

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

▶ **FILE #:** 1-E-17-UR

AGENDA ITEM #: 61

AGENDA DATE: 1/12/2017

▶ **APPLICANT:** JONI BAILEY - CULVER'S RESTAURANT

OWNER(S): Ron Dresen

TAX ID NUMBER: 132 02816

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 9105 Kingston Pike

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

▶ **APPX. SIZE OF TRACT:** 1.29 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 lot

▶ **PROPOSED USE:** Restaurant

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

SURROUNDING LAND USE AND ZONING:
 North: Vacant lot - PC-1 (Retail and Office Park)
 South: Church - O-1 (Office, Medical, and Related Services)
 East: Restaurant - PC-1 (Retail and Office Park)
 West: Pharmacy - 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 a restaurant containing approximately 4,330 square feet of floor area and 672 square feet of patio as shown on the development plan, subject to 8 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of all sidewalks as shown on the approved development plan subject to approval by the Knoxville Department of Engineering and meeting all applicable Americans with Disabilities Act (ADA)

requirements.

3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the approved 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. Proposed signage is subject to final approval by Planning Commission staff and the Knoxville Plans Review and Inspections Division.
7. 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 a Culver's Restaurant with approximately 4,330 square feet of floor area and a 672 square foot patio area on a 1.29 acre lot that is a part of the Kingston Corner Commercial Subdivision. The site is located on the north side of Kingston Pike, east of N. Cedar Bluff Rd. While the lot has frontage along Kingston Pike, there will be no direct access from the site to the arterial street. Access to the site will be through the driveway network for the commercial subdivision which provides access to N. Cedar Bluff Rd. and Kingston Pike. Storm water management for this site will be tied into the overall storm water system for the subdivision.

While the Knoxville Zoning Ordinance will allow consideration of a primary detached sign of up to 20' in height for this site, based on previous approvals within the Kingston Corner Subdivision, the applicant has submitted plans for a 12' high monument sign for the restaurant along the Kingston Pike frontage.

This proposed development plan will replace the previous approval for a 12,000 square foot retail center (1-H-14-UR).

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 recommended improvements that will address the traffic impacts of this development.
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 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

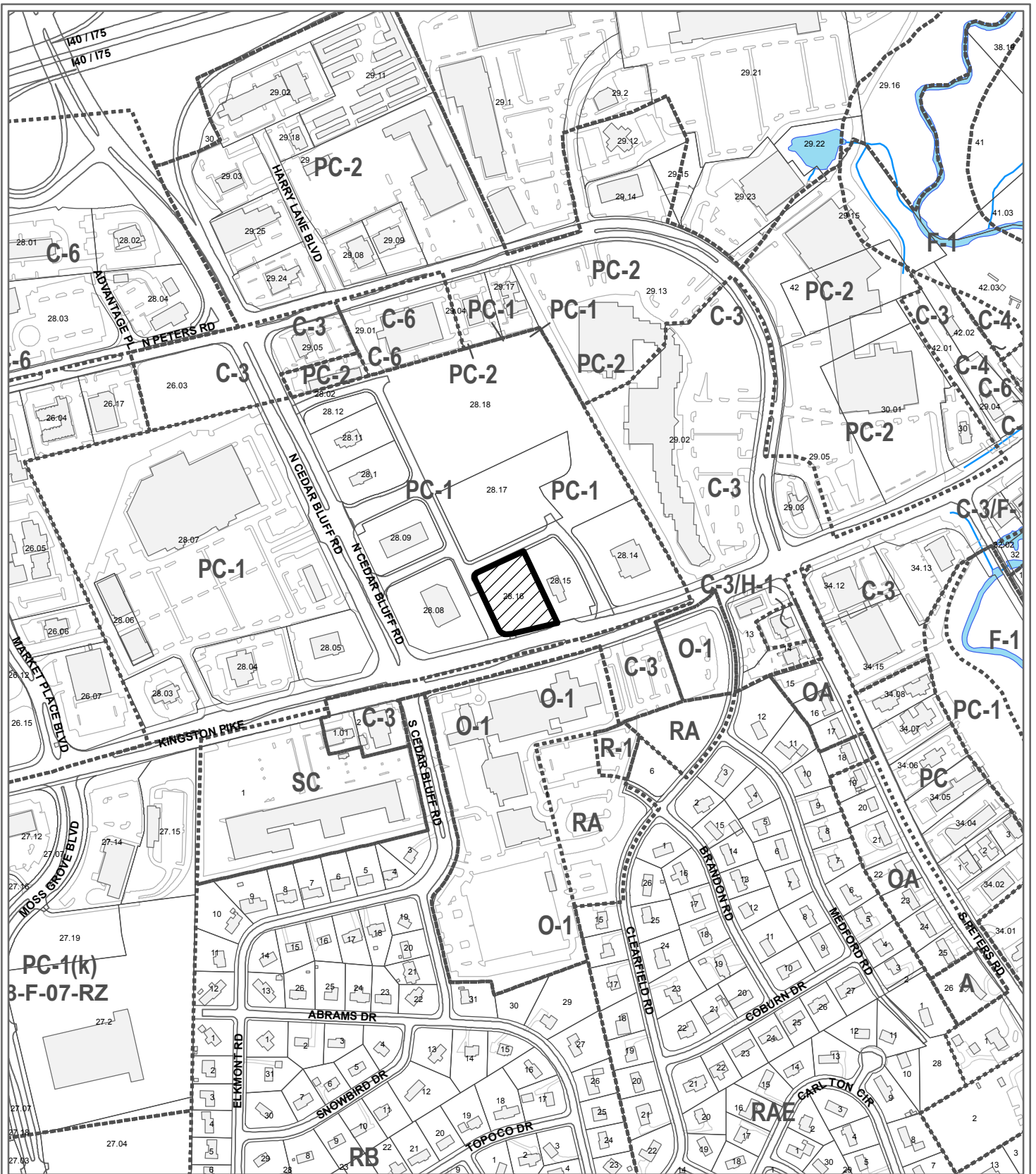
1. The Knoxville One Year Plan and the Southwest County Sector Plan propose commercial uses for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 2148 (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.



**1-E-17-UR
USE ON REVIEW**



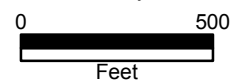
Restaurant in PC-1 (Retail and Office Park)

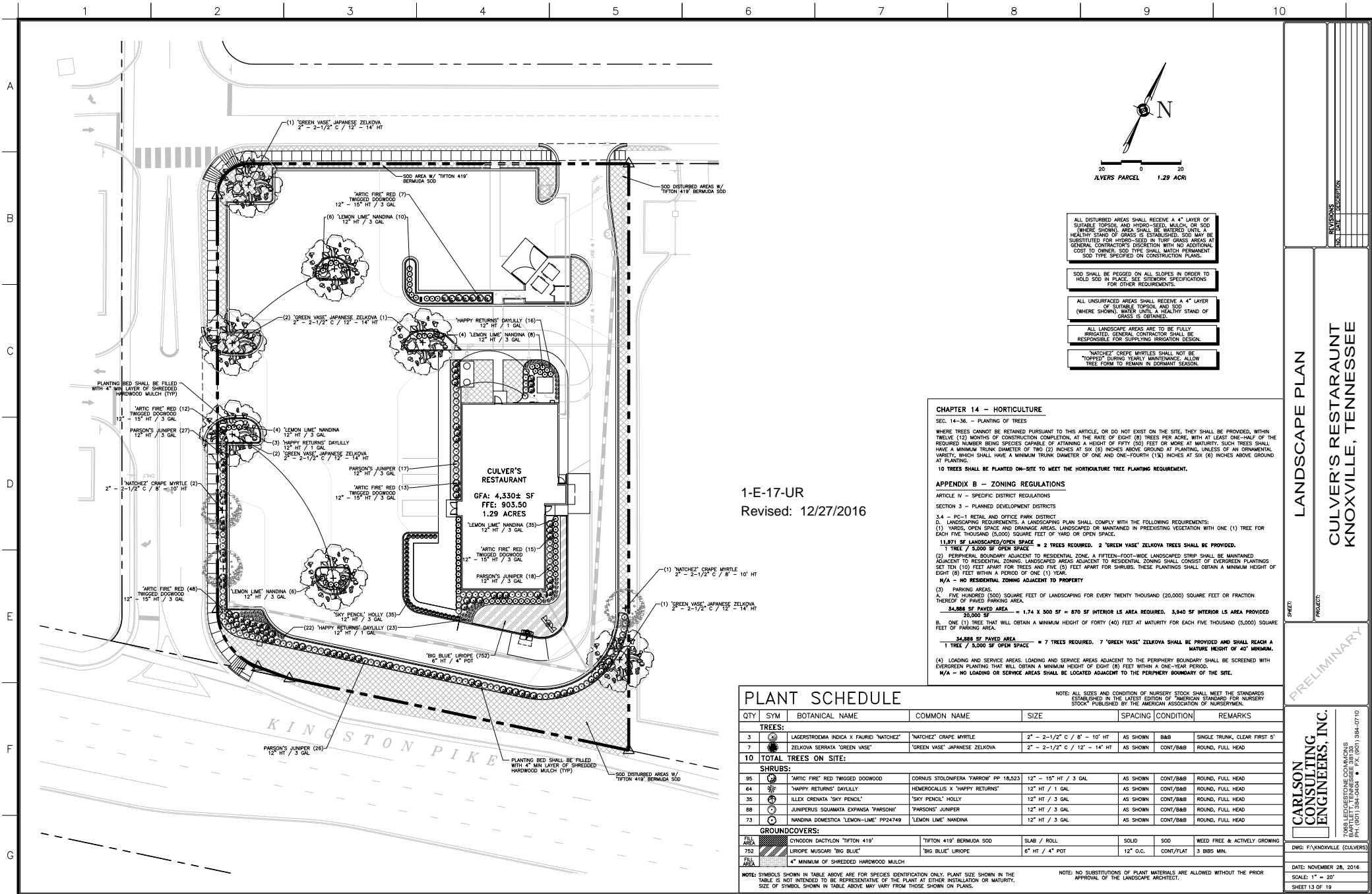
Original Print Date: 12/21/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Joni Bailey - Culver's Restaurant

Map No: 132

Jurisdiction: City





1-E-17-UR
Revised: 12/27/2016

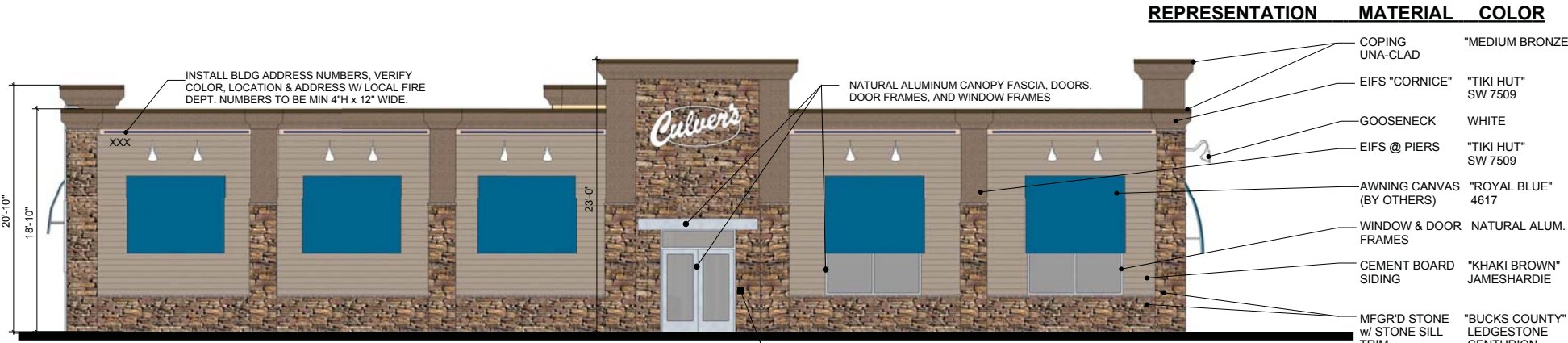
LANDSCAPE PLAN
CULVER'S RESTAURANT
KNOXVILLE, TENNESSEE

PRELIMINARY

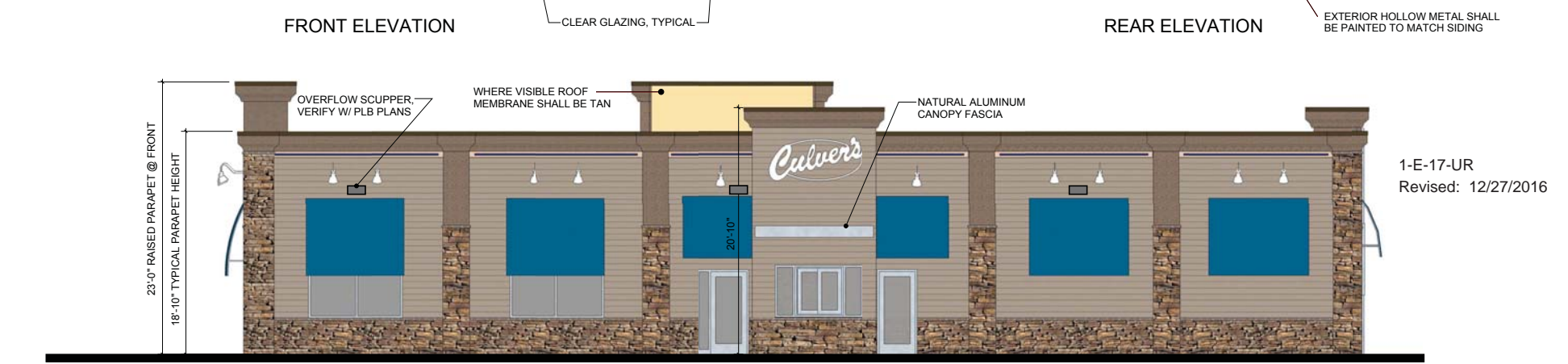
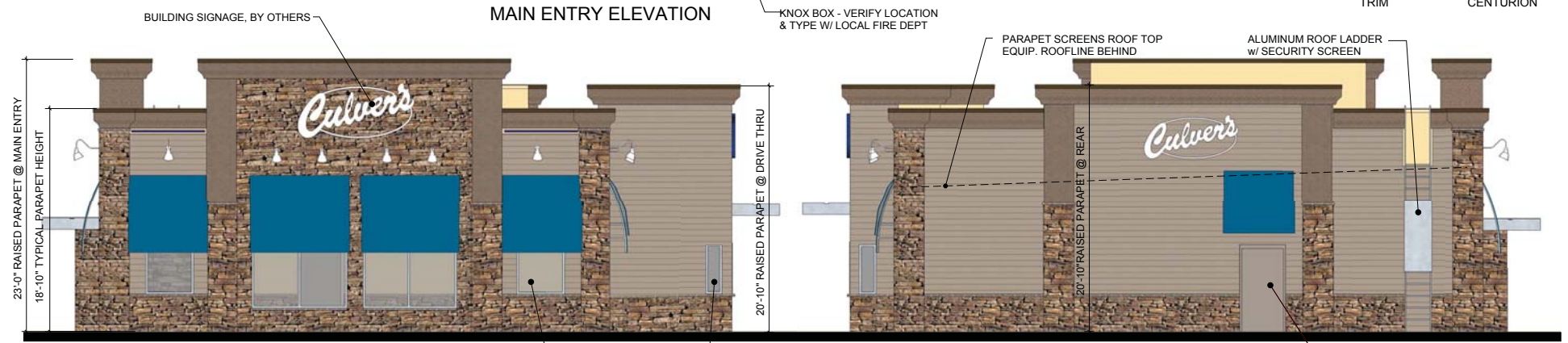
CARLSON CONSULTING ENGINEERS, INC.
708 LEDGESTONE COACHWAYS
PH: (615) 584-0404 • FX: (615) 584-0710

DWG: P\KNOXVILLE\CULVERS

DATE: NOVEMBER 28, 2016
SCALE: 1" = 20'
SHEET 13 OF 19



REPRESENTATION	MATERIAL	COLOR
COPING UNA-CLAD		"MEDIUM BRONZE"
EIFS "CORNICHE"	"TIKI HUT" SW 7509	
GOOSENECK	WHITE	
EIFS @ PIERS	"TIKI HUT" SW 7509	
AWNING CANVAS (BY OTHERS)	"ROYAL BLUE" 4617	
WINDOW & DOOR FRAMES	NATURAL ALUM.	
CEMENT BOARD SIDING	"KHAKI BROWN" JAMESHARDIE	
MFGR'D STONE w/ STONE SILL TRIM	"BUCKS COUNTY" LEDGESTONE CENTURION	



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NEW CULVER'S RESTAURANT
Kingston Pike
Knoxville, TN
County of KNOX

Culver's
Culver's Franchising System, Inc.
1240 Wake Street
P.O. Box 111
985-647-7330

OLLMANN ERNEST MARTIN
ARCHITECTS
509 South State Street
Beverly Hills, Illinois 61008
815-544-7790 Phone
815-544-7792 Fax

ELEVATIONS
NOTE: THOUGH THESE IMAGES HAVE PHOTO
REALISTIC QUALITIES, THE ACTUAL BUILDING
MATERIALS MAY VARY IN APPEARANCE.
Date: 11-21-2016
Revision:
2016-127

A1

1-E-17-UR
Revised: 12/27/2016

MM-50-C CUSTOM MONUMENT WITH MRB

KNOXVILLE, TN
9105 KINGSTON PIKE

MM-50-L-3-10-PBC-C

CUSTOM

MM-50-C

Culver's sign cabinet of aluminum construction and internally illuminated with LED's

Thermoformed polycarbonate faces, embossed Culver's, 3M¹ HP vinyl decoration

LED internally illuminated MRB (Manual Reader Board), molded pan faces, dedicated first surface 3M¹ vinyl "Flavor of the Day" lettering

Two line MRB option available

Stone base by others

UL marked product

1-3M is a registered trademark of Minnesota Mining & Manufacturing

1-E-17-UR

Revised: 12/27/2016



SCALE: 1/4" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOT FOR
PRELIMINARY
CONSTRUCTION

EMC CHART - KNOWN RESTRICTIONS	
COLOR: Y <input type="checkbox"/> N <input type="checkbox"/>	STATIC: Y <input type="checkbox"/> N <input type="checkbox"/>
ANIMATION: Y <input type="checkbox"/> N <input type="checkbox"/>	VIDEO: Y <input type="checkbox"/> N <input type="checkbox"/>
	MOVEMENT: Y <input type="checkbox"/> N <input type="checkbox"/>
HOLD TIME (IF STATIC): _____	
TRANSITION TYPE: _____	
DAYTIME BRIGHTNESS: _____	
NIGHTTIME BRIGHTNESS: _____	
ADDITIONAL RESTRICTIONS:	

SIGN CODES

6.1. Sign area.
a. For detached signs, the total sign area shall be measured by calculating the entire area enclosed by the perimeter of the extreme limits of the sign cabinet or module, exclusive of embellishments such as pole coverings, framing, decorating roofing, and any appurtenances required by the building code.

SQUARE FOOTAGE

ENCLOSURE AREA (INDICATED BY RED DASHED LINE)
10'-0" X 10'-0" = 120.00 SF

SALES PERSON: MARK WESSELL	DESIGNED BY: J WILSON	AO: 12034
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DATE CREATED / REVISION HISTORY	
12/28/16 - NEW	

FILE PATH: SSN/CULVER'S/KNOXVILLE, TN

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This is an artistic rendition and final colors / sizes may vary from that depicted herein.



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

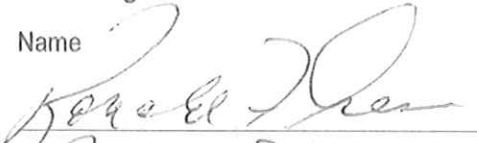
City

State

Zip

Owner

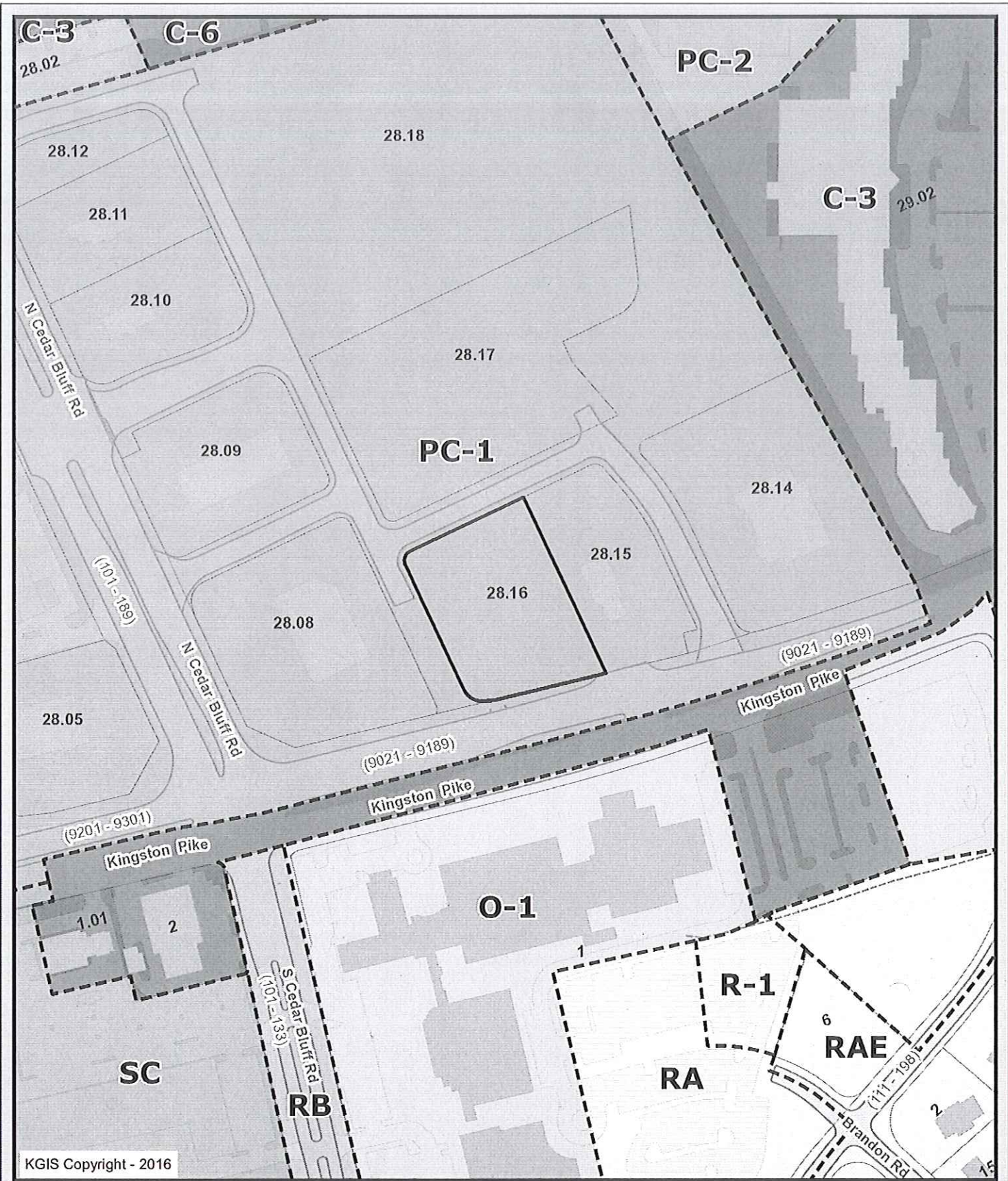
Option



952 Blackstone Dr., Knoxville, TN 37934

✓

Ronald F. DRESSEN
For RAASMM, Inc.

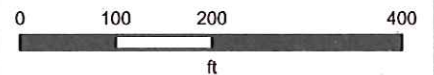


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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