



USE ON REVIEW REPORT

▶ **FILE #:** 2-B-19-UR

AGENDA ITEM #: 35

AGENDA DATE: 2/14/2019

▶ **APPLICANT:** CHRIS HARTY
OWNER(S): Pavilion Development Co.

TAX ID NUMBER: 119 PART OF 01825 [View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 N Cedar Bluff Rd

▶ **LOCATION:** West side of N Cedar Bluff Rd., south of Sherrill Blvd.

▶ **APPX. SIZE OF TRACT:** 1.32 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via N. Cedar Bluff Rd., a major arterial street with a five lane street section within a 100' required right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Tire and Auto Service Facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Restaurants - PC (Planned Commercial)

South: Hotel - C-3 (General Commercial)

East: Restaurants - CH (Highway Commercial)

West: Lincoln Memorial University - C-6 (General Commercial Park) & PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This site is located near the intersection of N. Cedar Bluff Rd. and Sherrill Blvd. in an area that is composed of mixed commercial and office uses developed in the PC, PC-1, CH and C-3 zoning districts.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a tire and auto service store with approximately 6,116 square feet, subject to 7 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and

Public Works to guarantee such installation.

3. Obtaining approval of and recording a final plat for this proposed lot and surrounding property. This plat shall include the two tax parcels to the east (01817 and 01818), the access easement serving this site from N. Cedar Bluff Rd., and the parcel on the southwest side of the property that extends out to Park 40 North Blvd. (tax parcels 018 and portion of 01825) . All recorded easements should be identified that cross this property including any cross access easements with adjoining property.
4. Working with the Knox County Department of Engineering and Public Works on any site modifications needed for truck access to the site and dumpster access.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all applicable requirements of Knox County sign regulations subject to approval by Knox County and Planning staff.

With the conditions noted, the request meets all requirements for approval of a use on review in the PC (Planned Commercial) zoning district.

COMMENTS:

The applicant is proposing to develop a 6,116 square foot tire and auto service store on a 1.32 acre site located on the west side of N. Cedar Bluff Rd., south of Sherrill Blvd. The access driveway for this site is off of the existing driveway from N. Cedar Bluff Rd. that serves two restaurants and Lincoln Memorial University. The proposed facility includes eight bays for tire and auto service. There will be a total of 34 parking spaces on site that complies with the minimum parking requirements for this type facility.

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 use as proposed will have little or no impact on the surrounding commercial uses.

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 zoning district as well as the general criteria for approval of a use on review.
2. The proposed tire and auto service store 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 an unsuitable environment for the proposed use.

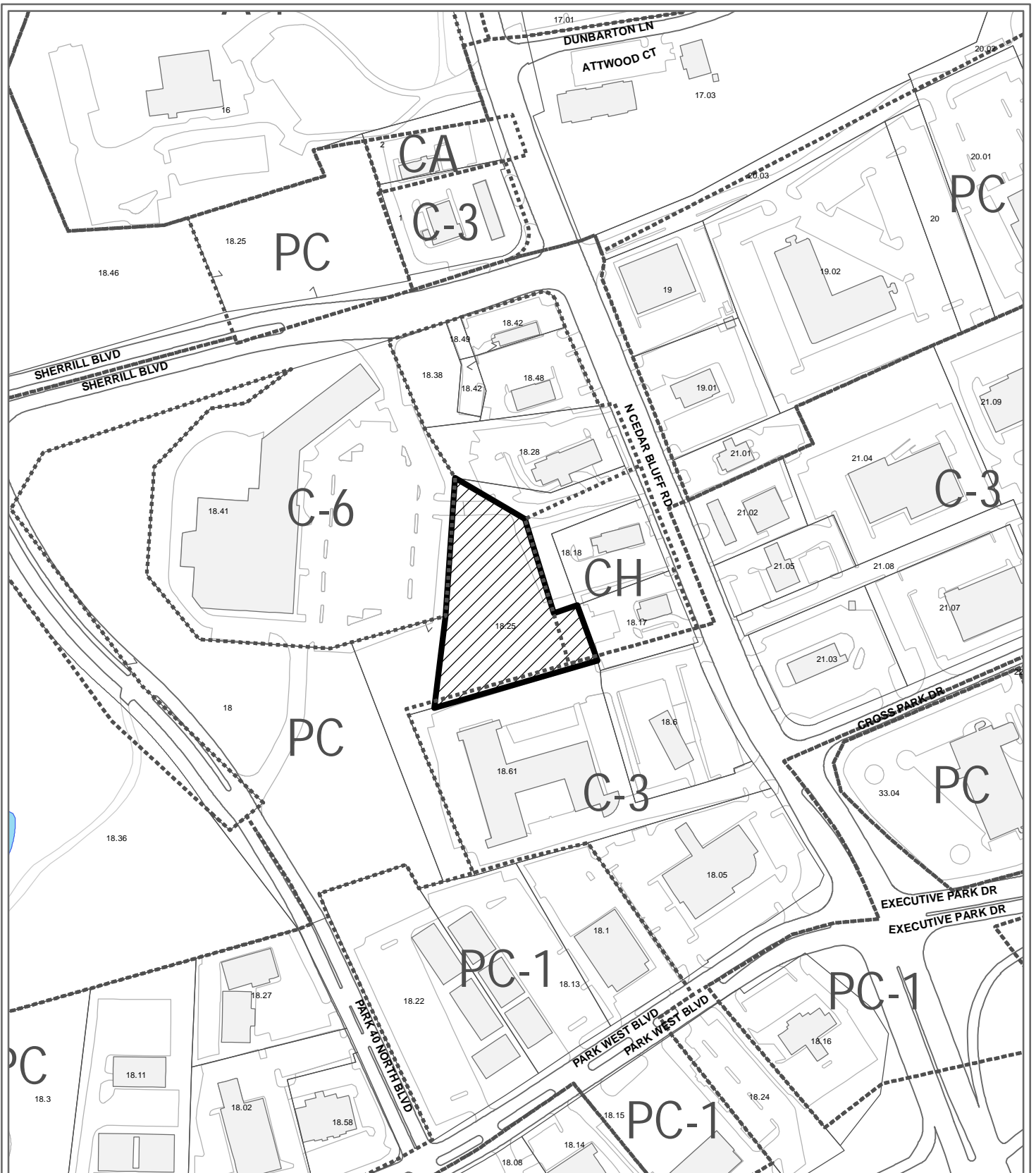
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan designate the site for general commercial use. The development complies with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

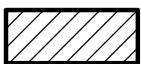
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**2-B-19-UR
USE ON REVIEW**

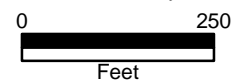


Auto Service Facility in PC (Planned Commercial)

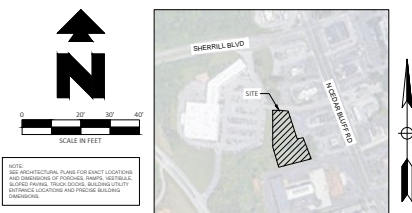
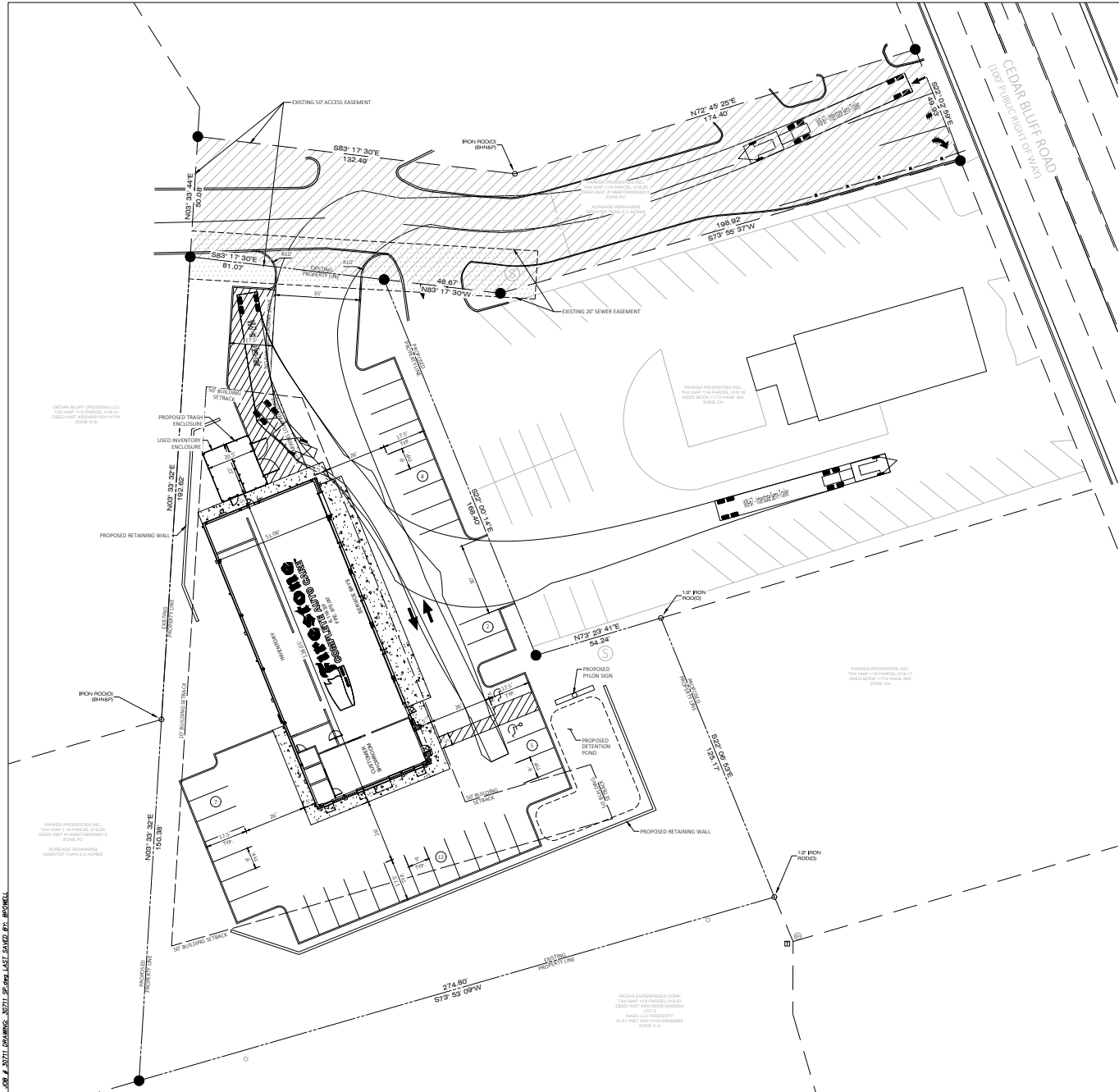
Petitioner: Harty, Chris

Map No: 119

Jurisdiction: County



Original Print Date: 1/15/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



PROPERTY INFO		
PROPERTY AREA	52,751 S.F.	1.21 ACRES
BUILDING AREA	6,116 S.F.	15 ACRES
BUILDING COVERAGE	11.59%	
IMPERVIOUS AREA	27,263 S.F.	63 ACRES (61.7%)
OPEN SPACE	25,488 S.F.	59 ACRES (48.3%)
SETBACKS		
	BUILDING	
FRONT	50 FEET	
SIDE	50 FEET	
REAR	10 FEET	
PARKING RATIO		
	REQUIRED	PROVIDED
	1 SPACE PER 250 GSF	
STANDARD PARKING	25 SPACES	32 SPACES
ACCESSIBLE PARKING	2 SPACES	2 SPACES
TOTAL	27 SPACES	34 SPACES

A VARIANCE FOR A REDUCTION OF THE BUILDING SETBACK LINE FROM 50 FEET TO 10 FEET ALONG THE WESTERN PROPERTY LINE WAS APPROVED BY THE BOARD OF ZONING APPEALS ON OCTOBER 24, 2018.

2-B-19-UR
Revised: 1/28/2019

PRELIMINARY NOT FOR CONSTRUCTION

Engineering
Associates, Inc.
1000 N. CENTRAL AVENUE, SUITE 200
KNOXVILLE, TN 37912
PH: 615.582.8800
WWW.EA-TN.COM

Firestone
COMPLETE AUTO CARE

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NEW FCAC STORE
8-BAY FCAC-ER-RIGHT
CEDARBLUFF RD NEAR SHERRILL BLVD
KNOXVILLE, TN

ANDREW D. SWIFT
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 3311
04/20/2015

FILE NAME: 30711 SP-2.dwg
CSI PROJECT NUMBER: 30711
REVISION: REV-1 DATE: 12/19/19

2-B-19-UR

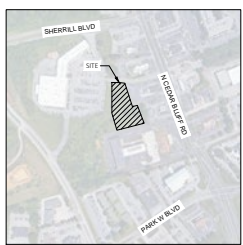
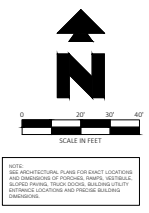
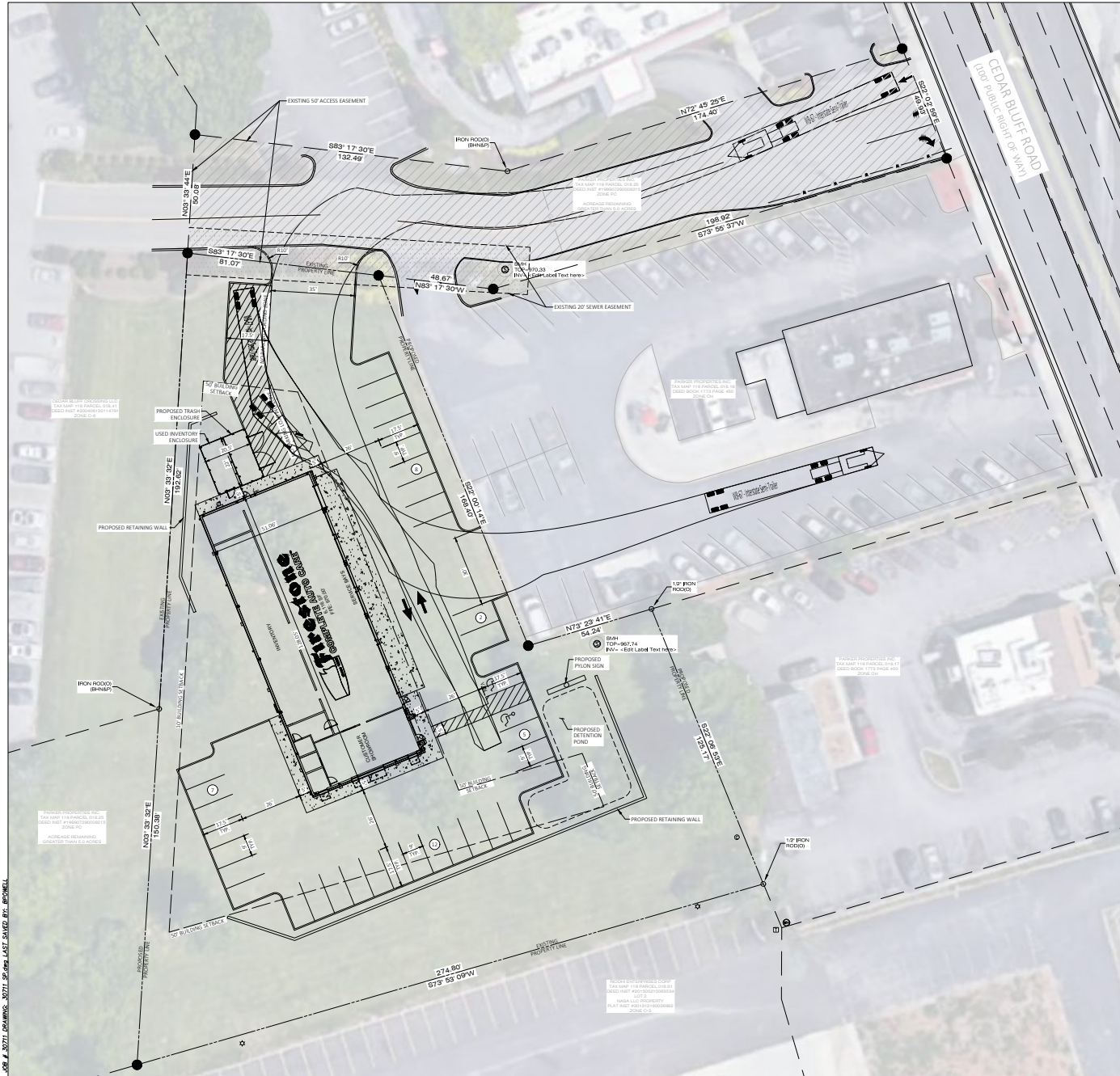
SITE PLAN

SHEET NUMBER
30711

SHEET NUMBER
C1.0

JOB # 30711 DRAWING 30711 SP-2.dwg LAST SAVED BY: MICHAEL

DWG # 30711 DRAWING 30711 SP.000 LAST SAVED BY: MICHAEL



Vicinity Map
Not to Scale

NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PROPOSED BUILDING, DRIVEWAYS, DRIVEWAYS, TRUCK DOCKS, BUILDING, TRUCK DISTANCE LOCATIONS AND PROPOSED BUILDING FOOTPRINTS.

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1000 W. MAIN ST. SUITE 200
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**NEW FCAC STORE
8-BAY FCAC-ER-RIGHT
CEDAR BLUFF RD NEAR SHERRELL BLVD
KNOXVILLE, TN**

ANDREW D. SUTER
MAYOR OF KNOXVILLE
STATE OF TENNESSEE

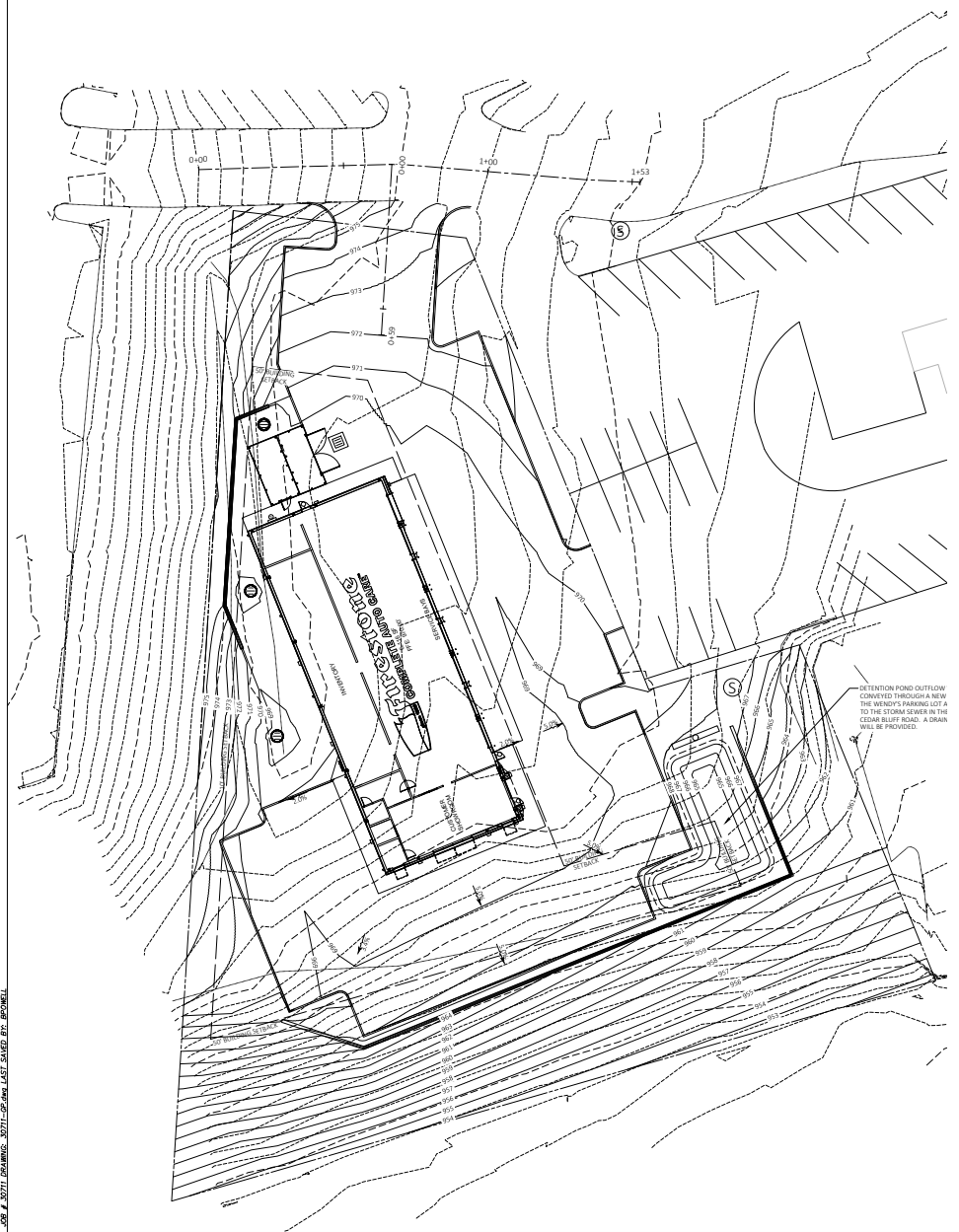
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REVISION: REV-1 DATE: 1/29/19

2-B-19-UR

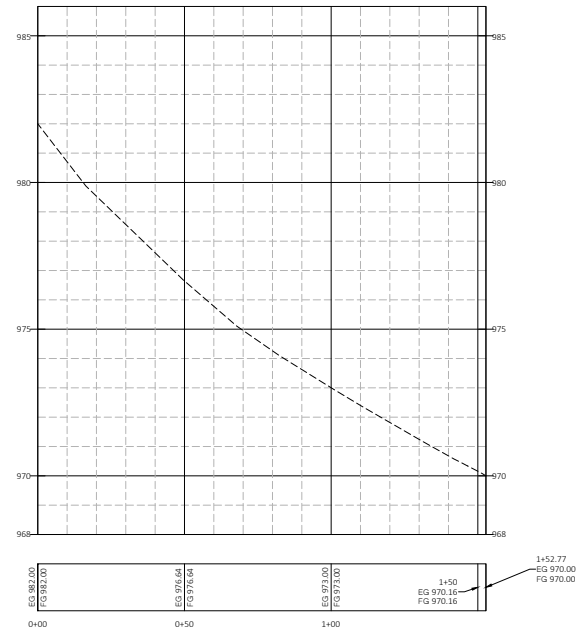
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SITE PLAN

SHEET NUMBER
C1.1

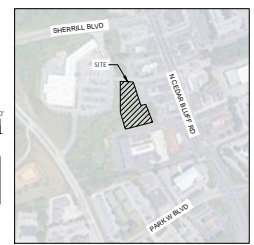
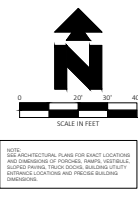
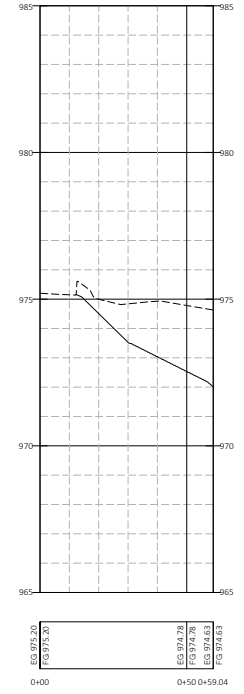
DWG: 2/28/19 2:28/19-UR 2019-01-28 10:00 AM LAST SAVER BY: BPH/ML



Existing Driveway (1) PROFILE
 VERTICAL SCALE: 1"=2'
 HORIZONTAL SCALE: 1"=20'



Firestone Driveway PROFILE
 VERTICAL SCALE: 1"=2'
 HORIZONTAL SCALE: 1"=20'



Vicinity Map
 Not to Scale

2-B-19-UR
 Revised: 1/28/2019

PRELIMINARY NOT FOR CONSTRUCTION

Engineering Associates, Inc.

11111
 11111
 11111

Firestone COMPLETE AUTO CARE

NEW FCAC STORE
 8-BAY-FCAC-ER-RIGHT
 CEDAR BLUFF RD NEAR SHERRILL BLVD
 KNOXVILLE, TN

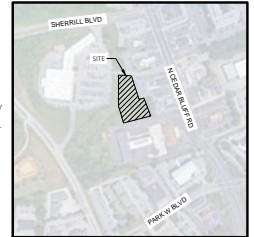
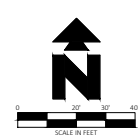
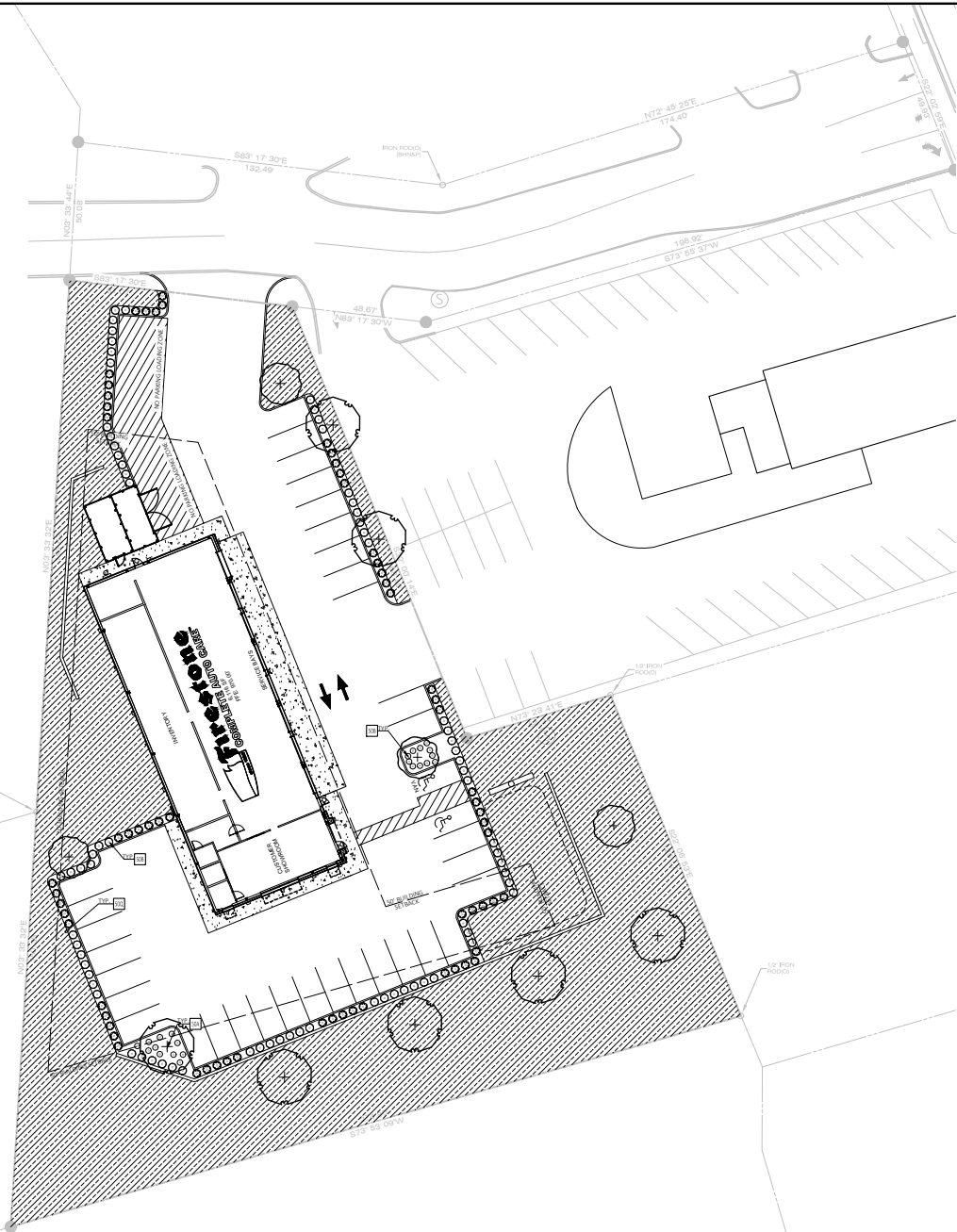
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 CEI PROJECT NUMBER: 30711
 REVISION: REV-1 DATE: 1/28/19

2-B-19-UR

CEI DRAWING NUMBER: 30711

SHEET NUMBER: C2.0

DWG # 20211 - LANDSCAPE PLAN - LAST SAVED BY: MWORKERS



Vicinity Map
Not to Scale

PROPOSED

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	STORM DRAIN
○	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

LANDSCAPE DETAILS

SDA	TREE PLANTING
SDS	SHRUB PLANTING
SDC	STEEL EDGING

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	
	4	Acer buergerianum "Spectabilis" TM / Trident Maple	8 & 8	2" Cal	
	7	Gleditsia triacanthos inermis / "Shade Master" Thornless Honeylocust	8 & 8	2" Cal	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	DETAIL	
	64	Abelia x grandiflora "Kaleidoscope" / Glossy Abelia	3 gal		
	74	Bauhinia "Green Gem" / Green Gem Bowwood	3 gal		
	22	Echinacea purpurea / Purple Coneflower	3 gal		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD	SPACING
	23,392 sf	Cynodon dactylon / Bermuda Grass	soil		

LANDSCAPE REQUIREMENTS: PER KNOXVILLE TENNESSEE

INTERIOR LANDSCAPING	REQUIRED	PROVIDED
LANDSCAPED ISLANDS SHALL BE PLANTED AT MINIMUM WITH 1 DECIDUOUS TREE (2" CALIPER AND 8' TALL MIN.). LANDSCAPE AREAS SHALL CONSIST OF BOTH NATURAL PLANTING MATERIALS (TREES, SHRUBS, GROUND COVERS, OR GRASS).	YES	4 TREES AND 22 INTERIOR SHRUBS
PARKING LOT LANDSCAPING		
PERIMETER SCREENING AREAS NO LESS THAN FIVE (5) FEET WIDE, MEASURED FROM THE EDGE OF THE PARKING LOT TO THE PROPERTY LINE, SHALL BE PROVIDED BETWEEN THE PARKING LOT AND ANY PROPERTY ZONED FOR MIXED USE OR NONRESIDENTIAL PURPOSES, INCLUDING PARKING LOTS ON ADJACENT PROPERTY. SUCH PERIMETER SCREENING AREAS SHALL BE PLANTED SO AS TO BE CONTINUOUS WHEN PLANTS REACH MATURITY. A MINIMUM OF FIFTY (50) PERCENT OF THE SHRUBS SHALL BE EVERGREEN.	YES	CONTINUOUS PERIMETER SCREENING. 50% OF SHRUBS ARE EVERGREEN.

2-B-19-UR
Revised: 1/28/2019

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1000 N. W. 10th St., Suite 100
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NEW FCAC STORE
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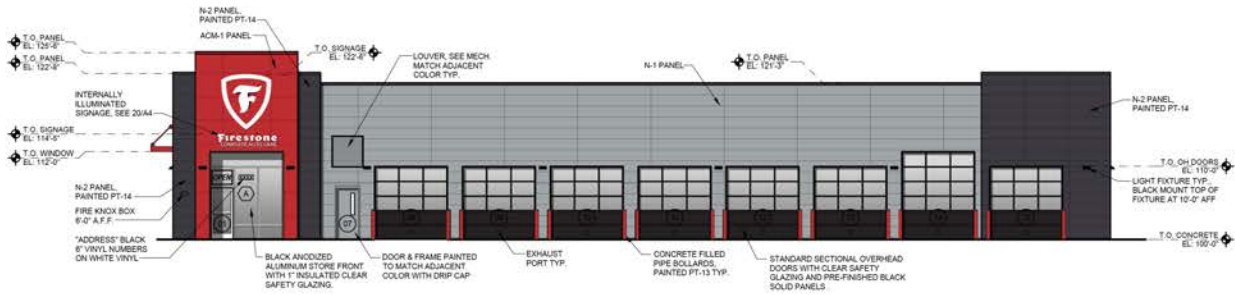
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PROJECT NUMBER: 30711
REVISION: REV1 DATE: 1/25/19

2-B-19-UR

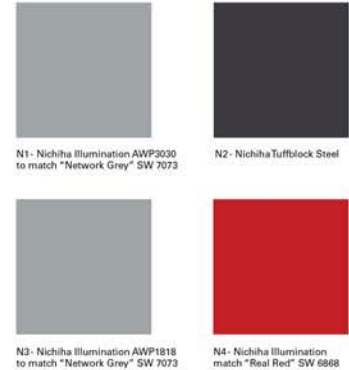
LANDSCAPE PLAN

SHEET NUMBER:
30711

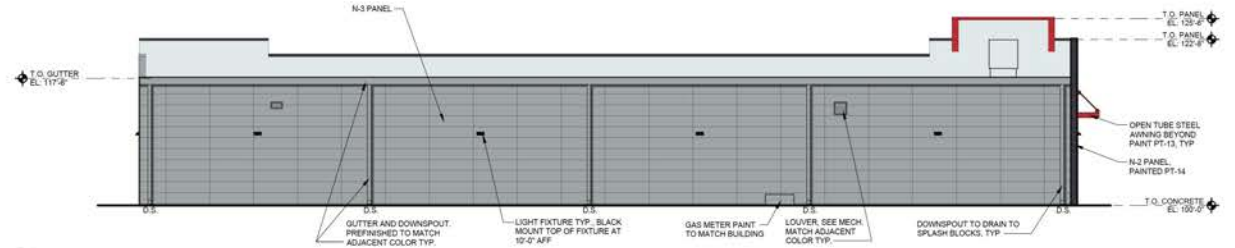
L 1.0



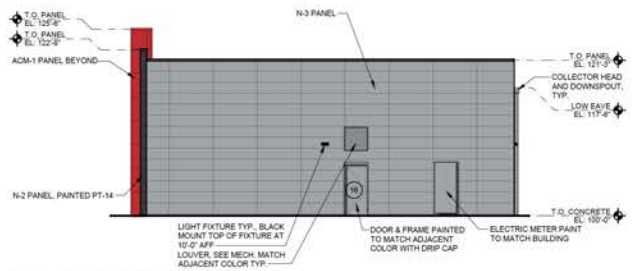
1 (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"



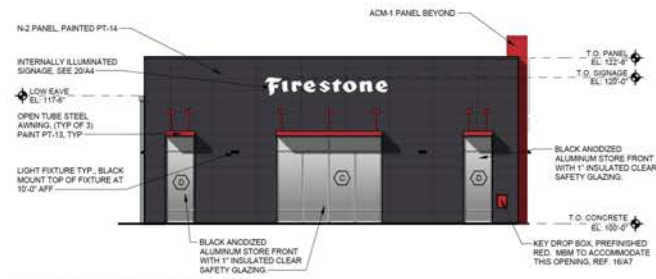
MATERIAL KEY
 N-1: NICHHA ILLUMINATION AWP9030. COLOR TO MATCH SW 7073 NETWORK GREY
 N-2: NICHHA TUFFBLOCK. PAINTED PT-1
 N-3: NICHHA ILLUMINATION AWP1818. COLOR TO MATCH SW 7073 NETWORK GREY
 ACM-1: ALLCOBOND SPECTRA-PYDF2 PATRIOT RED, GLOSS LEVEL 50
 PT-13: SW 6868 REAL RED
 PT-14: SW 6960 CAVALI



6 (NORTH) ELEVATION
SCALE: 1/8"=1'-0"



11 (EAST) ELEVATION
SCALE: 1/8"=1'-0"



16 (WEST) ELEVATION
SCALE: 1/8"=1'-0"

2-B-19-UR
Revised: 1/28/2019

- GENERAL NOTES:
1. PROVIDE DRIP CAP OVER ALL MAN DOORS SEE DETAIL 15A8
 2. PAINT ALL EXPOSED LINTELS & JAMBS TO MATCH ADJACENT BUILDING COLOR.
 3. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME SETUP
 4. INSTALLATION OF BUILDING SIGNS AND STREET SIGN BY SIGN VENDOR, G.C. TO PROVIDE WIRING. REFER ELECTRICAL.
 5. REFER SHEET #88 FOR PAINT COLOR KEY.
 6. ANY EXTERIOR CONSTRUCTION JOINT, EXPANSION JOINT, AND CRACK OF ADJUTING DISSIMILAR OR SAME MATERIALS MUST HAVE APPROPRIATE PRODUCT APPLIED TO PROVIDE AN AIR, MOISTURE, AND WATER TIGHT EXTERIOR. REFER TO SPECIFICATION SECTION 07200 FOR PRODUCTS.
 7. INTERMEDIATE SUPPORTS FOR ALL EXTERIOR WALL LOUVER/VENT OPENINGS TO BE PROVIDED BY BIM.

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM THE CLIENTS DOCUMENTS. DESIGN MAY VARY.

PROJECT CONTACTS: PHONE #: (918) 587-8600
 ARCHITECT: KRISTINE PAGANO
 SGA DESIGN GROUP

PROTOTYPE: SMALL ER - LEFT

ZONE APPROVAL (BY/DATE):
 VP. _____
 CONT. _____
 RM. _____
 CM. _____

ENTITY ID: XXXXXXXX
 SITE ID: XXXXXXXX
 LEGACY ID: XXXXXXXX



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331 N. CEDAR BLUFF RD
KNOXVILLE, TN

SGA Design Group, p.c.
 1437 South Boulder, Suite 550
 Tulsa, Oklahoma 74115-3609
 p: 918 587 8600
 f: 918 587 8601
 www.sgadesigngroup.com

SHEET TITLE: EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER: PA4

Use on Review **Development Plan**

Name of Applicant: Chris Harty
 Date Filed: 12/21/2018 Meeting Date: 02/14/2019
 Application Accepted by: Thomas Brechbo
 Fee Amount: File Number: Development Plan
 Fee Amount: \$1,500 File Number: Use on Review 2-B-19-UR

PROPERTY INFORMATION

Address: 0 N Cedar Bluff Rd.
 General Location: N Cedar Bluff Rd near Sherrill Blvd.
 Knoxville, TN
 Tract Size: 1.32 Acres (Proposed) No. of Units: 1
 Zoning District: PC - Planned Commercial
 Existing Land Use: Vacant lot

Planning Sector: Northwest County
 Sector Plan Proposed Land Use Classification:
GC - General Commercial
 Growth Policy Plan Designation: Urban Growth
 Census Tract: 46.11
 Traffic Zone: 221
 Parcel ID Number(s): 119 ^{part of} 01825
 Jurisdiction: City Council _____ District
 County Commission 3 District

APPROVAL REQUESTED

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

 Other (Be Specific)
Use on Review application.
Auto Service Facility

PROPERTY OWNER/OPTION HOLDER

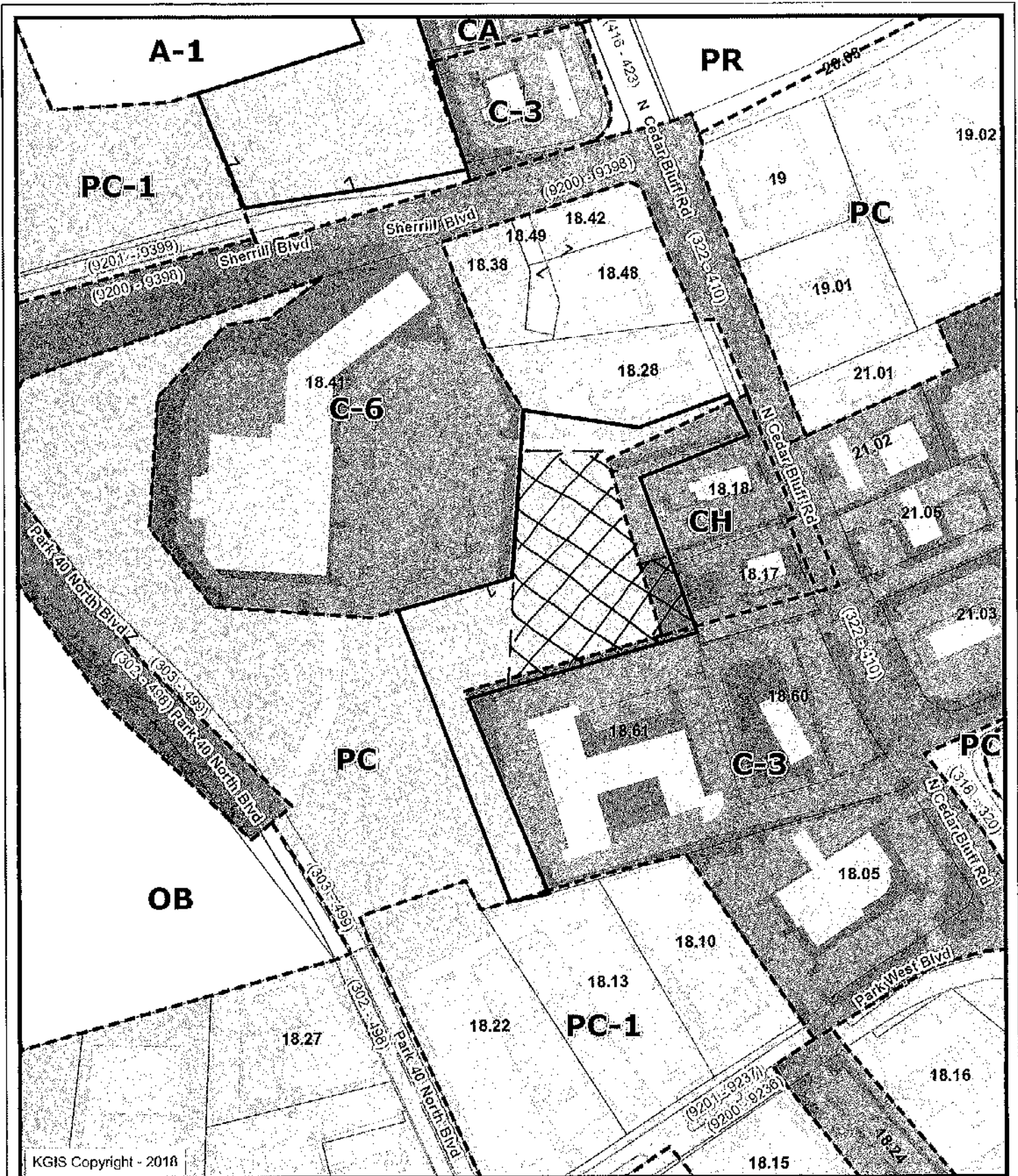
PLEASE PRINT
 Name: MICHAEL GRACE
 Company: PAVILION DEVELOPMENT CO
 Address: 5605 CARNEGIE BLVD
 City: CHARLOTTE State: NC Zip: 28209 ^{SUITE 110}
 Telephone: 704-944-5979
 Fax: 704-552-1159
 E-mail: MG@PAVILIONCO.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: Chris Harty
 Company: CEI Engineering
 Address: 3108 SW Regency PKWY, Suite 2
 City: Bentonville State: AR Zip: 72712
 Telephone: 479-273-9472
 Fax: 479-273-0844
 E-mail: rharty@ceieng.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: [Signature]
 PLEASE PRINT
 Name: Chris Harty
 Company: CEI Engineering
 Address: 3108 SW Regency PKWY, Suite 2
 City: Bentonville State: AR Zip: 72712
 Telephone: 479-273-9472
 E-mail: rharty@ceieng.com



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 12/28/2018 at 12:30:35 PM



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