

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

▶ **FILE #:** 5-K-17-UR

**AGENDA ITEM #:** 57

**AGENDA DATE:** 5/11/2017

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): Dan Maddox

TAX ID NUMBER: 119 029

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 240 N Peters Rd

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

▶ **APPX. SIZE OF TRACT:** 7.13 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via N. Peters Rd., a minor arterial street with a four lane divided median street section within an 88' 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:** Former auto dealership

▶ **PROPOSED USE:** Wine and Liquor Store

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed commercial - PC-2 (Retail and Distribution Park)

South: Mixed commercial - PC-2 (Retail and Distribution Park) and C-6 (General Commercial Park)

East: Shopping center - C-3 (General Commercial)

West: Mixed commercial - PC-2 (Retail and Distribution Park)

NEIGHBORHOOD CONTEXT: The site which is located in the southeast quadrant of the I-40 and N. Cedar Bluff interchange is within a major commercial development area.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a wine and liquor store with approximately 26,630 square feet as shown on the development plan, subject to 10 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. All proposed sidewalks and driveway crossings 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. Revising the landscape plan to add at least one landscape island to break up the long run of parking along the east side of the site.

5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permit for this project.
6. Provide landscaping in accordance with the City of Knoxville Tree Protection Ordinance and meeting all applicable requirements of the Knoxville Urban Forester.
7. Future development of this former auto dealership site may require additional changes to the site, including the current area of proposed development, in order to address issues such as stormwater requirements, traffic improvements and additional landscaping.
8. A traffic impact study may be required with the development of the remaining property.
9. Proposed signage for the development is subject to approval by the Planning Commission staff and the City of Knoxville Plans Review & Inspections Division.
10. 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-2 District.

**COMMENTS:**

The applicant is proposing to redevelop a portion of this former auto dealership site that is located on the north side of N. Peters Rd., east of N. Cedar Bluff Rd. The applicant is proposing to convert approximately 26,630 sq. ft. of the existing building into a wine and liquor store. Access to the site will include the two existing access driveways onto N. Peters Rd. with access through the remaining portion of the site out to Harry Lane Blvd., a private street to the west. The existing parking lot and drive aisles will be modified, repaved and restriped in order to come into compliance with the current parking lot standards. There will be 129 parking spaces to serve the proposed business.

Future development of this former auto dealership site may require additional changes to the site, including the current area of proposed development, in order to address issues such as stormwater requirements, traffic improvements and additional landscaping. A traffic impact study may be required with the development of the remaining property.

**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 wine and liquor store 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-2 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 an arterial street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

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

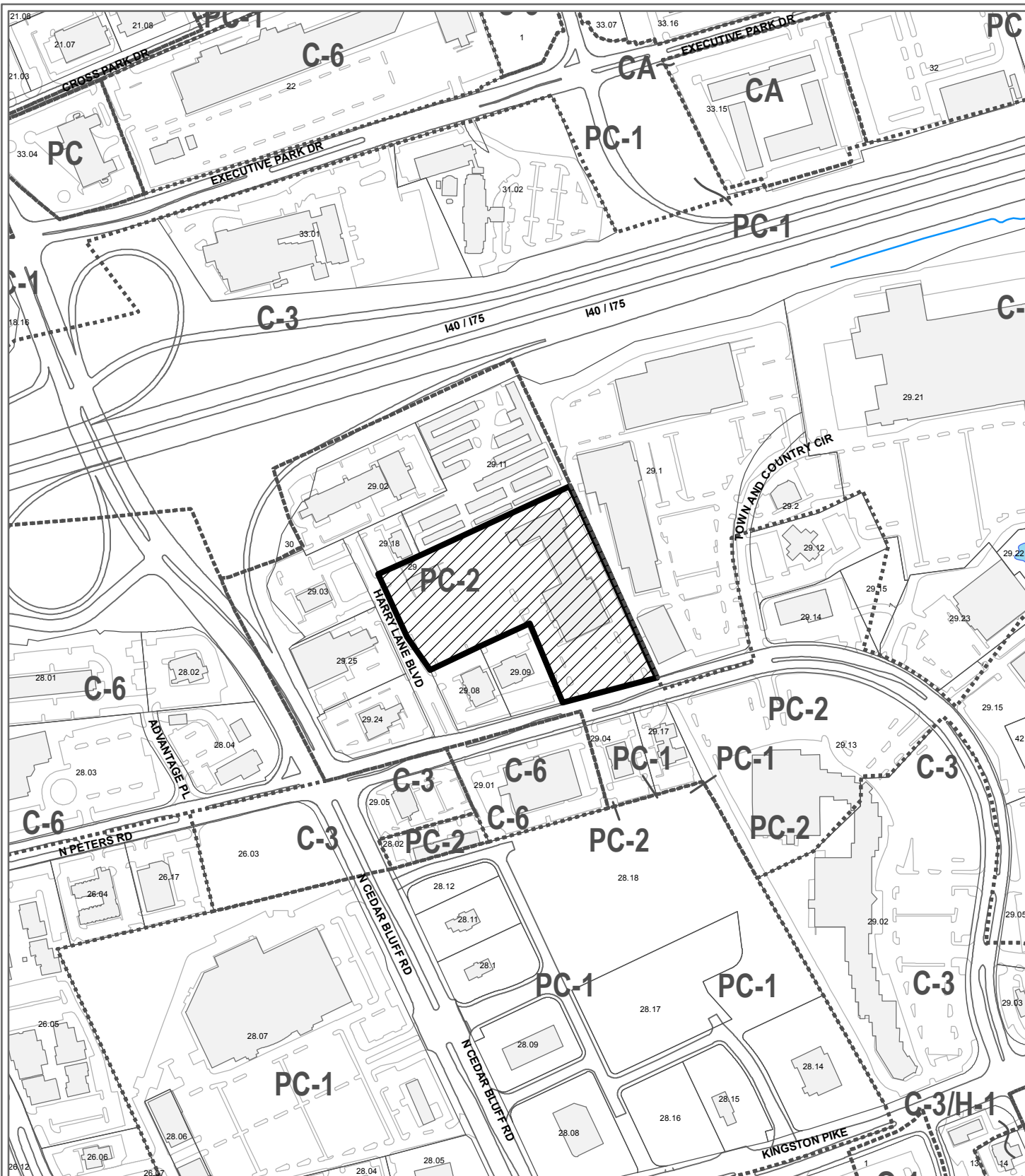
1. The Knoxville One Year Plan the Southwest County Sector Plan propose commercial and mixed development uses for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 1083 (average daily vehicle trips)

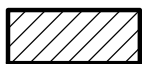
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**5-K-17-UR  
USE ON REVIEW**



Wine and Liquor Store in PC-2 (Retail and Distribution Park)

Original Print Date: 4/18/2017  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

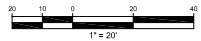
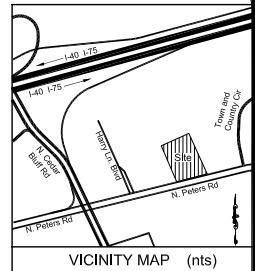
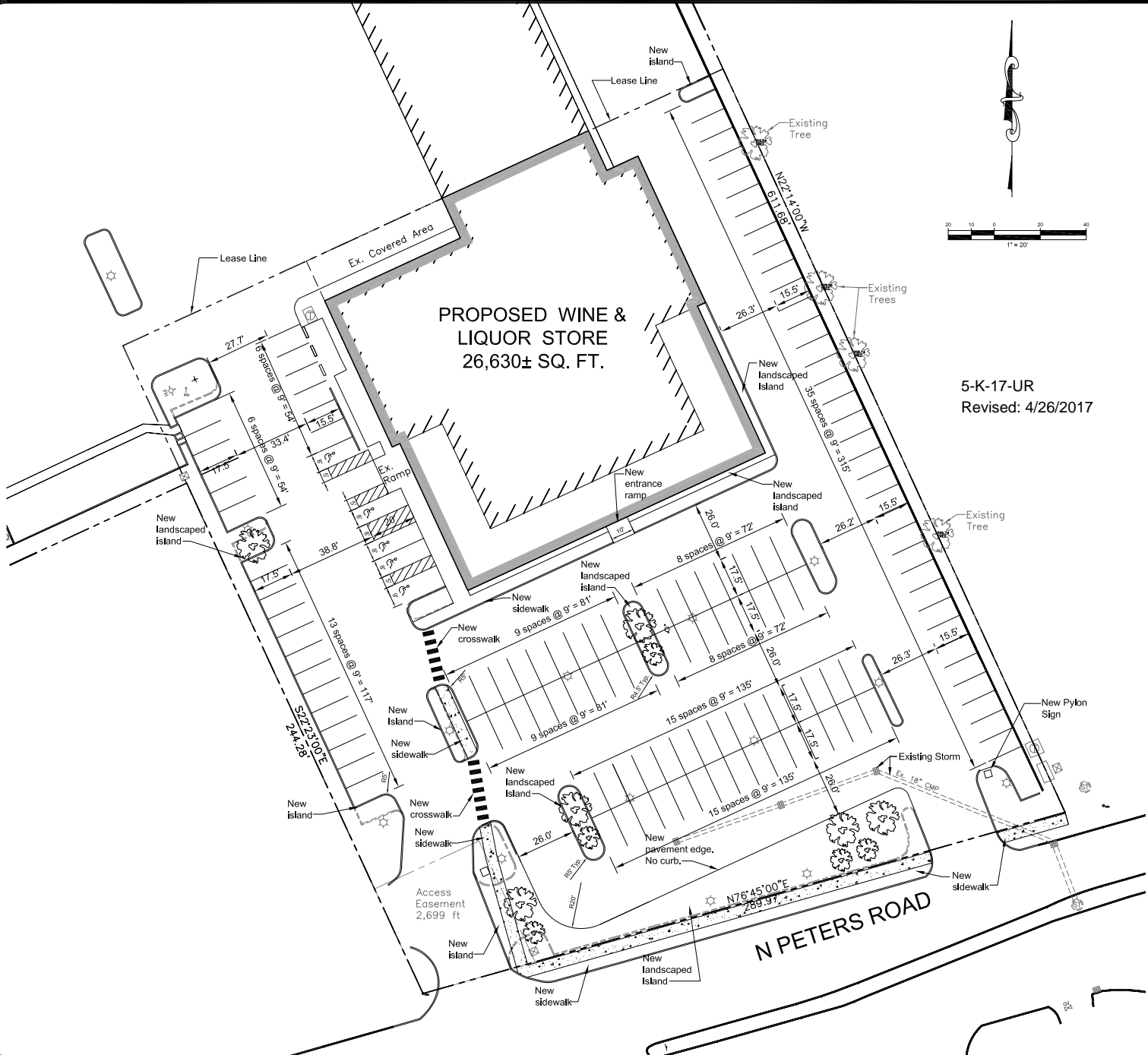
Petitioner: Land Development Solutions

Map No: 119

Jurisdiction: City



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5-K-17-UR  
Revised: 4/26/2017

**General Notes**

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements shown in the files. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Property is located in City of Knoxville and is Zoned PC-2.
- Parcel ID: 119 029
- Setbacks: Pehpheral Boundary - 50', Side - n/a, Rear - n/a
- Total Site Acreage = 7.13 Acres
- Total Lease Acreage = 2.19 Acres
- Utility Providers: Water, Sanitary Sewer, Electric, & Gas KUB
- Development of remainder of this site will require submittal of plans for MPC review. Future uses may require a traffic study if the combined uses generate more traffic than the previous use for auto sales. In addition, the future development of this site may require storm water quality treatment and stormwater retention if approved by the City of Knoxville redevelopment requirements. Water quality treatment and retention can be accommodated on the future development site if necessary.

**Survey Notes**

- Survey by: Land Development Solutions  
310 Simmons Road, Suite K  
Knoxville, TN 37922  
865-671-2281
- Utility information is based on information obtained from the utility providers. Underground utility locations shown are taken from historical drawings and shall not be relied upon as exact locations. The contractor is responsible for determining the accuracy of this information.

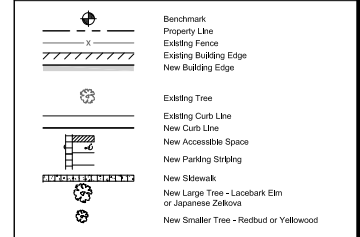
**Layout Notes**

- All dimensions to curb line reference face of curb.
- The existing parking lot shall be seal coated and new striping painted to reflect this layout plan.
- All new islands shall have existing asphalt and base stone removed, and shall be backfilled with soil and seeded.
- Tree Protection Note  
- Preserving 4 trees.  
- Planting 9 + 2 = 11 trees (6 being large growth trees)

**Parking Summary**

Parking Requirements: 26.63 x 4.5 = 120 spaces  
Parking Provided: Total Spaces Provide = 129 spaces (including 4 handicap accessible spaces and 1 van accessible space.)

**LEGEND**



**Project**

Maddox Family  
240 N. Peters Road  
New Retail Development  
Knoxville, Tennessee

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**LAND DEVELOPMENT SOLUTIONS**

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922  
PH. 865-671-2281

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**Site Layout Plan**

Drawing Description

Rev.	Date	Description

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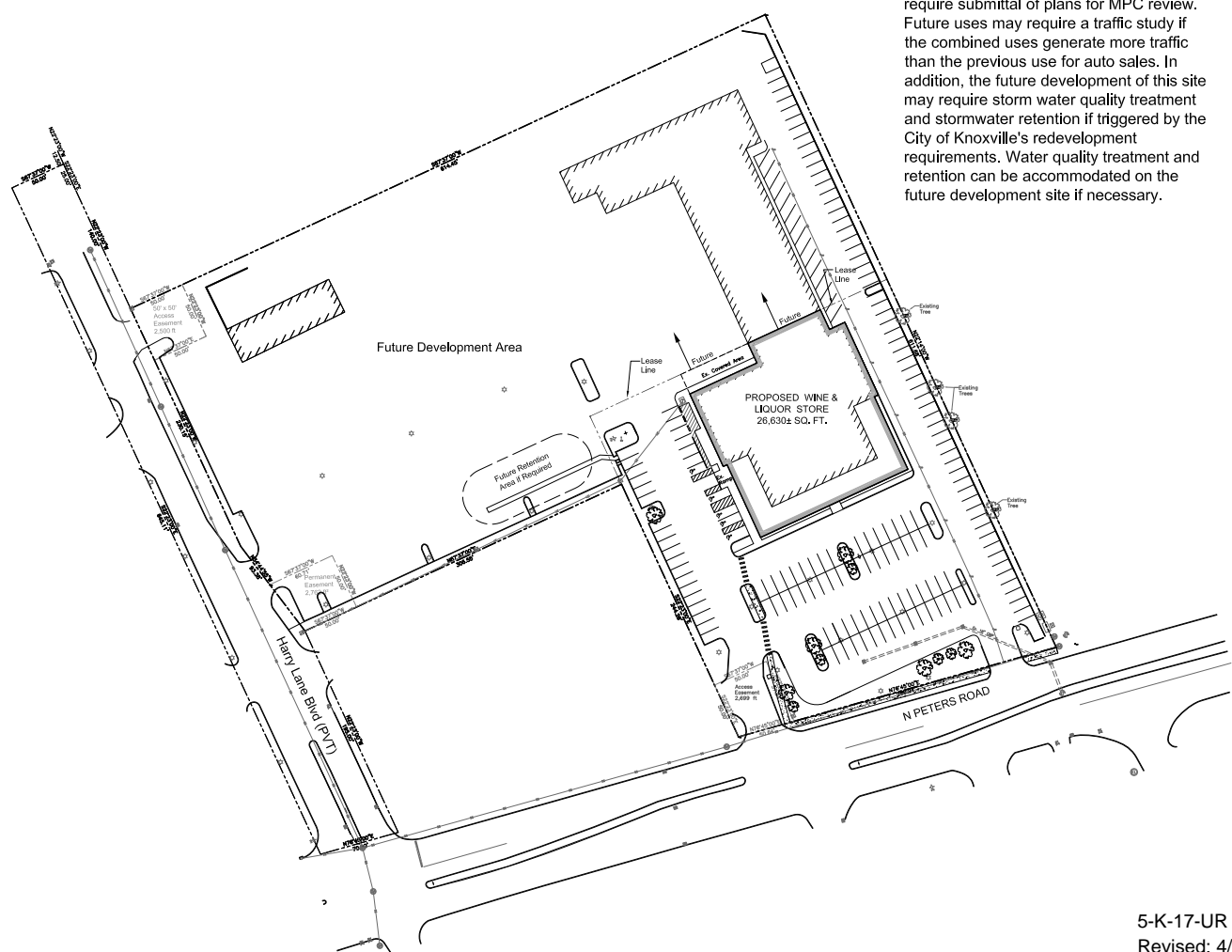
**For MPC Review**

Drawn By	RAD
Checked	EJB
Approved	EJB
Job No.	217032
1"=20' Scale	4-26-17 Date

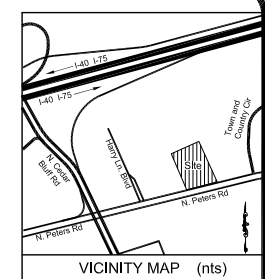
C101

Sheet No.

X:\Ryan\Madrox Family Properties\dwg\C001.dwg Apr 26, 2017 - 4:07pm emiller - LDS Copyright 2017



**NOTE:**  
 Development of remainder of this site will require submittal of plans for MPC review. Future uses may require a traffic study if the combined uses generate more traffic than the previous use for auto sales. In addition, the future development of this site may require storm water quality treatment and stormwater retention if triggered by the City of Knoxville's redevelopment requirements. Water quality treatment and retention can be accommodated on the future development site if necessary.



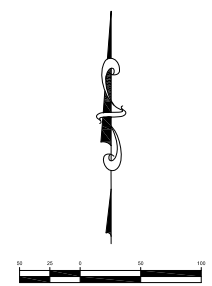
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Knoxville, TN 37922  
865-671-2281
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**LEGEND OF SYMBOL & ABBREVIATIONS**

- IR(○) Iron Rod (Found)
- PK(○) PK-Mag-Nail (Found)
- IR(N) Iron Rod (New)
- Property Line
- - - - - Centrefine
- - - - - Adjacent Property Lines
- Power Pole
- Light Pole
- OH Overhead Power
- UG Underground Power
- Transformer Pad
- G Underground Gas Line
- Gas Meter
- Fire Hydrant
- Water Meter
- Water Valve
- Water Line
- Sanitary Sewer Line
- Storm pipe & Inlet

5-K-17-UR  
 Revised: 4/26/2017



Project: **Madrox Family**  
 240 N. Peters Road  
 New Retail Development  
 Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS  
 310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922  
 PH. 865-671-2281

Drawing Description: **Overall Site Plan**

Rev.	Date		

**For MPC Review**

Drawn By	RAD
Checked	EJB
Approved	EJB
Job No.	217032
1"=50'	4-26-17
Scale	Date

**C001**  
 Sheet No.



April 25, 2017

Tom Brechko  
Principal Planner  
Knoxville/Knox County MPC  
City-County Building, Suite 403  
400 Main Street  
Knoxville, TN 37902

Re: Maddox Retail Project – Traffic Impact

Dear Tom,

We have taken a quick look at the proposed redevelopment of the auto dealership located at 240 N Peters Road in west Knoxville. Only the showroom portion of the existing building will be renovated for the proposed wine and liquor store and 2.2 acres of the site will serve that use. Future development plans for the remaining building and 4.9 acres are currently unknown. The property owner and developer are aware of this and of the possible need for a full traffic impact study to assess the impact of further development of the site. The purpose of this letter is to show that the proposed wine and liquor store will have less of an impact on traffic than the former auto dealership.

Existing Use – Auto Dealership (ITE Code 841, New Car Sales)  
Existing Square Footage – 48,860 SF (36,100 sf main level, 9,560 sf second level & 3,200 sf outbuilding)  
Average Vehicle Trip Ends per 1000 SF on a Weekday = 33.34  
Total estimated trip ends on a weekday = 1,629 trips/day  
Average Vehicle Trip Ends per 1000 SF during the peak hour of adjacent traffic = 2.59  
Total estimated trip ends during the PM peak = 126 trips/hour

Proposed Use – Wine and Liquor Store (ITE Code 814, Specialty Retail)  
Proposed Square Footage – 26,630 SF (21,850 sf main level & 4,780 sf second level)  
Average Vehicle Trip Ends per 1000 SF on a Weekday = 44.32  
Total estimated trip ends on a weekday = 1,180 trips/day  
Average Vehicle Trip Ends per 1000 SF during the peak hour of adjacent traffic = 2.71  
Total estimated trip ends during the PM peak = 72 trips/hour

As shown, both the estimated weekday trips and the estimated PM peak hour trips will be less for the new development than the former auto dealership. When the remaining site develops, it will be necessary to evaluate the new proposed uses to determine if those plus the wine and liquor store generate more traffic than the former auto dealership. If so, a traffic study may be required by MPC and the City of Knoxville at that time. Let me know if you have any questions.

Sincerely,

Land Development Solutions

E. J. Baksa Jr., PE

Double Fee

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  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

Use on Review  Development Plan

Name of Applicant: Land Development Solutions

Date Filed: 4/3/17

Meeting Date: 5/11/17

Application Accepted by: Marc Payne

Fee Amount: , File Number: Development Plan

Fee Amount: ~~3,000.00~~ File Number: Use on Review 5-K-17-UR



**PROPERTY INFORMATION**

Address: 240 N Peters Road

General Location: Cedar Bluff/I-40  
N/3 N. Peters Rd E/3 Harvey Lane Blvd.

Tract Size: 7.13 Ac No. of Units: \_\_\_\_\_

Zoning District: PC-2

Existing Land Use: Auto Dealership

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification:  
PC-2

Growth Policy Plan Designation: Urban

Census Tract: 57.04

Traffic Zone: 168

Parcel ID Number(s): 119 029

Jurisdiction:  City Council <sup>2</sup> District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
Name: Dan Maddox

Company: \_\_\_\_\_

Address: 530 Church St. Suite 711

City: Nashville State: TN Zip: 37219

Telephone: 877-373-0481

Fax: \_\_\_\_\_

E-mail: dan@realwater.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: E. J. (Rusty) Baksa

Company: Land Development Solutions

Address: 310-K Simmons Rd

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281

Fax: 865-671-2283

E-mail: rbaksa@ldstn.com

**APPROVAL REQUESTED**

Development Plan:  Residential  Non-Residential

Home Occupation (Specify Occupation)

\_\_\_\_\_

Other (Be Specific)

Approval for a wine and liquor store in the former showroom of the auto dealership. The remaining portion of the site/building will not be developed at this time.

**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:

PLEASE PRINT  
Name: E. J. (Rusty) Baksa

Company: Land Development Solutions

Address: 310-K Simmons Rd

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281


E-mail: rbaksa@ldstn.com

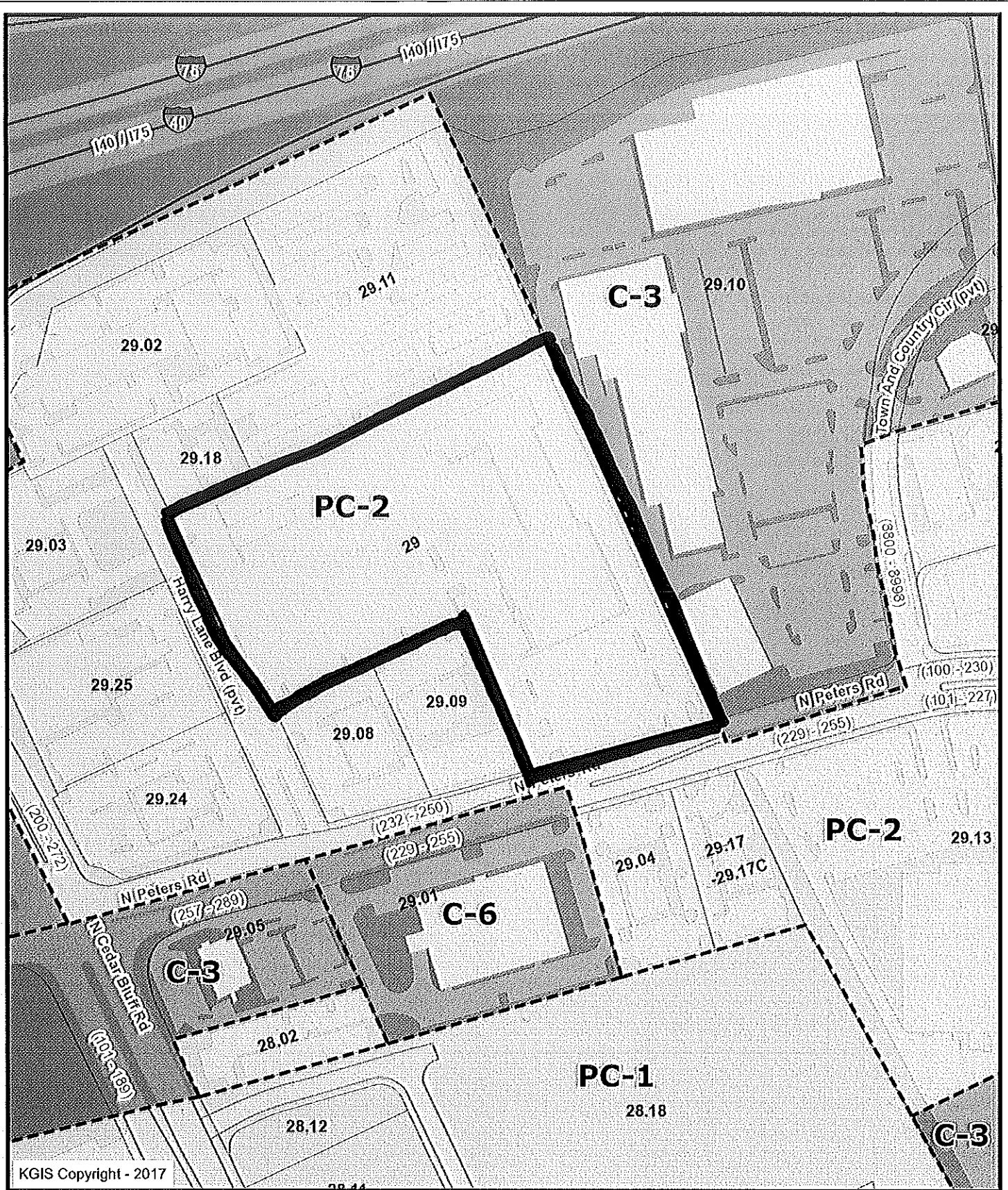


**SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
	550 Church St.	Nashville	TN	37219		X

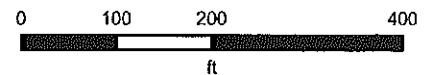


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### Letter Portrait

Printed: 4/3/2017 at 4:00:35 PM

Knoxville - Knox County - KUB Geographic Information System



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