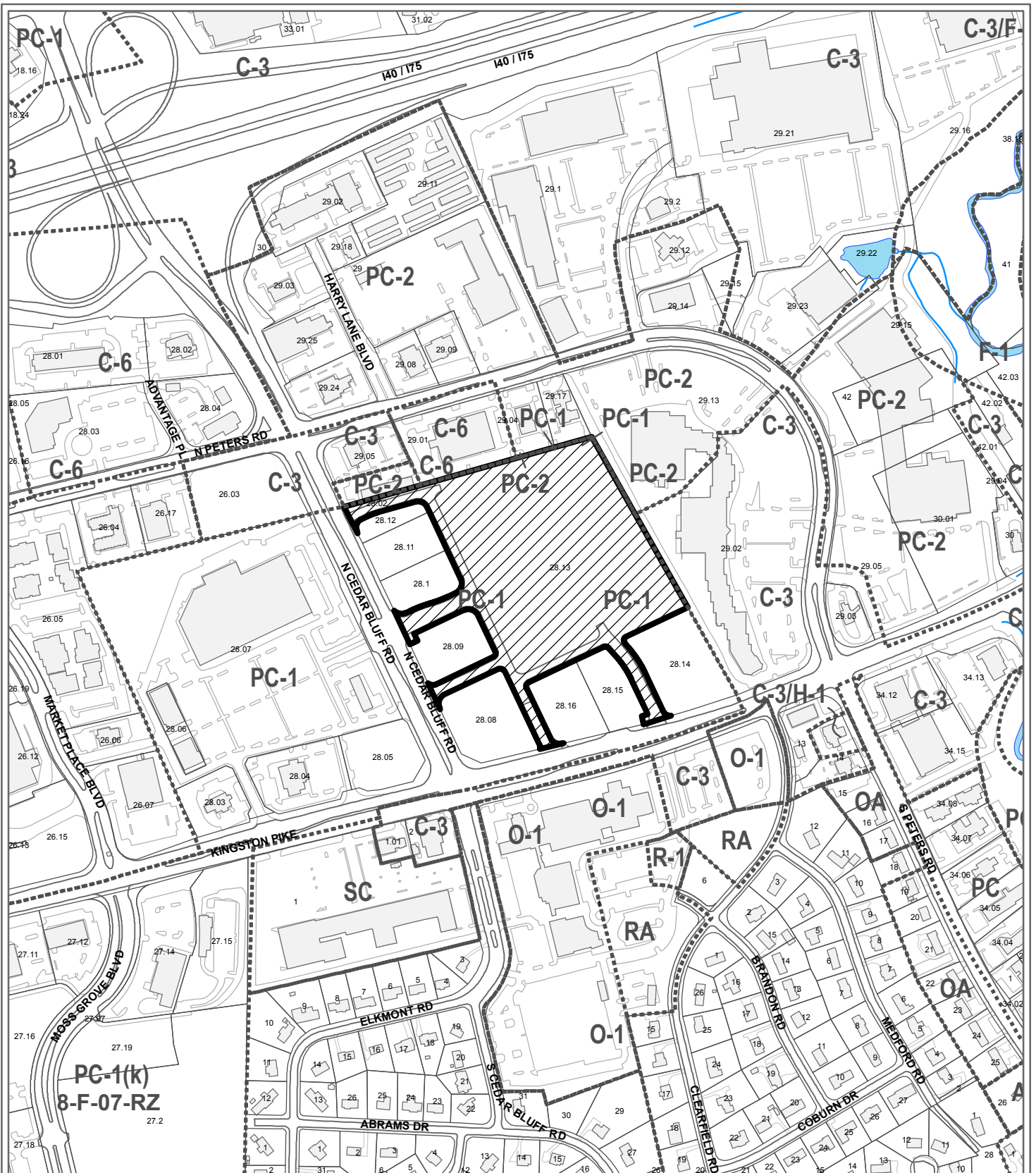
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan the Southwest County 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: 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.



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



Entertainment center in PC-1 (Retail and Office Park)

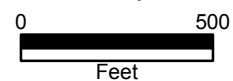
Original Print Date: 8/12/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

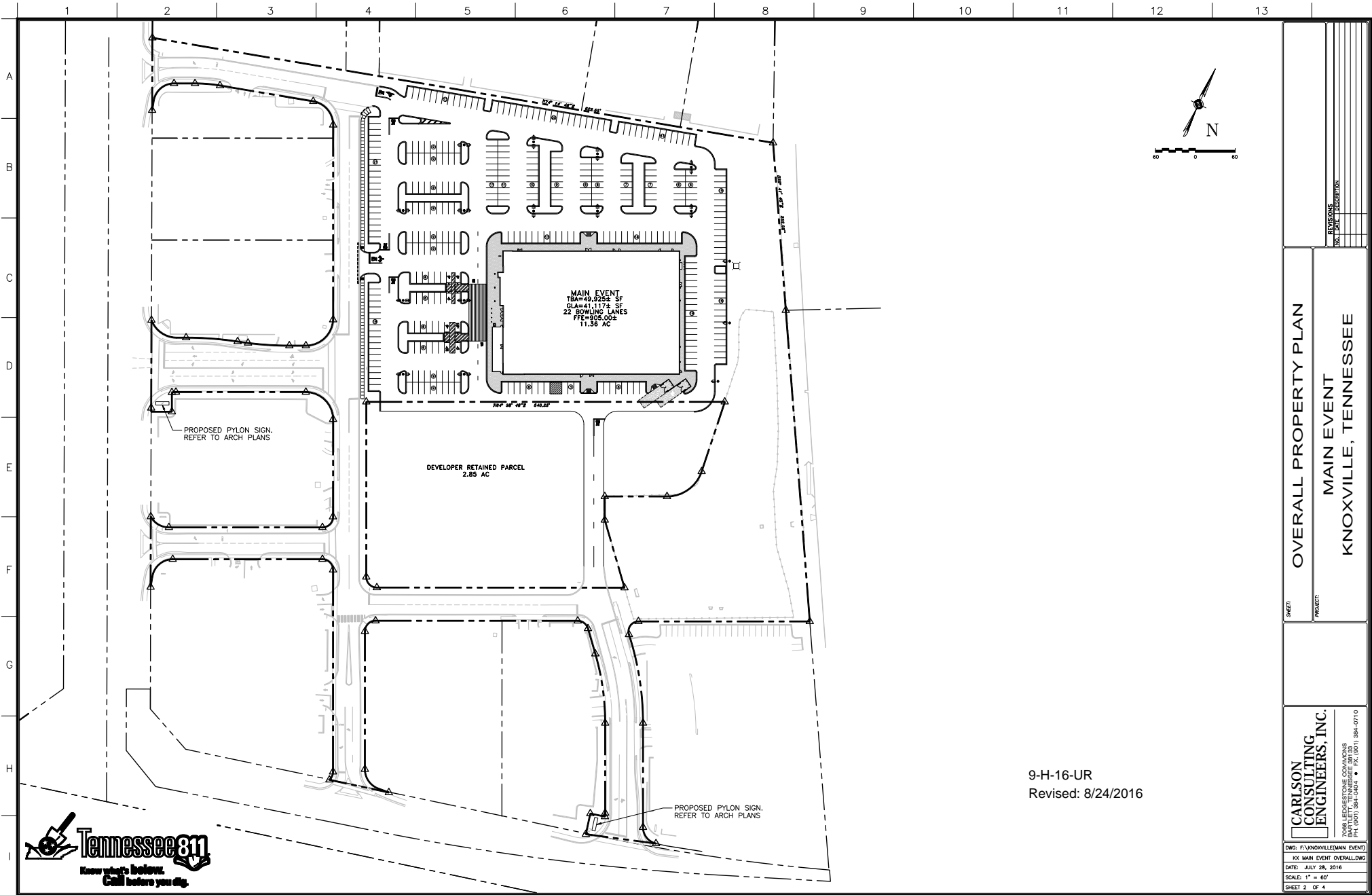
Revised:

Petitioner: Adam Smith - Main Event Entertainment

Map No: 132

Jurisdiction: City



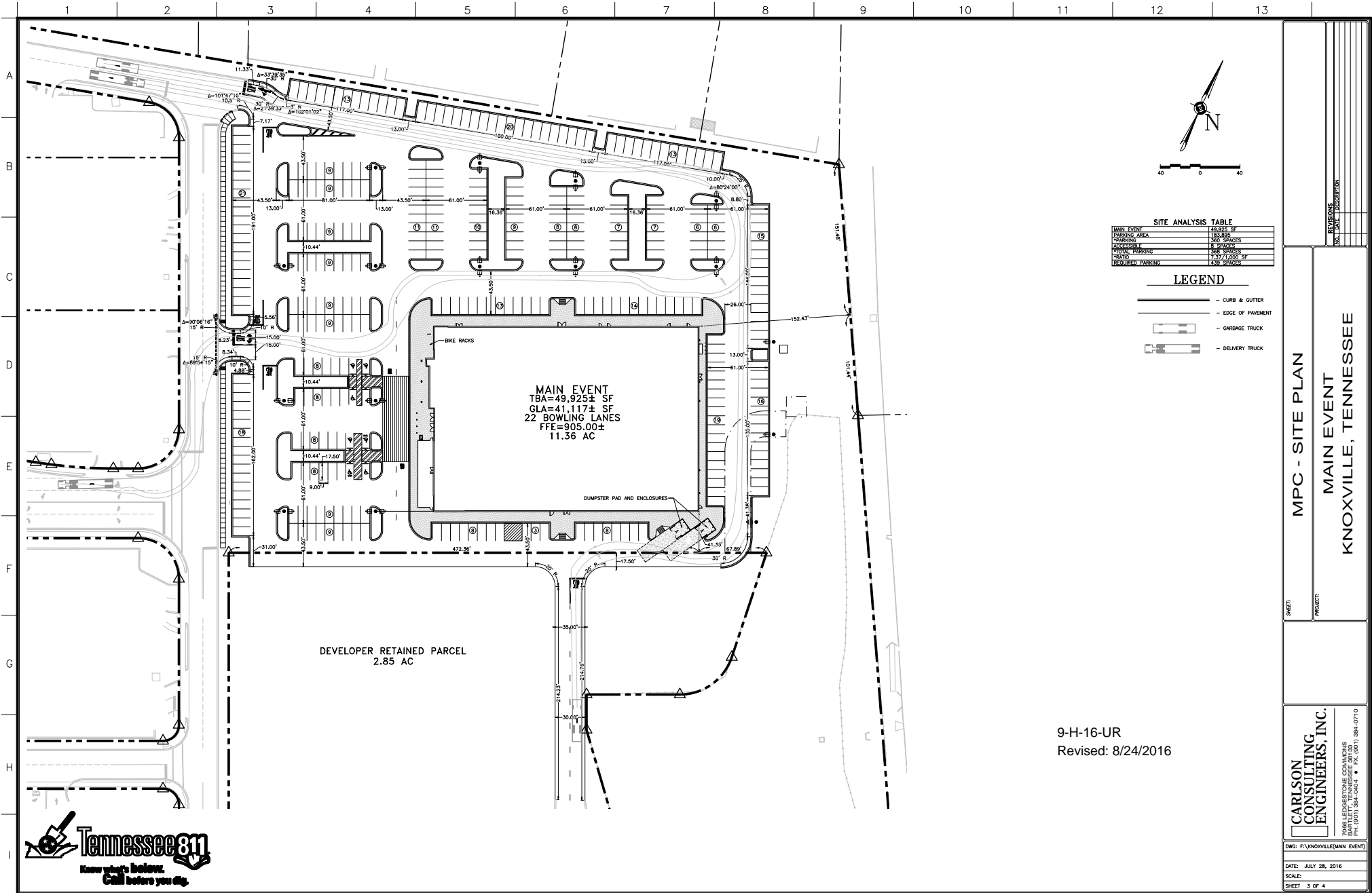


OVERALL PROPERTY PLAN
 MAIN EVENT
 KNOXVILLE, TENNESSEE

CARLSON CONSULTING ENGINEERS, INC.
 7008 LEICESTER COMMONS
 BLDG. 1001 384-0404 • TX, (800) 384-0710

DWG: F:\KNOXVILLE\MAIN EVENT\
 KX MAIN EVENT OVERALL.DWG
 DATE: JULY 28, 2016
 SCALE: 1" = 60'
 SHEET 2 OF 4

9-H-16-UR
 Revised: 8/24/2016



SITE ANALYSIS TABLE

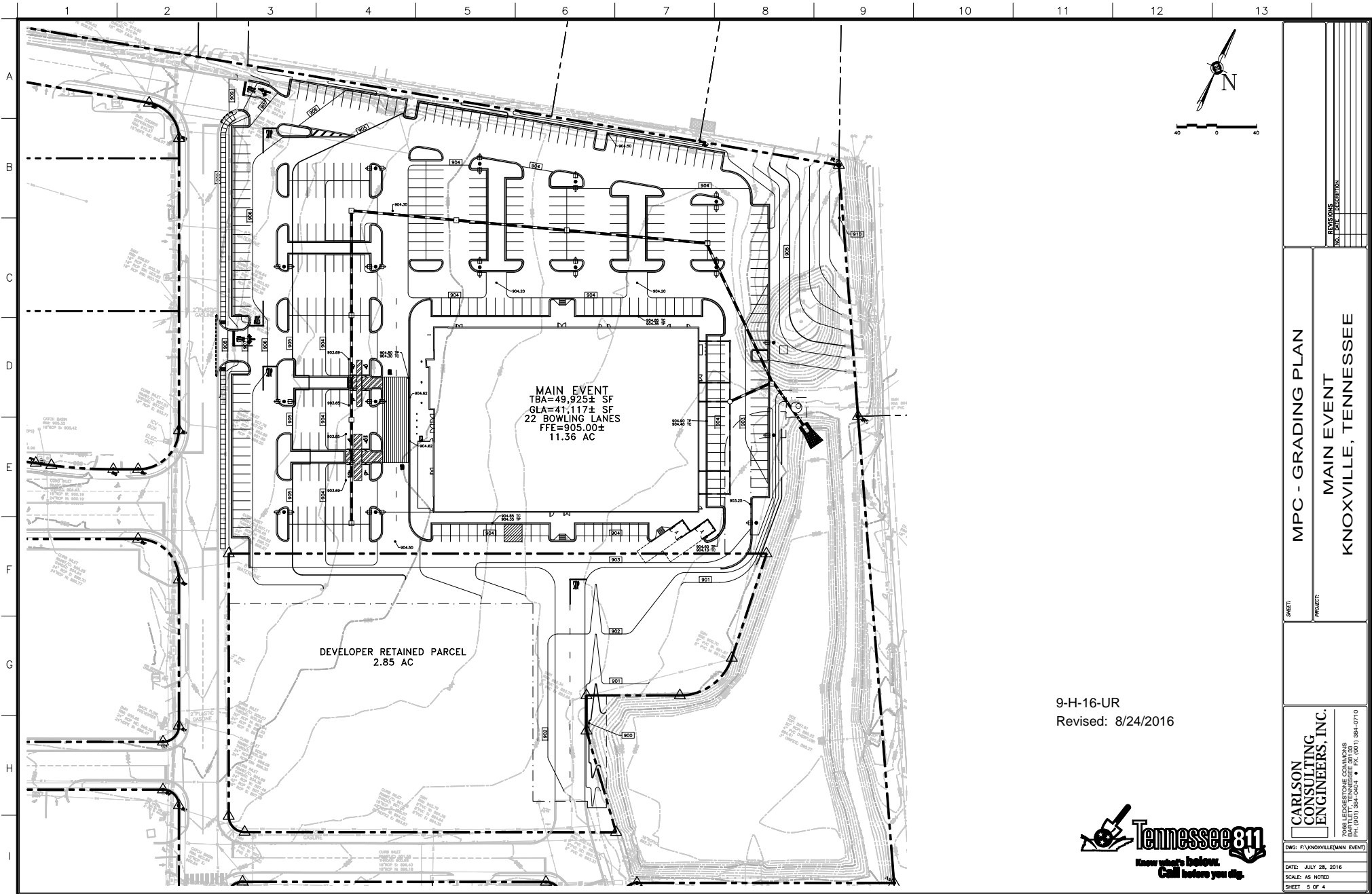
MAIN EVENT	49,925 SF
PARKING AREA	183,895 SF
PARKING	206 SPACES
ACCESSIBLE	8 SPACES
TOTAL PARKING	214 SPACES
RATIO	7.37 FT/1000 SF
OCCUPIED PARKING	436 SPACES

- LEGEND**
- CURB & GUTTER
 - EDGE OF PAVEMENT
 - GARBAGE TRUCK
 - DELIVERY TRUCK



CARLSON CONSULTING ENGINEERS, INC.
7008 LEICESTERONE COMMONS
BPT (001) 384-0024 • TX (001) 384-0710

DWG: F:\KNOXVILLE(MAIN EVENT)
DATE: JULY 28, 2016
SCALE:
SHEET 3 OF 4



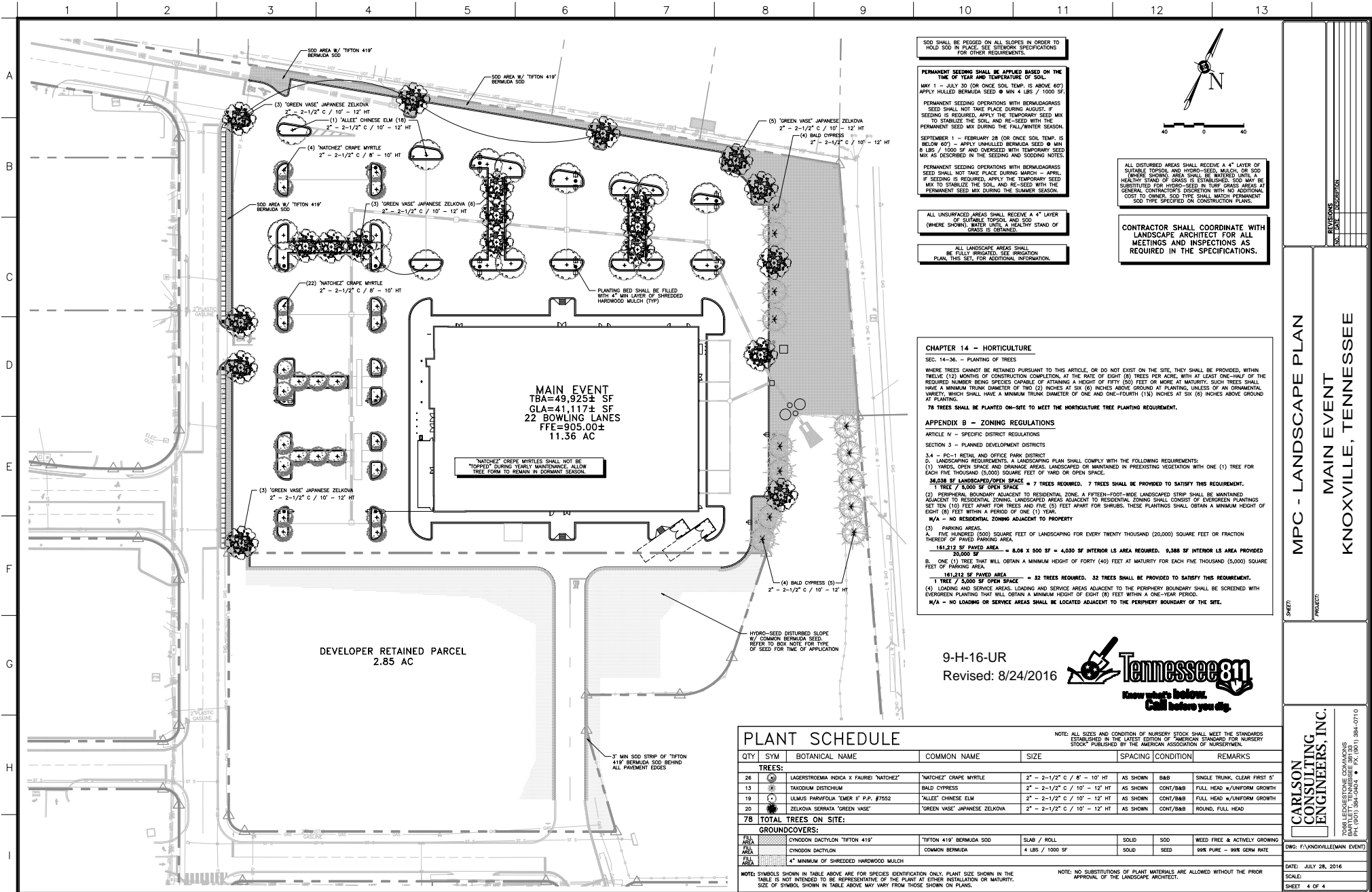
SHEET: MPC - GRADING PLAN
 PROJECT: MAIN EVENT
 KNOXVILLE, TENNESSEE

9-H-16-UR
 Revised: 8/24/2016



CARLSON CONSULTING ENGINEERS, INC.
 7008 LEICESTER COMMONS
 BLDG. 1001 384-0424 • TX, (800) 384-0710
 DWG: F:\KNOXVILLE(MAIN EVENT)

DATE: JULY 28, 2016
 SCALE: AS NOTED
 SHEET 5 OF 4



SOD SHALL BE REEDED ON ALL SLOPES IN ORDER TO HOLD SOD IN PLACE. SEE SPECIFICATIONS FOR OTHER REQUIREMENTS.

PERMANENT SEEDING SHALL BE APPLIED BASED ON THE TIME OF YEAR AND TEMPERATURE OF SOIL.
 MAY 1 - JULY 30 (OR ONCE SOIL TEMP. IS ABOVE 60°)
 APPLY HULLED BERMUDA SEED @ MIN 4 LBS / 1000 SF.
 PERMANENT SEEDING OPERATIONS WITH BERMUDAGRASS SEED SHALL NOT TAKE PLACE DURING AUGUST. IF SEEDING IS REQUIRED, APPLY THE TEMPORARY SEED MIX TO STABILIZE THE SOIL AND RE-SEED WITH THE PERMANENT SEED MIX DURING THE FALL/WINTER SEASON.
 SEPTEMBER 1 - FEBRUARY 28 (OR ONCE SOIL TEMP. IS BELOW 50°)
 APPLY UNHULLED BERMUDA SEED @ MIN 8 LBS / 1000 SF AND OVERSEED WITH TEMPORARY SEED MIX AS DESCRIBED IN THE SEEDING AND SOODING NOTES.
 PERMANENT SEEDING OPERATIONS WITH BERMUDAGRASS SEED SHALL NOT TAKE PLACE DURING MARCH - APRIL. IF SEEDING IS REQUIRED, APPLY THE TEMPORARY SEED MIX TO STABILIZE THE SOIL AND RE-SEED WITH THE PERMANENT SEED MIX DURING THE SUMMER SEASON.

ALL UNSURFACED AREAS SHALL RECEIVE A 4" LAYER OF SUITABLE TOPSOIL AND HYDRO-SEED (WHERE SHOWN). WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED. SEE IRRIGATION PLAN, THIS SET, FOR ADDITIONAL INFORMATION.

ALL DISTURBED AREAS SHALL RECEIVE A 4" LAYER OF SUITABLE TOPSOIL AND HYDRO-SEED, MULCH, OR SOD (WHERE SHOWN). AREA SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SOD MAY BE SUBSTITUTED FOR HYDRO-SEED IN TURF GRASS AREAS AT GENERAL CONTRACTOR'S DISCRETION WITH NO ADDITIONAL COST TO OWNER. SOD TYPE SHALL MATCH PERMANENT SOD TYPE SPECIFIED ON CONSTRUCTION PLANS.

CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR ALL MEETINGS AND INSPECTIONS AS REQUIRED IN THE SPECIFICATIONS.

CHAPTER 14 - HORTICULTURE

SEC. 14-36. - PLANTING OF TREES
 WHERE TREES CANNOT BE RETAINED PURSUANT TO THIS ARTICLE, OR DO NOT EXIST ON THE SITE, THEY SHALL BE PROVIDED, WITHIN TWELVE (12) MONTHS OF CONSTRUCTION COMPLETION, AT THE RATE OF EIGHT (8) TREES PER ACRE, WITH AT LEAST ONE-HALF OF THE REQUIRED NUMBER BEING SPECIES CAPABLE OF ATTAINING A HEIGHT OF FIFTY (50) FEET OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF TWO (2) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY, WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF ONE AND ONE-FOURTH (1 1/4) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING.
 78 TREES SHALL BE PLANTED ON-SITE TO MEET THE HORTICULTURE TREE PLANTING REQUIREMENT.

APPENDIX B - ZONING REGULATIONS

ARTICLE IV - SPECIFIC DISTRICT REGULATIONS
 SECTION 3 - PLANNED DEVELOPMENT DISTRICTS
 3.4 - PG-1 RETAIL AND OFFICE PARK DISTRICT
 LANDSCAPING REQUIREMENTS: LANDSCAPING PLAN SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 (1) YARDS, OPEN SPACE AND DRAINAGE AREAS: LANDSCAPED OR MAINTAINED IN PREEXISTING VEGETATION WITH ONE (1) TREE FOR EACH FIVE THOUSAND (5,000) SQUARE FEET OF YARD OR OPEN SPACE.
 1 TREE / 5,000 SF OPEN SPACE = 7 TREES REQUIRED. 7 TREES SHALL BE PROVIDED TO SATISFY THIS REQUIREMENT.
 (2) PERIPHERAL BOUNDARY ADJACENT TO RESIDENTIAL ZONE: A FIFTEEN-FOOT-WIDE LANDSCAPED STRIP SHALL BE MAINTAINED ADJACENT TO RESIDENTIAL ZONING. LANDSCAPED AREAS ADJACENT TO RESIDENTIAL ZONING SHALL CONSIST OF EVERGREEN PLANTINGS SET TEN (10) FEET APART FOR TREES AND FIVE (5) FEET APART FOR SHRUBS. THESE PLANTINGS SHALL OBTAIN A MINIMUM HEIGHT OF EIGHT (8) FEET WITHIN A PERIOD OF ONE (1) YEAR.
 N/A - NO RESIDENTIAL ZONING ADJACENT TO PROPERTY
 (3) PARKING AREAS:
 A. FIVE HUNDRED (500) SQUARE FEET OF LANDSCAPING FOR EVERY TWENTY THOUSAND (20,000) SQUARE FEET OR FRACTION THEREOF OF PAVED PARKING AREA.
 181,212 SF PAVED AREA = 8.06 x 500 SF = 4,030 SF INTERIOR LS AREA REQUIRED. 9,388 SF INTERIOR LS AREA PROVIDED.
 B. ONE (1) TREE THAT WILL OBTAIN A MINIMUM HEIGHT OF FORTY (40) FEET AT MATURITY FOR EACH FIVE THOUSAND (5,000) SQUARE FEET OF PARKING AREA.
 181,212 SF PAVED AREA = 32 TREES REQUIRED. 32 TREES SHALL BE PROVIDED TO SATISFY THIS REQUIREMENT.
 1 TREE / 5,000 SF OPEN SPACE
 (4) LOADING AND SERVICE AREAS: LOADING AND SERVICE AREAS ADJACENT TO THE PERIPHERY BOUNDARY SHALL BE SCREENED WITH EVERGREEN PLANTING THAT WILL OBTAIN A MINIMUM HEIGHT OF EIGHT (8) FEET WITHIN A ONE-YEAR PERIOD.
 N/A - NO LOADING OR SERVICE AREAS SHALL BE LOCATED ADJACENT TO THE PERIPHERY BOUNDARY OF THE SITE.

9-H-16-UR
 Revised: 8/24/2016



PLANT SCHEDULE

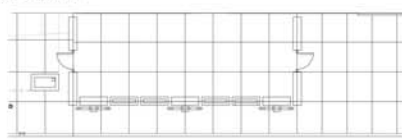
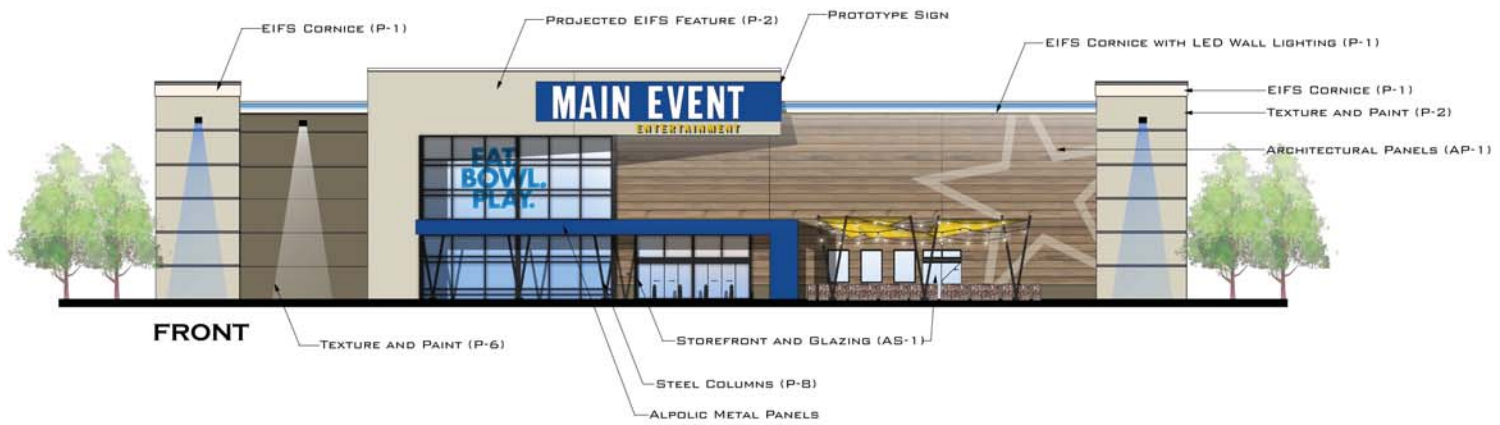
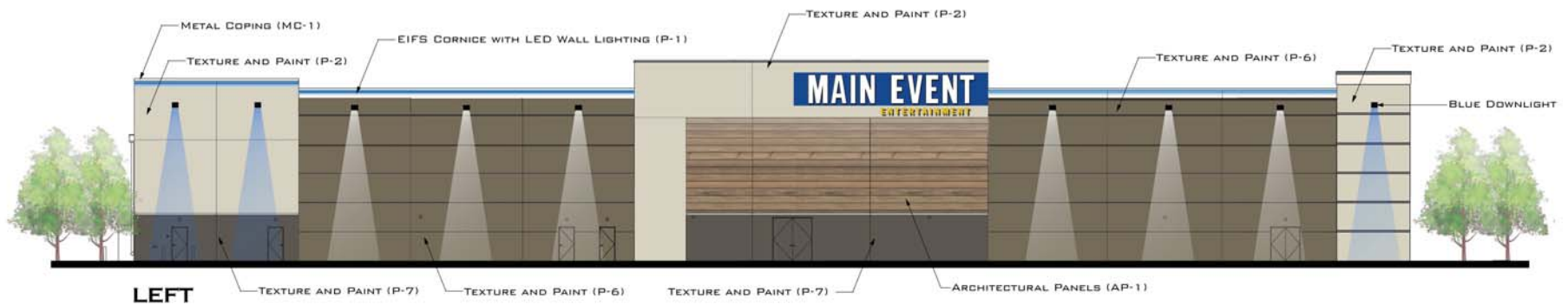
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	REMARKS
TREES:							
28	(Symbol)	LAGERSTROEMIA INDICA X FAUREI 'NATCHEZ'	'NATCHEZ' GRAPE MYRTLE	2" - 2-1/2" C / 8" - 10" HT	AS SHOWN	B&B	SINGLE TRUNK, CLEAR FIRST 5'
13	(Symbol)	TAXODIUM DISTICHUM	BALD CYPRESS	2" - 2-1/2" C / 10" - 12" HT	AS SHOWN	CONT/B&B	FULL HEAD w/UNIFORM GROWTH
19	(Symbol)	ULMUS PARVIFOLIA 'EMER' I.P.P. #7552	'ALLEE' CHINESE ELM	2" - 2-1/2" C / 10" - 12" HT	AS SHOWN	CONT/B&B	FULL HEAD w/UNIFORM GROWTH
20	(Symbol)	ZELKOVA SERRATA 'GREEN VASE'	'GREEN VASE' JAPANESE ZELKOVA	2" - 2-1/2" C / 10" - 12" HT	AS SHOWN	CONT/B&B	ROUND, FULL HEAD
78 TOTAL TREES ON SITE:							
GROUNDCOVERS:							
FILL AREA	(Symbol)	CYNODON DACTYLON 'TIFTON 419'	'TIFTON 419' BERMUDA SOD	5LBS / ROLL	SOLD	SOD	NEED FREE & ACTIVELY GROWING
CYNODON DACTYLON	(Symbol)	COMMON BERMUDA	COMMON BERMUDA	4 LBS / 1000 SF	SOLD	SEED	99% PURE - 99% GERM RATE
FILL AREA	(Symbol)	4" MINIMUM OF SHREDDED HARDWOOD MULCH					

NOTE: ALL SIZES AND CONDITION OF NURSERY STOCK SHALL MEET THE STANDARDS ESTABLISHED IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
 NOTE: NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

PROJECT: MPC - LANDSCAPE PLAN
 SHEET: 4 OF 4
 DATE: JULY 28, 2016
 SCALE: 1" = 40'
 DWG: F:\KNOXVILLE\MAIN EVENT

MPC - LANDSCAPE PLAN
 MAIN EVENT
 KNOXVILLE, TENNESSEE

CARLSON CONSULTING ENGINEERS, INC.
 700B LEBLANCHE COMMONS
 BLDG. 1001 384-0004
 KNOXVILLE, TN 37919



9-H-16-UR



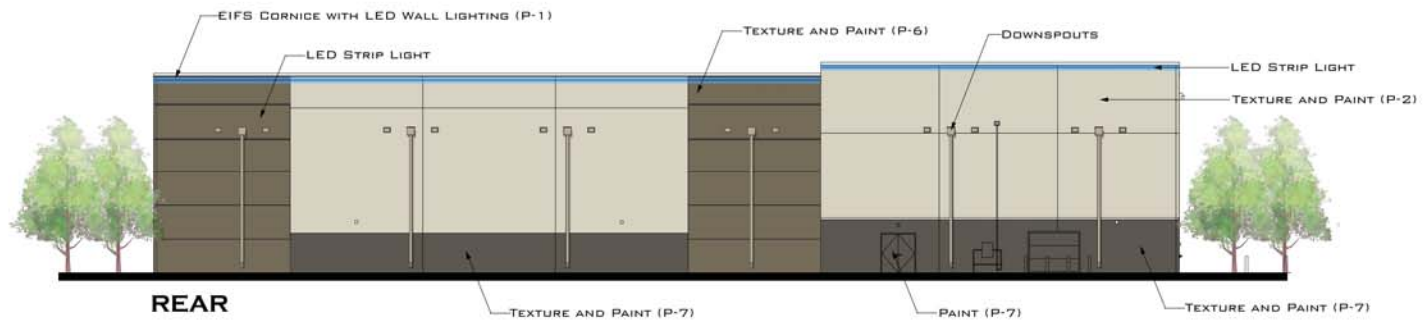
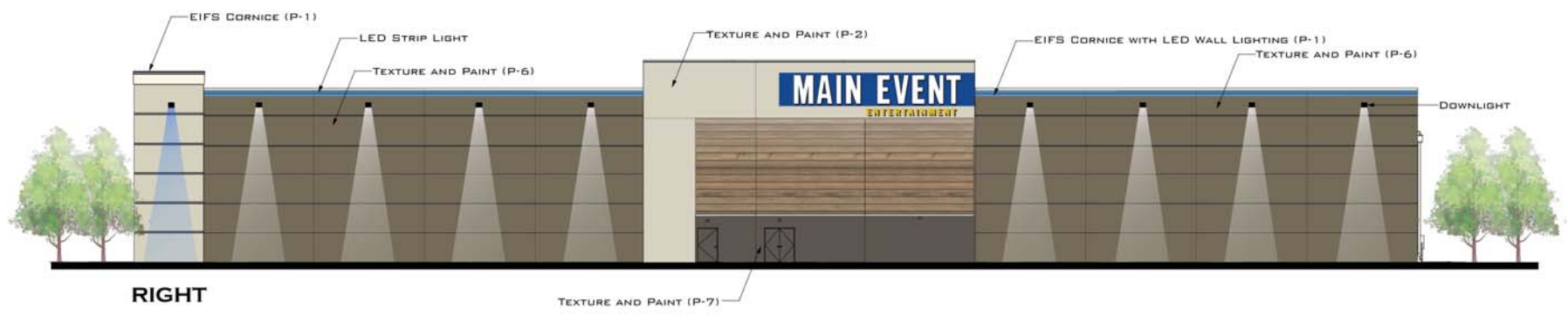
MAIN EVENT

KNOXVILLE, TN



08/03/16

14009



9-H-16-UR



MAIN EVENT

KNOXVILLE, TN



07/20/16

14009

Use on Review Development Plan

Name of Applicant: Adam Smith - Main Event Entertainment

Date Filed: 8/1/16 Meeting Date: 9/8/16

Application Accepted by: Thomas Brubaker

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$3,000 File Number: Use on Review 9-H-16-UR

PROPERTY INFORMATION

Address: 9049 Kingston Pike, Knoxville, TN 37923

General Location: NEC of Kingston Pike and Cedar Bluff Rd.

Tract Size: 14.21 acres No. of Units: 421

Zoning District: PC-1 Retail and Office Park

Existing Land Use: Vacant land

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: C - Commercial

Growth Policy Plan Designation: N/A - ~~City~~ Urban

Census Tract: 57.04

Traffic Zone: 168

Parcel ID Number(s): 132 02813

Jurisdiction: City Council #2 District

County Commission #3 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Michael Patterson

Company: Horne Properties, Inc.

Address: 412 W. Cedar Bluff, STE 205

City: Knoxville State: TN Zip: 37923

Telephone: (865) 560-1102 (o)

Fax: N/A

E-mail: mpatterson@hptknox.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Adam Smith

Company: Foremark

Address: 8350 North Central Expressway, STE B13

City: Dallas State: TX Zip: 75206

Telephone: (469) 243-0363 (c); (214) 561-6568 (o)

Fax: (214) 561-6565

E-mail: smith@foremark.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Entertainment center

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: Adam Smith

Company: " "

Address: " "

City: " " State: " " Zip: " "

Telephone: " "

E-mail: " "

LETTER OF TRANSMITTAL

TO: TOM BRECHKO
DEVELOPMENT REVIEW DEPARTMENT
400 MAIN STREET, SUITE 403
KNOXVILLE, TN 37902

FROM: WILLIAM NEDS, EI

RE: NEC KINGSTON PIKE AND CEDAR BLUFF ROAD-USE ON REVIEW

DATE: 07-29-16

CC: FILE

Tom Brechko, the below listed items are attached as they were requested for the required Use-on-Review approval.

- (1) Proposed Use Narrative
- (10) Topographic Plan
- (10) Site Plan
- (10) Overall Property Plan
- (10) Landscaping Plan
- (10) Grading Plan
- (10) Exterior Building Elevations, 2 sheets each
- (10) Proposed exterior signage, 4 sheets each
- (10) Floor Plan
- (1) Use-on-Review signed application
- (1) Check in the amount of \$3,000

The above mentioned plans are a preliminary design of the proposed commercial development located at the northeast corner of Kingston Pike and Cedar Bluff Road. They are provided for your review and comment prior to being heard at the September 8th Metropolitan Planning Commission meeting. It is understood a variance must be pursued for having less than the minimum number of parking spaces. The application associated with the variance is being compiled and will be submitted prior to the next BZA submittal deadline. If you have any questions, or need anything else please feel free to contact me at (901) 384-0404 or email at williamneds@carlsonconsulting.net.

Thanks,

William Neds, EI



Main Event – Narrative – Knoxville, TN

The proposed 49,000 square foot Knoxville, TN Main Event Entertainment location will be a premier “Eat, Bowl, Play” experience for the residents of Knoxville and the surrounding areas. The large-scale family entertainment facility will have entertainment options for all ages, featuring state-of-the-art bowling (22 lanes), billiards, laser tag, a ropes course, more than 100+ virtual and interactive games, meeting rooms, as well as attractive dining options and a full service bar.

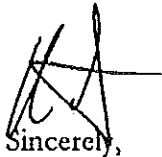
This project will consist of the ground up construction of a brand new Main Event Entertainment building (with site work) that will be located on the approximately 14.21 acre (to be split – Lot 6) parcel is located within the “Kingston Pike” development. Main Event’s site is east of Zaxby’s, Hardee’s and the multitenant retail building along Cedar Bluff Road. Additionally there is a CVS, Bojangles and a Carolina Ale House to the south of Main Event. There is a stormwater pond to the southeast of Lot 6 that is serving the entire development.

Main Event Entertainment is a Plano, TX based company that was founded in 1998 and operates twenty seven (27) family entertainment centers (with multiple locations on the way or near opening) throughout Texas, Tennessee, Missouri, Arizona, Oklahoma, Georgia, New Mexico, Kentucky, Ohio and Illinois. Main Event anticipates hiring a total of 150 employees, with 30 employees working during any given shift. Normal hours of operation range from 11:00am to 12:00am on Sunday, Tuesday, Wednesday, Thursday; 11:00am to 2:00am on Monday and Friday; and 9:00am to 2:00am on Saturday.

Main Event Entertainment, LP operates as a subsidiary within Ardent Leisure Group of Australia. Voted in the Dallas/Fort Worth Metroplex as “Best Place to Bowl” and “Best Indoor Play” by Austin Family Magazine, Main Event family entertainment centers

house high quality recreational bowling, billiards, laser tag, a unique selection of interactive games, a tempting array of quality food and beverage, as well as complimentary Wi-Fi and flexible meeting and event space with VIP accommodations for corporate meetings or group gatherings.

Main Event is extremely excited to have its 2nd potential Tennessee location in the City of Knoxville and it hopes that its business will provide a new entertainment option that is exciting to everyone within the area!



Sincerely,

Adam Smith (Main Event Representative)

Vice President Development

214.561.6509 ○ | 469.243.0363 C | www.foremark.com



Foremark Real Estate Services, Ltd.
8235 Douglas Avenue, Suite 945
Dallas, Texas 75225