

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

▶ **FILE #:** 7-H-18-UR **AGENDA ITEM #:** 53
 POSTPONEMENT(S): 7/12/2018-8/9/2018 **AGENDA DATE:** 9/13/2018
 ▶ **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 October 11, 2018 MPC meeting as recommended by staff.**
 Staff is recommending postponement because the site plan needs to be updated to show how the minimum required parking (13 spaces) can be provided or a variance must be approved by the Board of Zoning Appeals to reduce the required spaces to the existing parking (8 spaces).

COMMENTS:

This proposal is to permit an eating and drinking establishment (bar) that is approximately 385 square feet in size. The area dedicated to the bar is within the existing 2,760 square-foot convenience store building. The

area dedicated to the convenience store is now approximately 2,375 square feet.

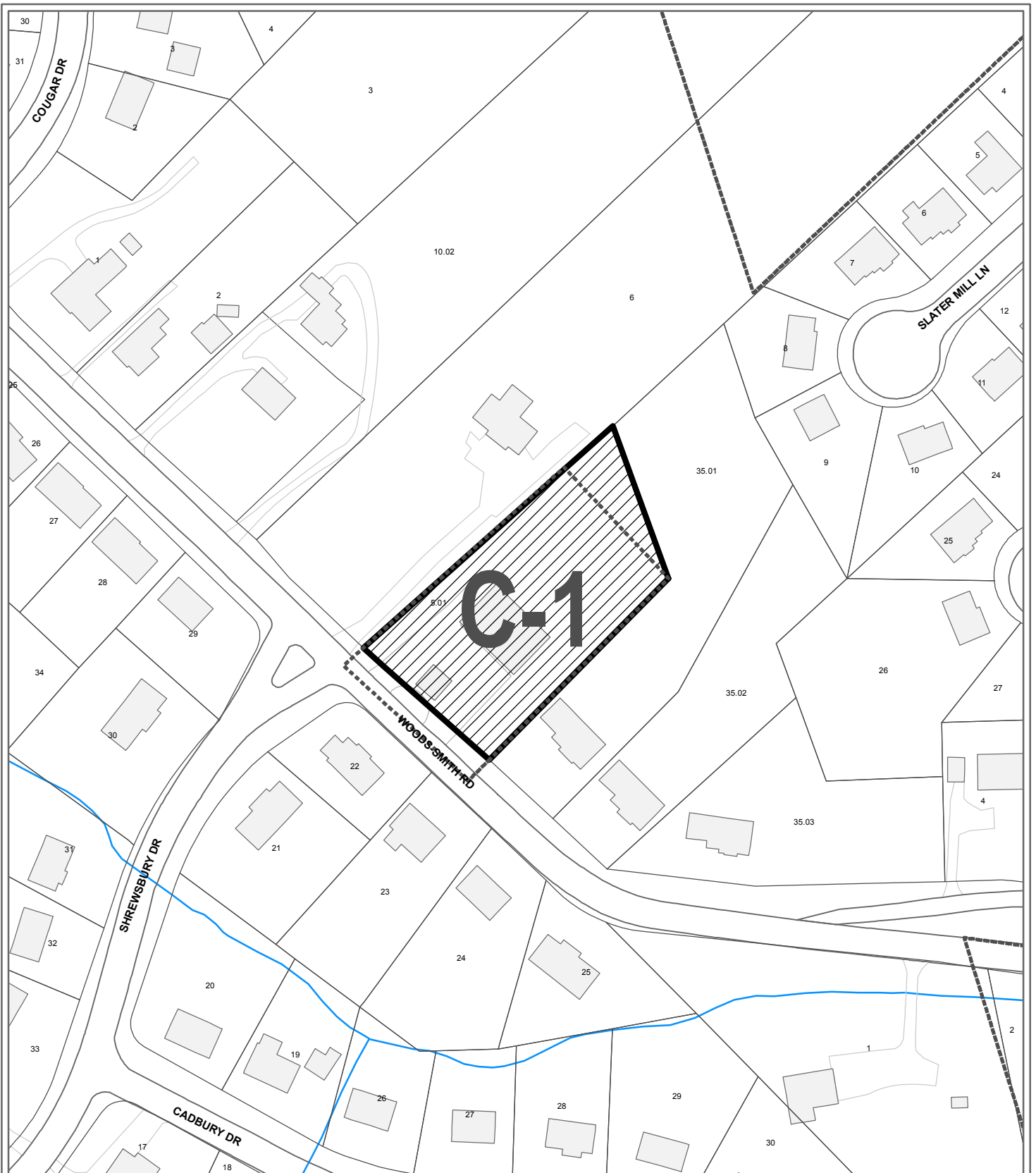
The bar has already been constructed and operating prior to submitting a Use on Review application. There is a separate exterior entrance to the bar on the front of the building. The existing parking does not meet the minimum parking required for the two uses combined. There are currently 8 parking spaces and 13 spaces are required. Either the parking will need to come into compliance with the minimum parking requirement or a variance must be approved by the Board of Zoning Appeals. Any expansion of the parking lot must meet the setback, screening and landscaping requirements of the parking regulations.

ESTIMATED TRAFFIC IMPACT: 376 (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.

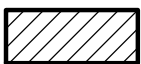
ESTIMATED STUDENT YIELD: Not applicable.

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.



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

Petitioner: Woods-Smith Market & Deli

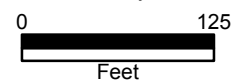


Eating and drinking establishment in C-1 (Neighborhood Commercial)

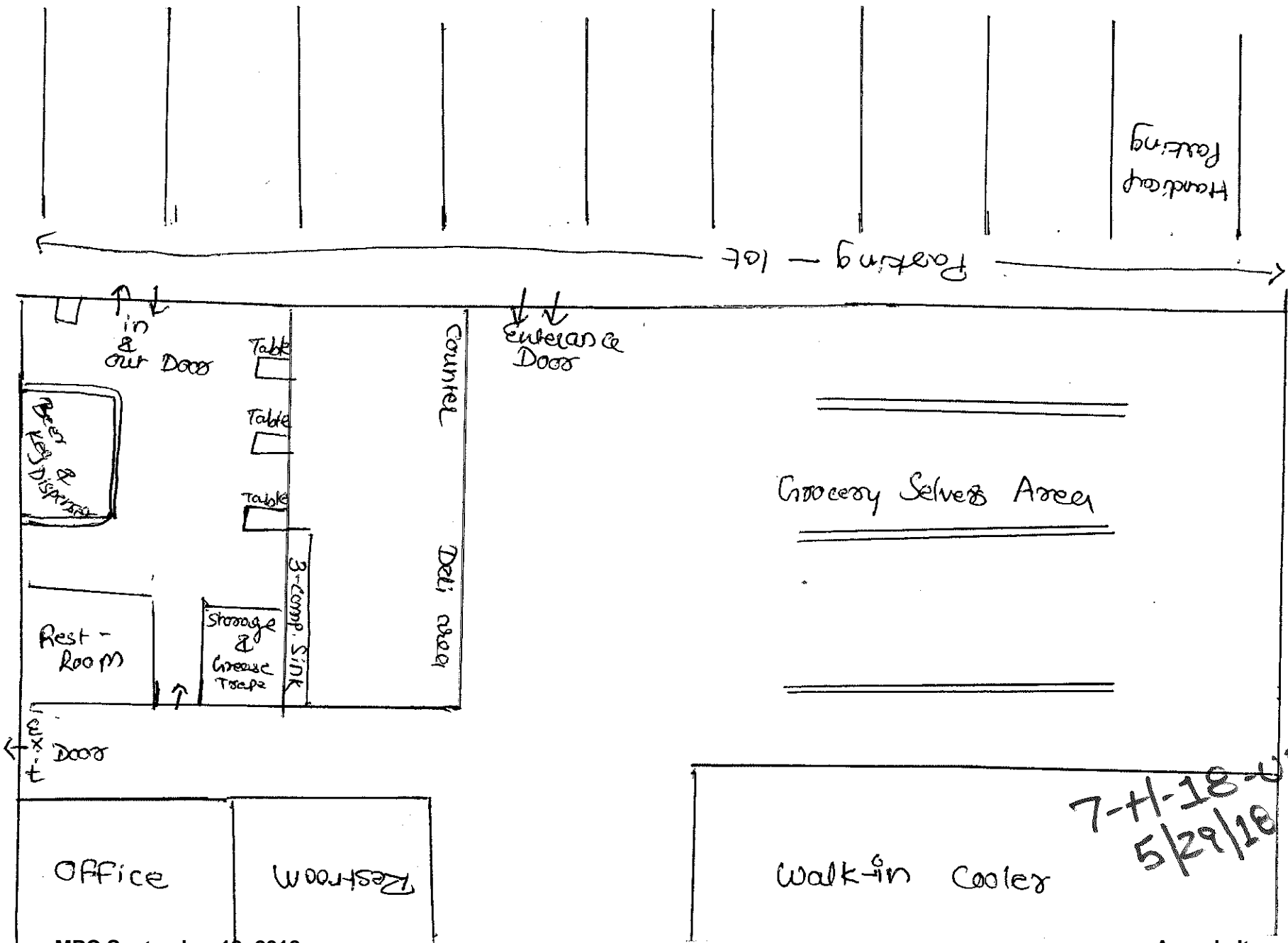
Map No: 92

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: [X] City Council 3rd District [] County Commission District

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: Dhamit2630@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: Dhamit2630@gmail.com

APPROVAL REQUESTED

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

APPLICATION AUTHORIZATION

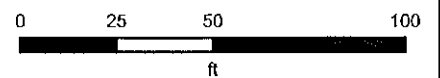
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form. Signature: Fenil Parikh PLEASE PRINT Name: Fenil Parikh Company: Woods-Smith Market & Deli Address: 2240 Woods-Smith Road City: Knoxville State: TN Zip: 37921 Telephone: E-mail: Dhamit2630@gmail.com



Letter Portrait

Printed: 5/29/2018 at 1:27:59 PM

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.

2992 BRANDON

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

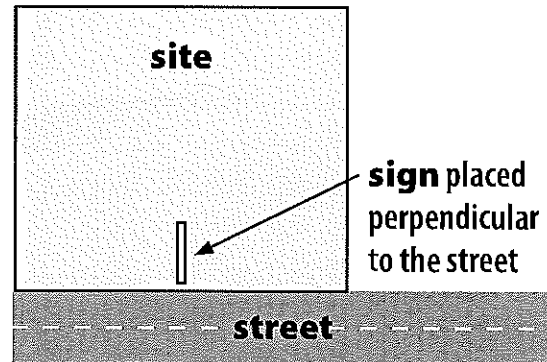
This Notice Received By: _____

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. MPC staff will provide a sign to post on the property at the time of application.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign must be posted no later than **two weeks prior** to the scheduled MPC or BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC or BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

I hereby agree to post the sign provided on the subject property on or before

6/27/18

consistent with the guidelines provided above; and to **remove the sign within one week after** the MPC or BZA decision.

Signature: _____

F.V. Patel

Printed Name: _____

Fenil Parikh

Date: _____

5/29/18

MPC or BZA File Number: _____

7-H-18-UR