

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

▶ **FILE #:** 7-H-18-UR

AGENDA ITEM #: 50

AGENDA DATE: 7/12/2018

▶ **APPLICANT:** **WOODS-SMITH MARKET & DELI**

OWNER(S): Outlook Properties LLC

TAX ID NUMBER: 92 C D 005.01

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2240 Woods-Smith Rd

▶ **LOCATION:** **North side of Woods-Smith Rd., east of Shrewsbury Dr.**

▶ **APPX. SIZE OF TRACT:** **0.9 acres**

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Woods-Smith Rd., a minor collector with 26' of pavement width within 44' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** **C-1 (Neighborhood Commercial)**

▶ **EXISTING LAND USE:** **Commercial**

▶ **PROPOSED USE:** **Eating and drinking establishment**

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural & single family residential / R-1 (Low Density Residential)

South: Single family residential / R-1 (Low Density Residential)

East: Single family residential / R-1 (Low Density Residential)

West: Single family residential / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The area is developed with rural and low density residential uses within the R-1 zone. The subject property is the only business in the area and is in the C-1 zone.

STAFF RECOMMENDATION:

▶ **POSTPONE until the August 9, 2018 MPC meeting as requested by the applicant.**

The applicant is requesting postponement for additional time to respond to staff comments.

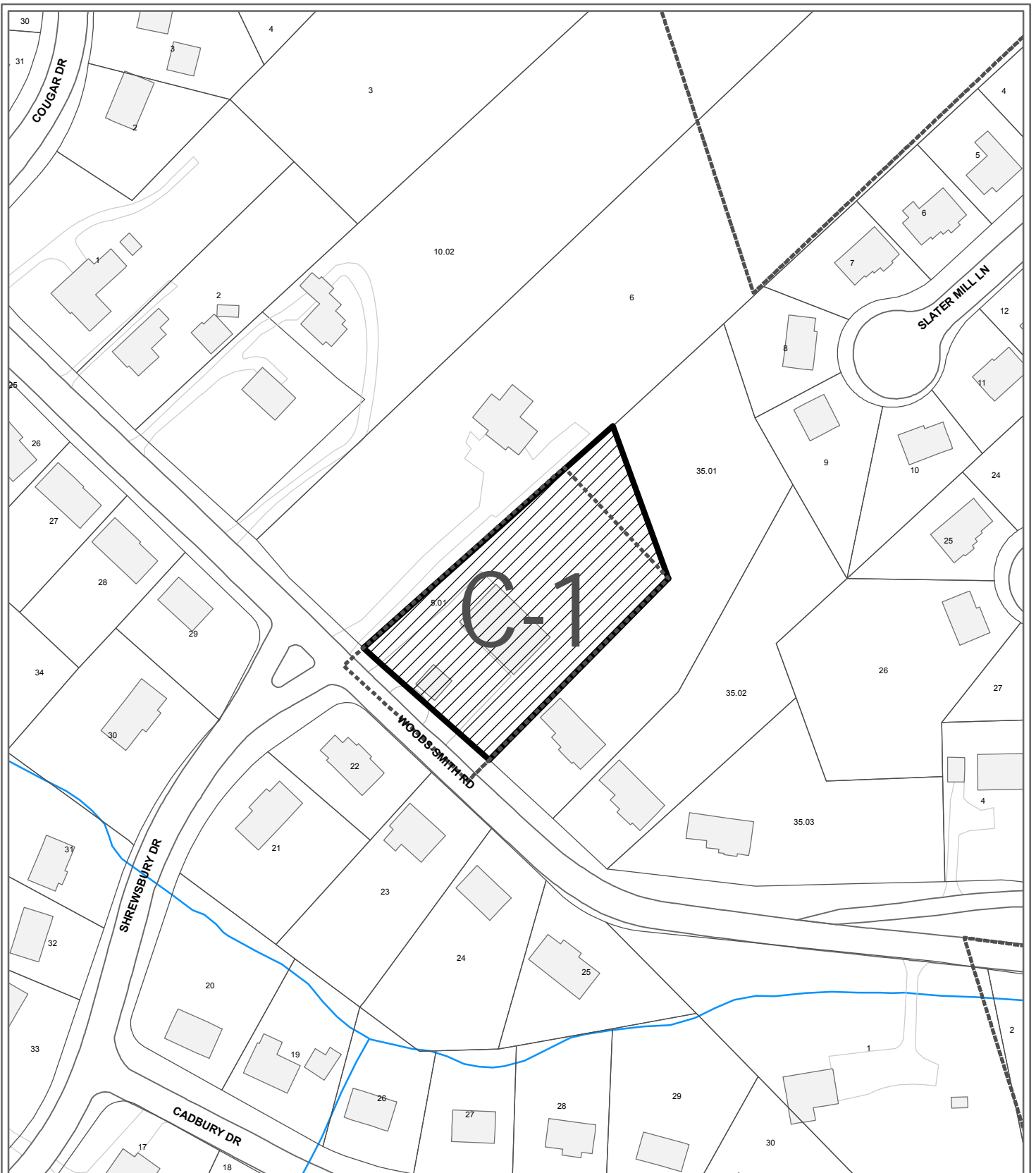
COMMENTS:

This proposal is to permit an eating and drinking establishment (bar) that is approximately one-fourth of the floor area of the existing convenience store. The bar sells beer and has already been constructed and operating prior to Use on Review approval. There is a separate exterior entrance to be bar.

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.



**7-H-18-UR
USE ON REVIEW**



Eating and drinking establishment in C-1 (Neighborhood Commercial)

Petitioner: Woods-Smith Market & Deli

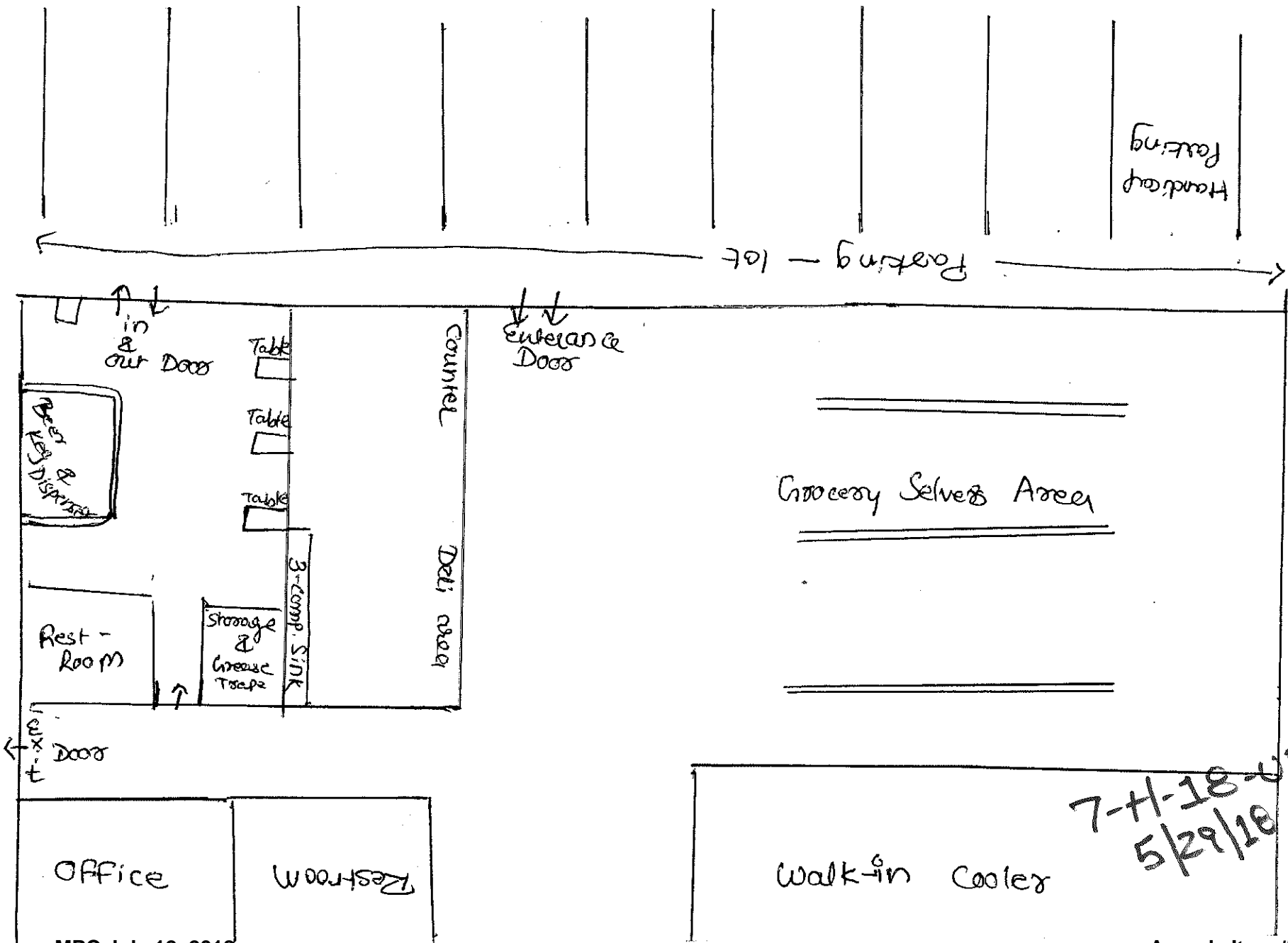
Map No: 92

Jurisdiction: City



Original Print Date: 6/20/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Cross Pump



Use on Review Development Plan

Name of Applicant: Woods-Smith Market & Deli Date Filed: 05/29/2018 Meeting Date: 06/14/2018 Application Accepted by: Marc Payne Fee Amount: File Number: Development Plan Fee Amount: 1500.00 File Number: Use on Review 7-H-18-UR

PROPERTY INFORMATION

Address: 2240 Woods-Smith Road Knoxville, TN 37921 General Location: N/3 Wood Smith Rd NW of Shrewsbury Drive Tract Size: .9ac +/- No. of Units: Zoning District: C-1 Existing Land Use: Market & Deli

Planning Sector: Northwest County Sector Plan Proposed Land Use Classification: LDR Growth Policy Plan Designation: City Census Tract: 46.08 Traffic Zone: 212 Parcel ID Number(s): 092C004501 Jurisdiction: City Council 3rd District

APPROVAL REQUESTED

Development Plan: Residential Non-Residential Home Occupation (Specify Occupation) Other (Be Specific) Eating-drinking establishment in a C-1 zone

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Fenil Parikh Company: Woods-Smith Market & Deli Address: 2240 Woods-Smith Road City: Knoxville State: TN Zip: 37921 Telephone: 865-444-1971 Fax: E-mail: Dhanit2630@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to: PLEASE PRINT Name: Woods-Smith Market & Deli Company: Woods-Smith Market & Deli Address: 2240 Woods-Smith Road City: Knoxville State: TN Zip: 37921 Telephone: 865-444-1971 Fax: E-mail: Dhanit2630@gmail.com

APPLICATION AUTHORIZATION

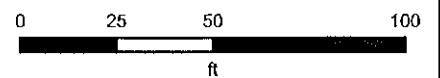
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form. Signature: Fenil Parikh PLEASE PRINT Name: Fenil Parikh Company: Woods-Smith Market & Deli Address: 2240 Woods-Smith Road City: Knoxville State: TN Zip: 37921 Telephone: E-mail: Dhanit2630@gmail.com



Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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ZONING NOTICE OF VIOLATION

Date of Inspection 5/10/18 Inspector BSM

Violations To Be Corrected (Compliance Date) By: 5/31/18

Property Address: 2240 WOODS-SMITH RD

Property Zoning: C-1 CLT #: 092CD00501

Property Owner: OUTLOOK PROPERTIES

Tenant (if applicable): WOODS-SMITH MARKET & DELI / SUNOCO

By order of the Chief Building Official of the City of Knoxville you are hereby notified you are in violation of the Knoxville City Code, Appendix B, Zoning Regulations as listed below. Compliance with these regulations must be met prior to continuing with any work, use or occupancy.

VIOLATION - MARKET/DELI HAS BEEN TURNED INTO EATING &
DRINKING ESTABLISHMENT IN A C1 ZONE WITHOUT
A USE ON REVIEW APPROVAL FROM THE METROPOLITAN
PLANNING COMMISSION (MPC). CONTACT MPC AT
215-2500 FOR USE ON REVIEW REQUIREMENTS

Failure to comply may result in citation to City Court and a fine for each day of violation, plus administrative court cost.

Please contact the Zoning Office at 865-215-^{2992 BRANDON}4473 to speak with someone regarding this Notice of Violation.

This Notice Received By: _____