

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

▶ **FILE #:** 10-C-16-UR **AGENDA ITEM #:** 44
 POSTPONEMENT(S): 10/13/2016-2/9/2017 **AGENDA DATE:** 3/9/2017
 ▶ **APPLICANT:** **RSOLUTION SCOTT EUCKER**
 OWNER(S): SS Millertown LLC

TAX ID NUMBER: 59 E A 007, 008 [View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 2601 Loves Creek Rd

▶ **LOCATION:** **Southwest side Loves Creek Rd., northwest side Millertown Pk.**

▶ **APPX. SIZE OF TRACT:** **2.9 acres**

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Millertown Pk., a three lane arterial street with 42' of pavement within a 65' right of way, and Loves Creek Rd., a local street with 34' pavement within a 56' right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **ZONING:** **SC-3 (Regional Shopping Center) & F-1 (Floway)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Hardee's restaurant**

HISTORY OF ZONING: The SC-3 zoning on this property is associated with the Knoxville Center

SURROUNDING LAND USE AND ZONING: North: Grocery, Vacant land / SC-3 (Regional Shopping Center) & C-3 (General Commercial)

South: Fuel station, Retail sales / C-3 (General Commercial)

East: Bank, Fuel station / C-3 (General Commercial)

West: Love Creek, Car wash / SC-3 (Regional Shopping Center)

NEIGHBORHOOD CONTEXT: Property in the area is zoned SC-3 (regional shopping center), C-3 and C-6 commercial. Development in the area consists of Knoxville Center Mall, Wal Mart / Sams Club, Food City and other commercial uses. Loves Creek is along the western boundary of this site.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a drive-thru restaurant that is approximately 3,000 square feet, subject to the 7 conditions.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

4. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project.
5. All signage is subject to compliance with the Knoxville Zoning Ordinance Sign Regulations and approval by the Knoxville Plans Review and Inspections Division.
6. Revising the Traffic Impact Study as required by the Knoxville Department of Engineering and obtaining approval to allow a right-in/right-out turn movement along Millertown Pike.
7. Revising the design of the deceleration lane and right-in/right-out access along Millertown Pike as required by the Knoxville Department of Engineering.

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 build a drive-thru restaurant in the Millertown Center commercial subdivision that will be located at the intersection of Millertown Pk. and Loves Creek Rd. The site is currently undeveloped. Access from Millertown Pk. is recommended by staff to be right-out only unless the applicant can document that the right-in turn movement does not adversely affect the traffic on Millertown Pk nor a safety hazard. The proposal includes a greenway easement along the Loves Creek Rd. frontage which will allow the City to install a greenway that is proposed to connect the loop greenway trail around the Wal-Mart and New Harvest Park.

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

1. The proposal will place minimal additional demand on utilities.
2. If the Traffic Impact Study and its recommended improvements are approved by the Department of Engineering, the proposal will have minimal impact on traffic in the area.
3. The proposed development is compatible with the scale and intensity of the surrounding development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. If the revised Traffic Impact Study demonstrates to the satisfaction of Department of Engineering that the right-in turn is safe, this 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

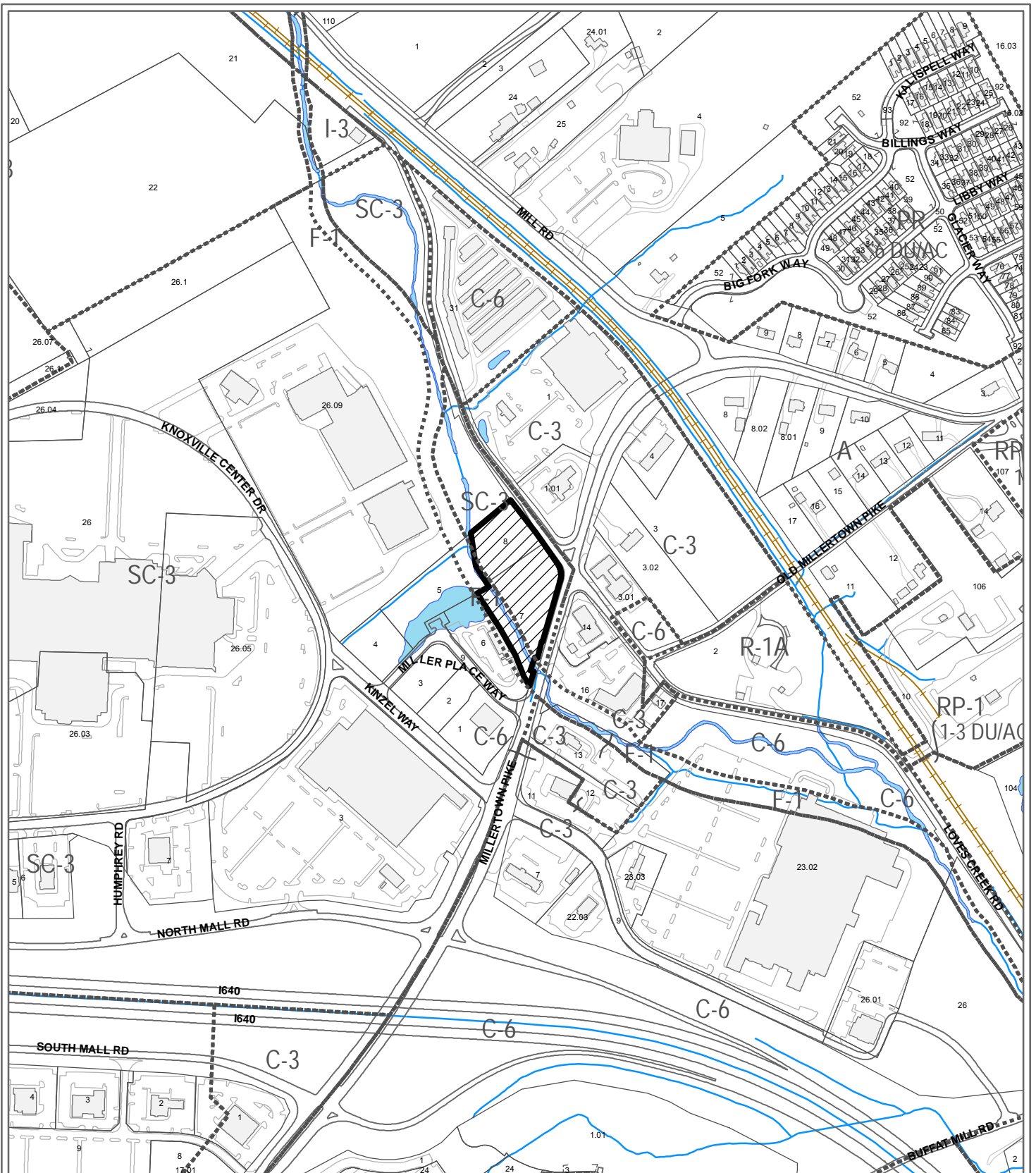
1. The proposal is consistent with the Knoxville One Year Plan and the East City Sector Plan which propose regional commercial uses for this site.
2. The site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 1507 (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.



**10-C-16-UR
USE ON REVIEW**



Hardee's restaurant in SC-3 (Regional Shopping Center)

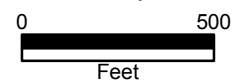
Original Print Date: 9/22/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Rsolution, Scott Eucker

Map No: 59

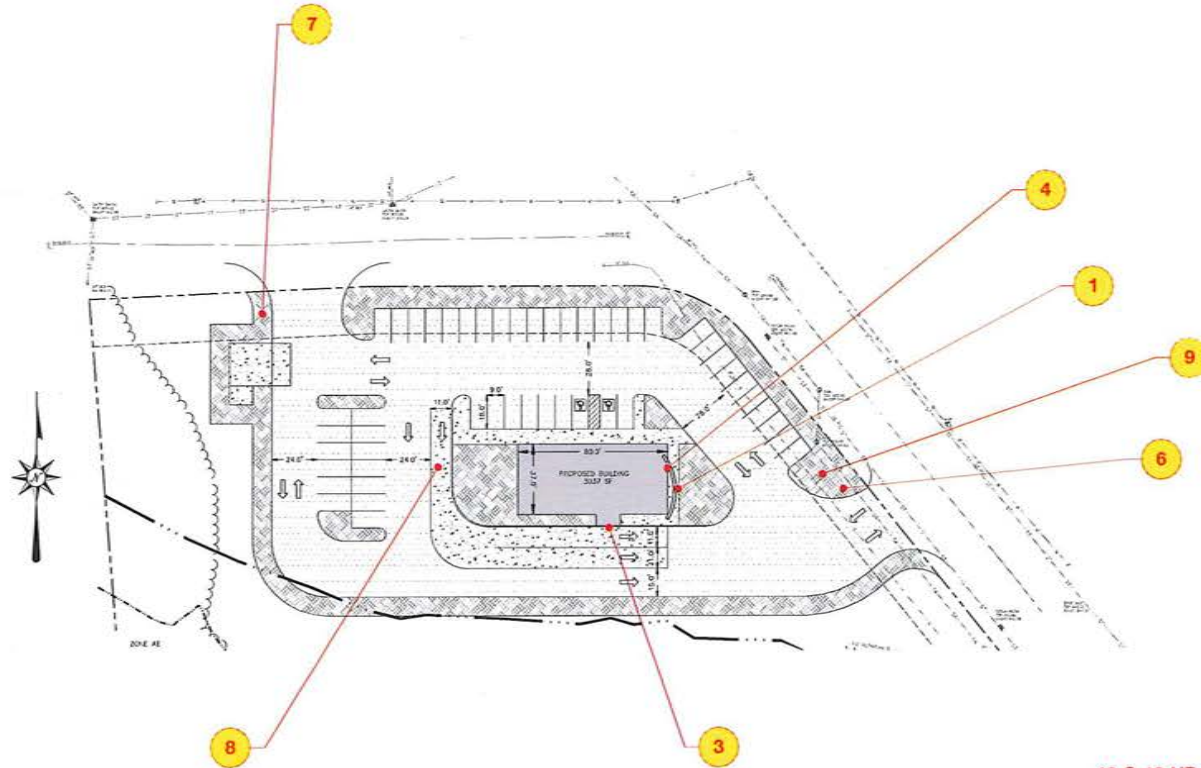
Jurisdiction: City



Hardee's Big Bender



- 1 12' Hardee's / Charbroiled Burgers on Marquee
- 2 Item Deleted
- 3 7.5' Hardee's / Charbroiled Burgers
- 4 Charbroiled Burgers Letters
- 5 Item Deleted
- 6 Directional
- 7 Directional
- 8 Order Canopy w/Speaker Box (Foundation by GC)
- 9 10 OAH Monument w 14' Hardee's / Charbroiled Burgers & EMB



10-C-16-UR
Revised: 10/6/2016

2035 Lakeside Centre Dr, Suite 250
 Knoxville, TN 37922
 T+865 692 4058 F+865 692 4104

Revision notes:



SAP No: TBC	Drawn by: Joe M
Client: Hardee's	Checked by: Dave M
Project: Hardee's Big Bender	Scale: NTS
Title: Hardee's Sign Package	Revision: -
Date: 24-AUG-2016	Page: 2 of 4

Hardee's Big Bender



10-C-16-UR
Revised: 10/6/2016

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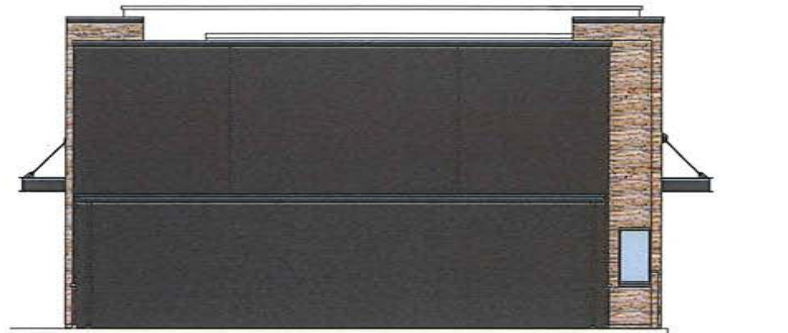
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Hardee's Big Bender



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Revised: 10/6/2016

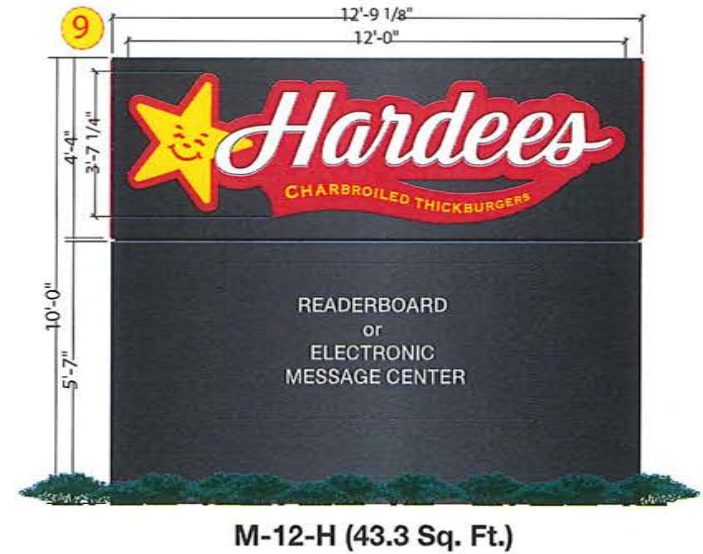
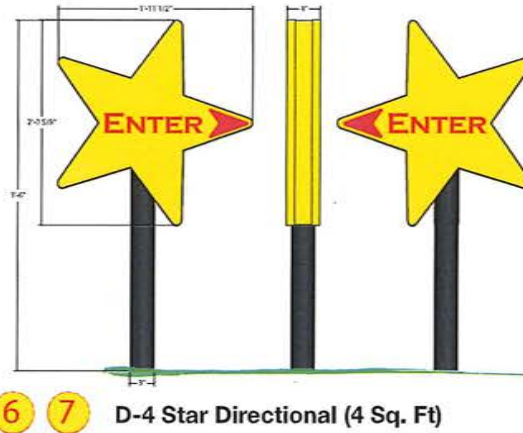
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Hardee's Big Bender



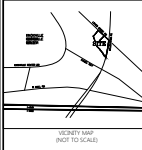
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GENERAL INFORMATION:

SS MILLERTOWN, LLC.
804 STE 202 GREEN VALLEY RD
GREENSBORO, NC 27408

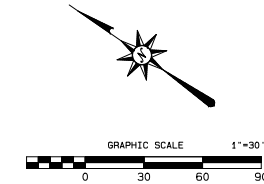
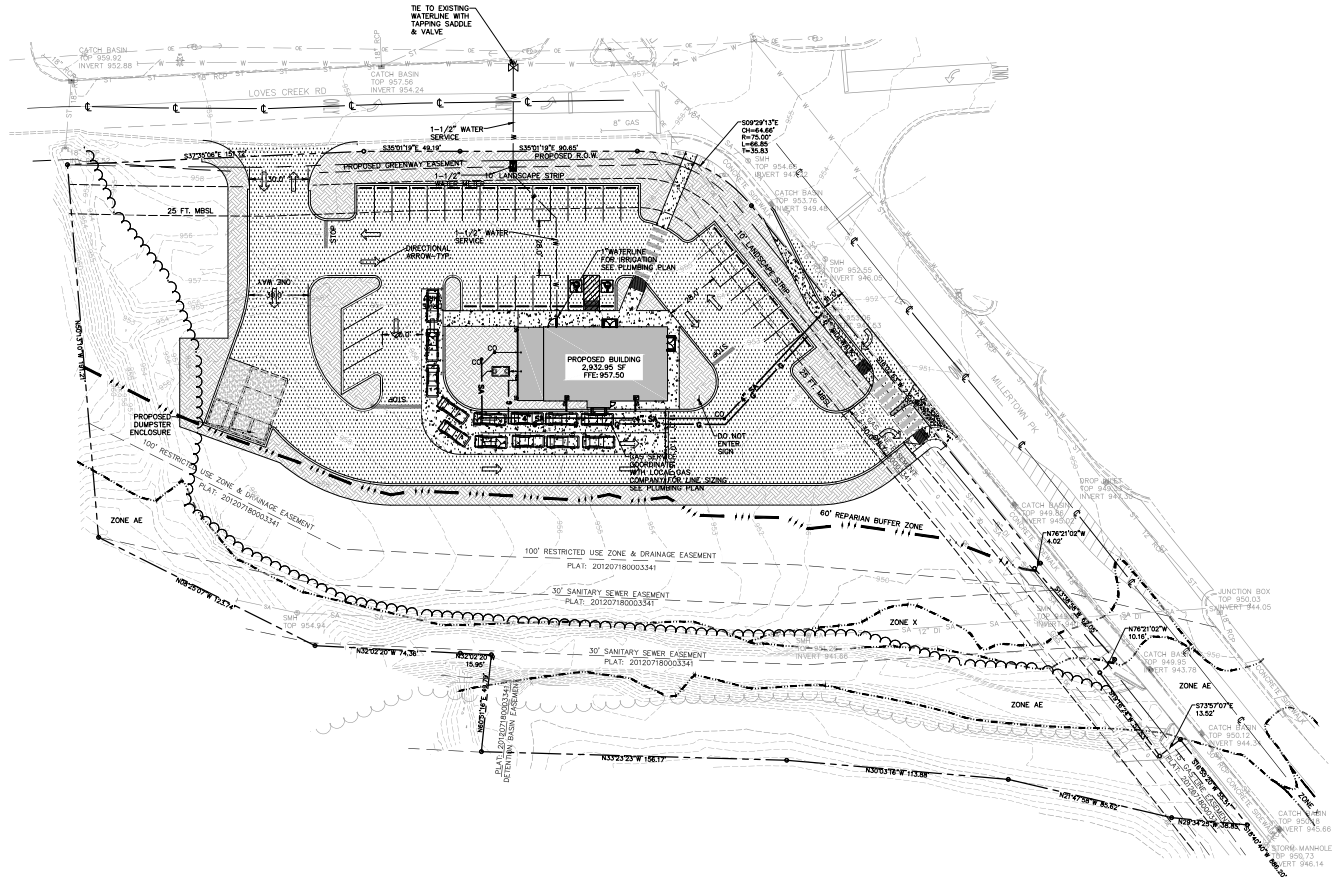
PARCEL NO. 059EA007, 059EA008
CURRENT ZONING: SC-3 & F-1
TOTAL ACREAGE: 2.85 +/- ACRES

SITE DATA:
ADDRESS: 5345 MILLERTOWN PIKE
TOTAL ACREAGE: 124,146 SF (2.85 +/- ACRES)
PROPOSED BUILDING AREA: 3,037 SF (2%)
PROPOSED USE: RESTAURANT
PROPOSED PARKING REQUIRED: 30
PROPOSED PARKING PROVIDED: 37
HANDICAP PARKING REQUIRED: 2 SPACES
HANDICAP PARKING PROVIDED: 2 SPACES
1 PARKING SPACE= 9'x 18' (162 SF)
PROPOSED VEHICULAR USE AREA: 33,631.85 SF (27%)
PROPOSED IMPERVIOUS AREA: 39,412.4 SF (32%)
BUILDING HEIGHT: 35' MAXIMUM
OFF BUILDING SIGN TO BE DETERMINED AT A LATER DATE

SITE LEGEND

---	PROPOSED RIGHT-OF-WAY	---	PROPOSED ASPHALT
---	BOUNDARY LINE	---	PROPOSED CONCRETE
---	MBSL	---	PROPOSED LANDSCAPE
---	ROADWAY CENTERLINE	---	PROPOSED FIRE HYDRANT
G	GAS MAIN & SERVICE LINE	---	WATER VALVE
W	WATER MAIN & SERVICE LINE	---	CATCH BASIN
SA	SANITARY SEWER MAIN & SERVICE	---	DROP INLET
ST	STORM SEWER LINE	---	HEADWALL
CC	OVERHEAD POWER LINE	---	
X	FENCE	---	
D	GUARDRAIL	---	
---	FEMA	---	
---	REPAIRAN	---	
---	950' CONTOUR EASEMENT	---	
---	TREE LINE	---	
W	PROPOSED WATER LINE	---	
G	PROPOSED GAS LINE	---	
SA	PROPOSED SANITARY SEWER LINE	---	
---	IRON PIN	---	
---	TODD MARKER	---	
---	SA MANHOLE	---	
---	ST MANHOLE	---	
---	UTILITY POLE	---	
---	SIGNAL POLE	---	
---	GUT LINE	---	
---	JUNCTION BOX	---	
---	PROPOSED WATER METER	---	

NOTE: SURVEY AS PER ALTA SURVEY BY
LYNCH SURVEYS, LLC. DATED
AUGUST 28, 2015.



10-C-16-UR
Revised: 2/2/2017

330 North Second Street
P.O. Box 949
Clarksville, TN 37041-0949
Phone (931) 662-8889
Fax (931) 662-7138
www.hardeeassoc.com



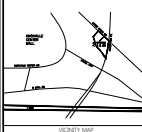
HARDEE'S
SITE PLAN
5345 MILLERTOWN PIKE, KNOXVILLE
KNOX COUNTY, TENNESSEE
AUGUST 25, 2016

REVISIONS

09-27-16	UPDATED PER P.C.
10-11-16	UPDATED PER P.C.
02-02-17	UPDATED PER P.C.
02-02-17	UPDATED PER P.C.

DRAWN BY: B. APODACA
CHECKED BY: C. FIELDER

SP 1.00



GENERAL INFORMATION:

SS MILLERTOWN, LLC.
804 STE 202 GREEN VALLEY RD
GREENSBORO, NC 27408

PARCEL NO. 059EA007, 059EA008
CURRENT ZONING: SC-3 & F-1
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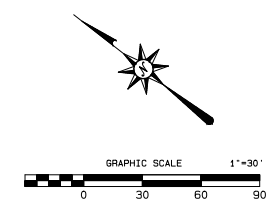
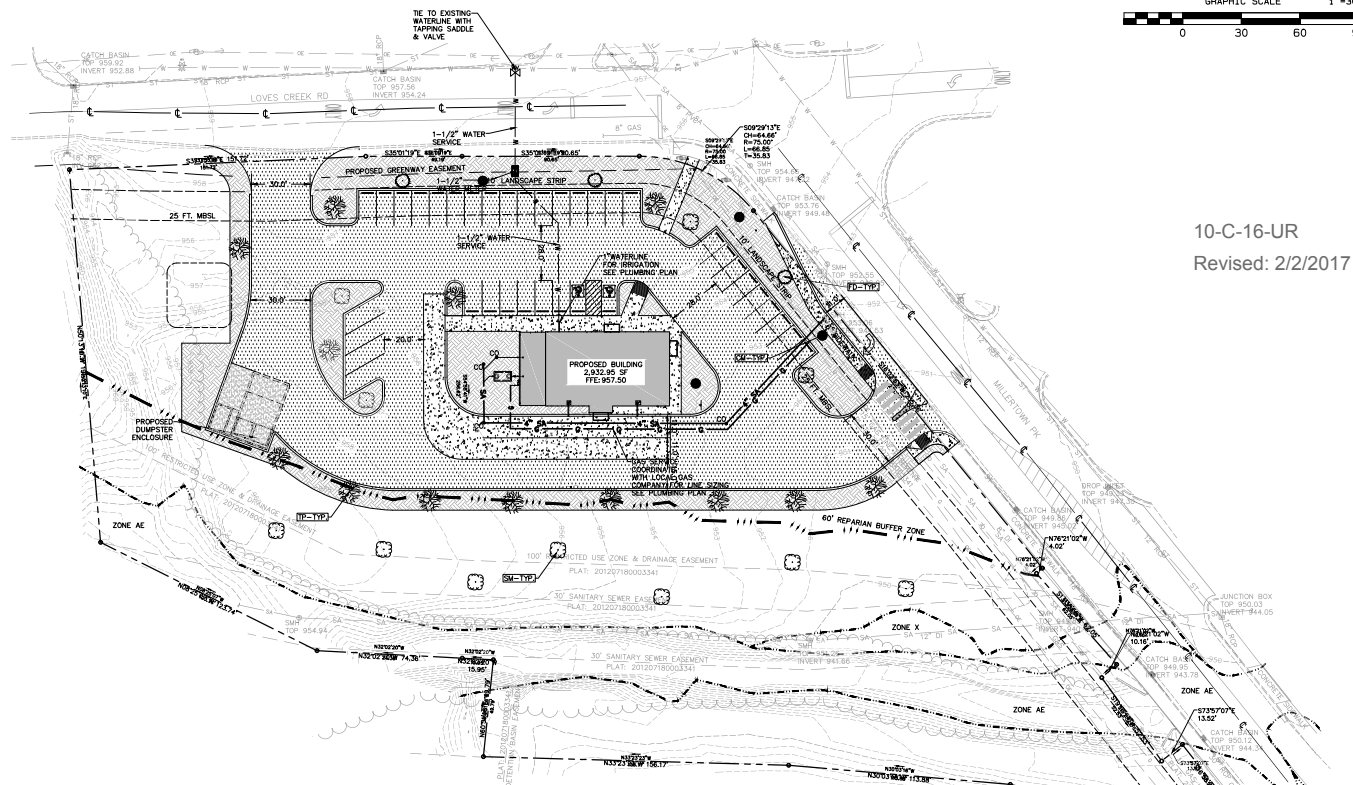
SITE DATA:
ADDRESS: 2601-2699 LOVES CREEK ROAD
TOTAL ACREAGE: 124,146 SF (2.85 +/- ACRES)
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LYNCH SURVEYS, LLC, DATED
AUGUST 28, 2015.

SITE LEGEND	
---	PROPERTY LINE
---	BOUNDARY LINE
---	MBSL
---	ROADWAY CENTERLINE
---	GAS MAIN & SERVICE LINE
---	WATER MAIN & SERVICE LINE
---	SANITARY SEWER MAIN & SERVICE
---	STORM SEWER LINE
---	OVERHEAD POWER LINE
---	FENCE
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---	SA MANHOLE
---	ST MANHOLE
---	UTILITY HOLE
---	SIGNAL POLE
---	GUY LINE
---	JUNCTION BOX
---	PROPOSED WATER METER

- LANDSCAPE NOTES:**
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
 - ALL PLANTING BEDS OR MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP OR HAND WEEDER (CONTRACTORS OPTION) PRIOR TO THE INSTALLATION OF MULCH.
 - PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
 - ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12 LBS./1000 S.F. OF 10-10-10 FERTILIZER.
 - ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED, SHREDED HARDWOOD BARK MULCH.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES, IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
 - EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
 - ALL DISTURBED AREAS SHALL BE PLANTED WITH SEED AS INDICATED ON THE PLANT SCHEDULE.
 - ALL MATERIALS MUST BE MAINTAINED AND DEAD MATERIAL SHALL BE REMOVED AND REPLACED NO LATER THAN ONE GROWING SEASON AFTER INSTALLATION. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, REVISED PLANS WILL BE SUBMITTED SHOWING REVISED UTILITY LOCATIONS.
 - ANY SHRUB PLANTED WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 4'0" ABOVE ADJACENT PAVEMENT (ROADWAY) CROWN.
 - NO TREE SHALL BE PLANTED ANY CLOSER THAN 30' FROM ANY INTERSECTION.
 - NO TREE SHALL BE PLANTED ANY CLOSER THAN 10' FROM ANY UTILITY.
 - NO TREE SHALL BE PLANTED ANY CLOSER THAN 30' FROM ANY INTERSECTION.
 - LANDSCAPING SHALL BE PROVIDED AROUND SIGN PER CITY OF KNOXVILLE ZONING ORDINANCE. THIS WILL BE PROVIDED ONCE SIGN LOCATION IS DETERMINED.

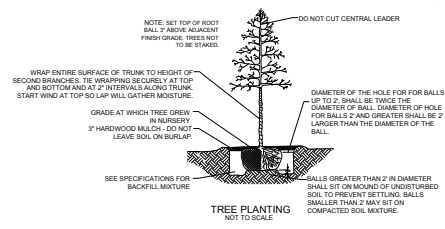
PLANT SCHEDULE							
KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	TRUNK	REMARKS
TREES							
FD	8	Flowering Dogwood	Cornus Florida	10'	2'	2" Cal.	Minimum 2" Caliper @ Planting
CM	4	Crape Myrtle	Lagerstroemia indica(Single Stem)	10'	2'	2" Cal.	Minimum 2" Caliper @ Planting
TP	18	Tulip Poplar	Liriodendron tulipifera	10'	2'	2" Cal.	Minimum 2" Caliper @ Planting
SM	11	Sugar Maple	Acer saccharum	10'	2'	2" Cal.	Minimum 2" Caliper @ Planting
GROUND COVER							
TURF	VARIES	Hybrid Fescue Seed	Festuca x hybrid 'Astro-Hustons Rebel II'				88% of each tree of needs



10-C-16-UR
Revised: 2/2/2017

TREE LEGEND	
●	CRAPE MYRTLE(CM)
●	SUGAR MAPLE(SM)
○	FLOWERING DOGWOOD(FD)
○	TULIP POPLAR(TP)

(NOT TO DRAWING SCALE)



330 North Second Street
P.O. Box 949
Clarksville, TN 37041-0949
Phone (931) 662-8889
Fax (931) 662-7138
www.dbsandassociates.com



HARDEE'S
LANDSCAPE PLAN
5345 MILLERTOWN PIKE, KNOXVILLE
KNOX COUNTY, TENNESSEE
AUGUST 25, 2016

REVISIONS
09-27-16: UPDATED PER P.C.
10-12-16: UPDATED PER P.C.
02-02-17: UPDATED PER P.C.

DRAWN BY: D. THARPE
CHECKED BY: C. FELDER

L 1.00



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] 10-C-16-UR - Hardees - Millertown Pk - ABSHNA comments and request for one month postponment

1 message

Kevin Murphy <murphysprings@gmail.com>

Tue, Oct 11, 2016 at 11:26 AM

Reply-To: murphysprings@gmail.com

To: MPC Commissioners <commission@knoxmpc.org>, Brian Pierce <bpierce@deeriver.com>, Chris Fielder <cfielder@dbsengr.com>, Missy Bailey <mabaily@bigbendersllc.com>

Cc: Ronnie Collins <abshna@aol.com>, Bob Wolfenbarger <rlw03@bellsouth.net>, Gene Mathis <genemathis@bellsouth.net>, Mike Davis <mike.davis.prez@statefarm.com>, Nick Della Volpe <ndellavolpe@knoxvilletn.gov>

Dear MPC Commissioners, Mr. Pierce, Ms. Bailey, and Mr. Fielder,

I'm writing on behalf of Alice Bell / Spring Hill Neighborhood Association with some feedback on the proposed development plan for Hardees at the corner of Millertown Pike and Loves Creek Rd. We've reviewed the design in the agenda package and have the following comments and questions:

- Is there a overarching concept plan for Millertown Place that's being followed? The only reference I can find is [6-SC-11-C](#), which is more than 5 years old.
- If [6-SC-11-C as adopted \(case summary\)](#) is the controlling concept plan, the concept plan does not provide for access of this lot from Millertown Pike.
 - [6-SC-11-C](#) does not depict this access on the [site plan](#)
 - The Comments state that "Access to the site will be from Loves Creek Rd, Kinzel Way, and a proposed new easement that will intersect with Millertown Pike". The proposed new easement has been built and is known as "Miller Place Way", and is west of the subject parcel.
- We don't believe that direct access to / from Millertown Pike is appropriate for this parcel.
 - Westbound traffic descends a hill from the railroad track and comes through the Loves Creek Rd intersection at nearly 40mph.
 - Adding a right-turn so shortly after the intersection, with a single lane of traffic flowing at high speed, will adversely impact the traffic flow, creating traffic waves as cars slow down to turn into the Hardees from Millertown Pike. If Millertown Pike had two westbound lanes this would not be a problem, but it only has one.
- The existing property owner obtained a waiver for a reduced required ROW dedication when the [plat was approved](#) (9-SF-11-F, March 2012). "To reduce the required right of way width of Millertown Pike from the centerline to the property line from 50' to variable widths but not less than a minimum of 35.5'."
 - If the owner wants a right-in, right-out entrance, then perhaps they should increase the right-of-way dedication to allow for two westbound lanes of Millertown Pike to be built at that intersection
- A previous commitment to keep Millertown Pike access to right-in, right-out has not been kept:
 - Concept plan [6-G-11-UR](#) depicts right-in, right-out access for Miller Place Way in the drawing, and comments state that "Access from Milltown Pk. To the development will be limited to right-turn in and right-turn-out only"
 - [MPC Minutes](#) show this issue was clearly discussed.
 - This shows the intersection built to allow left and right turns, and does not comply with the approved concept plan: <https://www.google.com/maps/@36.0329321,-83.8699508,3a,75y,321.38h,78.87t/data=!3m6!1e1!3m4!1sD9vftE1VGI0xULkWmnrX2Q!2e0!7i13312!8i6656>
 - Sent an inquiry to City Engineering, who let us know that they were able to get a permit for the left turn design after Millertown Pike was widened - handled at staff level at MPC and Engineering. Apparently minor revisions by staff are allowed? ABSHNA wasn't consulted or informed.
- If right-in, right-out access is approved on Millertown Pike, the development design plan should show a much more severe turn into / out of the lot than currently depicted. Cars could easily choose to make the turn, like they do at the Dollar General next to Murphy Rd. That Dollar General has a right-in, right-out arrows on Washington Pike, but the design doesn't enforce it and traffic turns left into and out of it.
- The proposed greenway easement overlays the required 10 foot landscape buffer along Loves Creek Road. If this is what's actually built, then building the greenway will destroy the landscape buffer. The end result will be: Loves Creek Road, then a wide concrete sidewalk for the greenway, then an asphalt parking lot. A sea of concrete. This is exactly what we learned not to do in "Better Streets, Better Places" with Ian Lockwood in July, and in other complete streets design seminars.

- Ask the developer to propose a better design that would at least put landscaping between the street and proposed green way, Preferably on both sides of the greenway, but at a minimum the greenway should be separated from the road by some sort of buffer. It'd be nice to have a buffer on the parking lot side as well.
- The proposed greenway plan presented by the city would be impacted by the Hardees development; the idea was to have the greenway cross this property (as seen in the [proposed design](#) and [narrative](#))

Based off all that, ABSHNA like to request a postponement at Thursday's meeting for one month. There are potential changes to the design that could be made. Alice Bell / Spring Hill Neighborhood Association would also like to invite them to attend their meeting on Monday, October 17th, at 7PM at Alice Bell Baptist Church.

We'd also like City Engineering to take a close look at the Millertown Pike access, and consult with TDOT due to upcoming TDOT work on this stretch of road to alleviate ramp congestion.

ABSHNA isn't opposed to the Hardees; we just want to exercise due care when developing at that intersection, which is a key point for our greenway and our traffic congestion in the area. This is a key intersection, and we'd like to see it done with quality. We appreciate the large riparian buffer, low impact signage, and extensive landscaping on the proposed design.

--Kevin

CC:

Ronnie Collins, President, ABSHNA

Bob Wolfenbarger, ABSHNA

Gene Bathis, ABSHNA

Mike Davis, President, East Town Business Alliance

Nick Della Volpe, Knxoville City Council, 4th District

--

This message was directed to commission@knoxmpc.org

Use on Review Development Plan

Name of Applicant: RESOLUTION, C/O SCOTT EUCKER

Date Filed: 8/26/16 Meeting Date: OCTOBER 13, 2016

Application Accepted by: Brusseau

Fee Amount: File Number: Development Plan

Fee Amount: \$1500 File Number: Use on Review 10-C-16-UR

PROPERTY INFORMATION

Address: 2601-2699 LOVES CREEK ROAD

General Location: NW site SW site BOUNDED BY LOVES CREEK RD. AND MILLERTOWN PK.

Tract Size: 76 No. of Units: 1

Zoning District: SC-3 & F-1

Existing Land Use: UNUSED LAND

Planning Sector: NORTH CITY

Sector Plan Proposed Land Use Classification: REGIONAL COMMERCIAL (RS) MU-RC

Growth Policy Plan Designation: Inside City

Census Tract: 43

Traffic Zone: 136

Parcel ID Number(s): 059EA007, 059EA008

Jurisdiction: City Council 4 District County Commission District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: SS MILLERTOWN LLC

Company:

Address: PO Box 49579

City: GREENSBORO State: NC Zip: 27419

Telephone: 336-617-2002

Fax:

E-mail: BPIERCE@DEEPRIVER.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: J. CHRIS FIELDER

Company: DBS & ASSOCIATES ENGINEERING, INC.

Address: 330 N. SECOND ST.

City: CLARKSVILLE State: TN Zip: 37040

Telephone: (931) 647-6959

Fax: (931) 647-7135

E-mail: cfielder@dbsengr.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential Home Occupation (Specify Occupation)

Other (Be Specific) Hardee's 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: J. CHRIS FIELDER

Company: DBS & ASSOCIATES ENGINEERING, INC.

Address: 330 N. SECOND ST.

City: CLARKSVILLE State: TN Zip: 37040

Telephone: (931) 647-6959

E-mail: cfielder@dbsengr.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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Brian D Percie

PO Box 49579 GREENSBORO NC 27419

✓

BRIAN D PERCIE MBSR/MGR