



USE ON REVIEW REPORT

▶ **FILE #:** 10-D-19-UR

AGENDA ITEM #: 46

AGENDA DATE: 10/10/2019

▶ **APPLICANT:** GARRETT DEVELOPMENT & CONSTRUCTION, LLC

OWNER(S): Garrett Development & Construction, LLC

TAX ID NUMBER: 47 C D 012 & 047 117

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7605 Cedarcrest Rd.

▶ **LOCATION:** North side of E. Emory Rd., Southwest side of Cedarcrest Rd.

▶ **APPX. SIZE OF TRACT:** 0.42 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cedarcrest Road, a local road with 50 ft right-of-way, 26 ft pavement & two traffic lanes, and connects to E Emory Road, a major arterial with approximately 100 ft right-of-way (per the Major Road Plan), 60 ft pavement, & four lanes with a two-way left-turn lane.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** RA (Low Density Residential) & CA (General Business)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Additional Parking for Commercial Business

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential - RA (Low Density Residential)

South: Commercial - CA (General Business)

East: Residential - RA (Low Density Residential) & CA (General Business)

West: Vacant land /Commercial - CA (General Business)

NEIGHBORHOOD CONTEXT: This property is located in the Powell community that includes a mix of commercial, office, and residential land uses.

STAFF RECOMMENDATION:

▶ **POSTPONE the Use on Review until the November 14, 2019 meeting as requested by the applicant.**

The applicant is requesting the postponement to allow additional time to address staff comments.

COMMENTS:

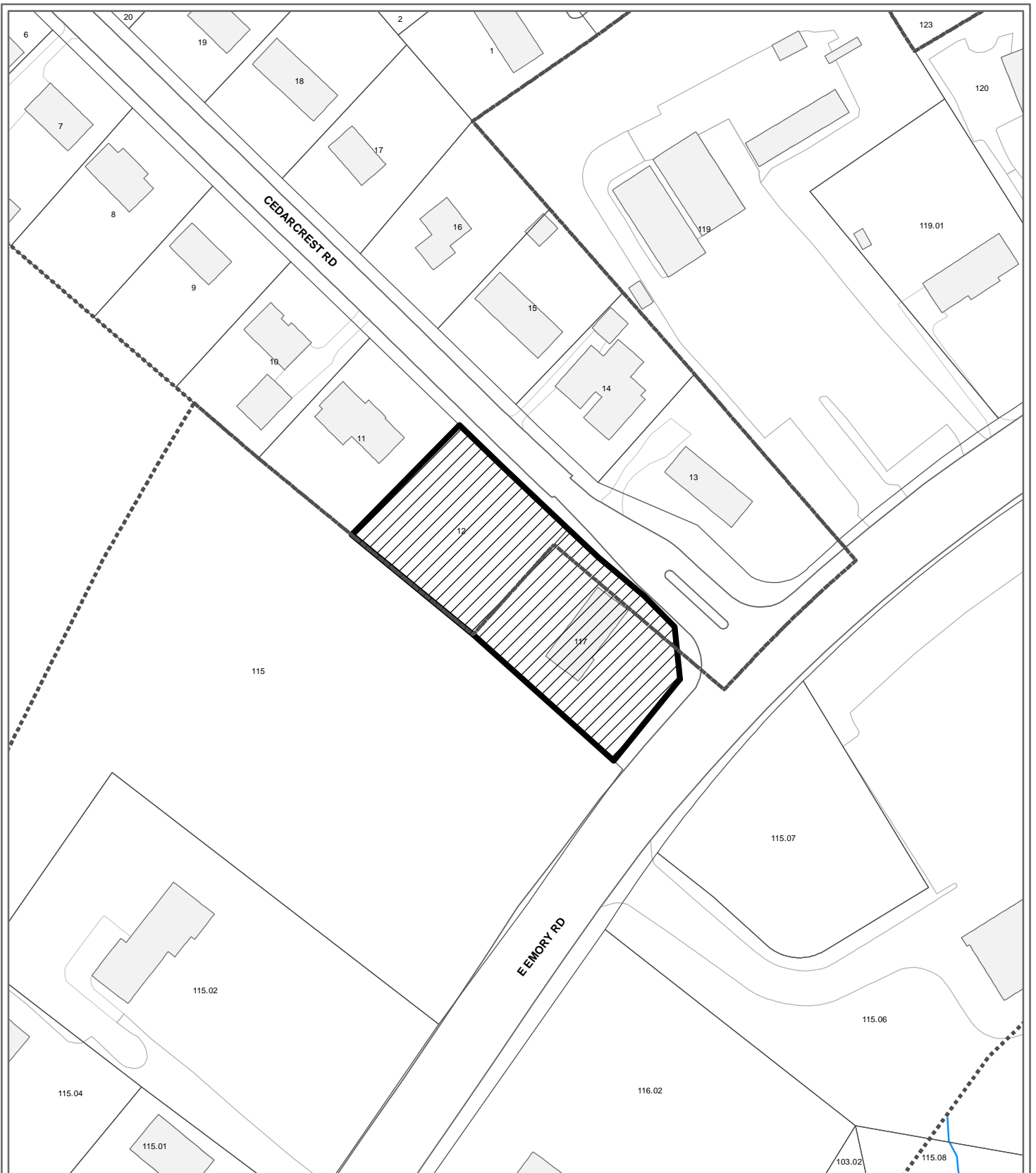
The applicant is proposing to create additional parking for their coffee shop on the adjacent residential lot on the north side of E Emory Rd and west side of Cedarcrest Rd. A zoning provision allows 'parking in a more

restrictive zone' (residential zone) through the commercial lot (Appendix A, Article 3.51.10), which is what the applicant is trying to pursue.

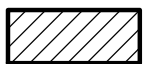
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**10-D-19-UR
USE ON REVIEW**



Additional Parking for Commercial Business in RA (Low Density Residential)

Petitioner: Garrett Development & Construction, LLC

Map No: 47

Jurisdiction: County



Original Print Date: 9/17/2019

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

10-D-19-UR-PP-10-10-19

Robert G. Campbell & Associates

7523 Taggart Lane
Knoxville, TN 37938
Ph: 865-947-5996
Fax: 865-947-7556



2540 Sand Pike Blvd
Suite #3
Pigeon Forge, TN 37863
Ph: 865-366-2516
fax 865-947-7556

September 25, 2019

Tarren Barrett, EIT, Transportation Engineer
Knoxville-Knox County Planning
City/County Building
400 Main Street
Knoxville, TN 37902

RE: Use on Review – Mahalo Coffee/Garrett Development
RGC #19004
Planning Services File 10-D-19-UR

Dear Ms. Barrett:

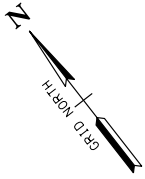
On behalf of Garrett Construction and Development, LLC, we hereby request that the Use on Review listed above be postponed for 30 days.

Please call if you have any questions.

Sincerely,
Robert Campbell & Associates, LP

A handwritten signature in blue ink, appearing to read "Garrett M. Tucker".

Garrett M. Tucker, PE



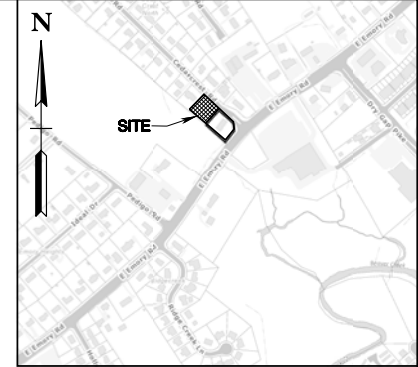
PARKING SUMMARY

MINIMUM SPACES REQUIRED:
 ONE (1) PER THREE (3) EMPLOYEES
 PLUS ONE (1) PER THREE (3) FIXED SEATS
 3 EMPLOYEES & 42 SEATS = 16 REQUIRED

NUMBER OF EXISTING SPACES = 16 (INCLUDING 1 VAN ACCESSIBLE ADA)

NUMBER OF NET ADDITIONAL SPACES = 10

TOTAL NUMBER OF PROPOSED SPACES = 26 (INCLUDING 1 VAN ACCESSIBLE ADA)



LOCATION MAP N.T.S.

NOTES:

- 1) EXISTING MONUMENTS AS SHOWN. PROPERTY BOUNDARY BASED ON EXISTING MONUMENTS
- 2) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY. (NAVD 1988)
- 3) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
- 4) ESTIMATED TOTAL DISTURBED AREA = 0.40 AC. STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOT REQUIRED.
- 5) BASED ON FEMA FIRM MAP, THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 6) PERVIOUS CONCRETE WITH 20%-25% VOID SPACE TO BE INSTALLED. INFILTRATION TEST TO BE PERFORMED.
- 7) THE CHANGE IN GRADE FROM THE TURNING SPACE AT THE BOTTOM OF THE RAMP TO GUTTER SLOPE SHALL NOT EXCEED 11%.
- 8) SIDEWALKS SHALL MEET ALL A.D.A. REQUIREMENTS.

LEGEND

- EIP IRON PIN FOUND
- W.V. WATER VALVE
- P/T/C POWER/TELEPHONE/CABLE
- ⋯ GUY WIRE
- - - 1190 EXISTING TOPOGRAPHIC CONTOUR
- ⊕ FIRE HYDRANT
- ⊙ CLEANOUT
- ⊙ SEWER MANHOLE
- ⊕ SIGN

**CLT MAP: 047
 PARCELS: 12**

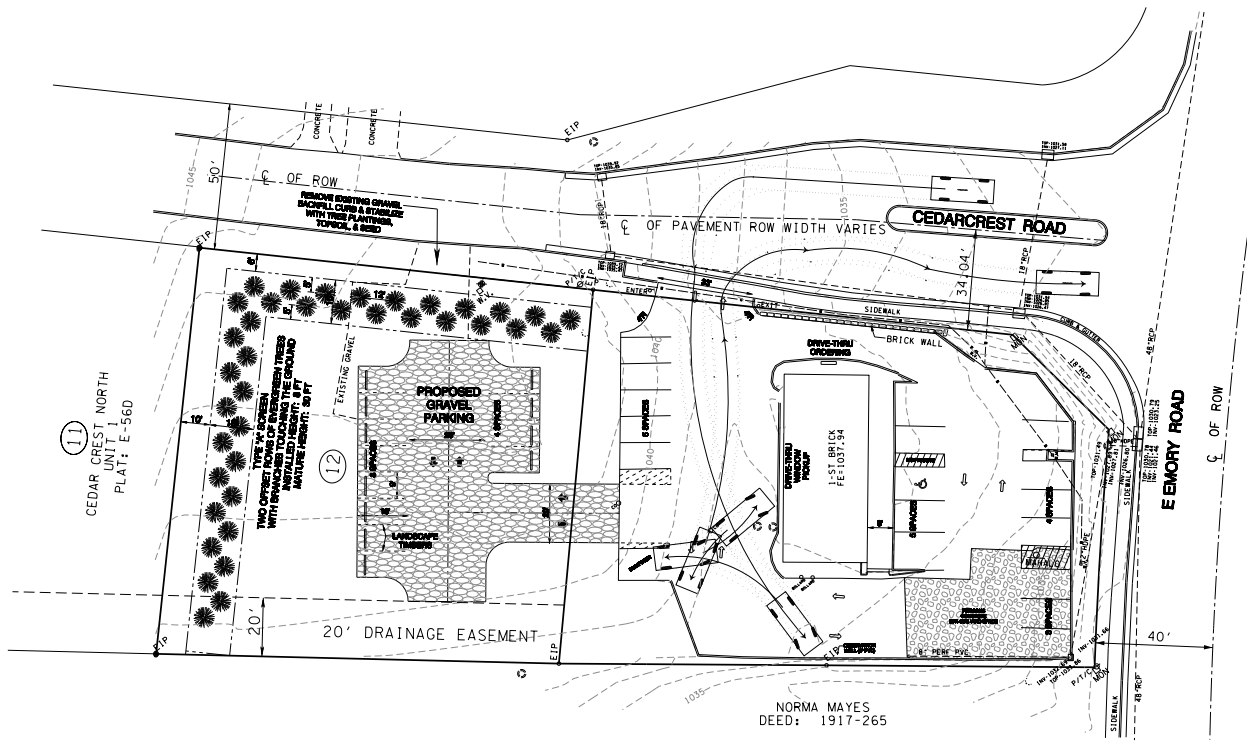
PROPERTY ZONED: RA

**KNOX COUNTY
 DISTRICT 7**

**TOTAL AREA: 18,175 SQ FT (0.42 AC)
 DISTURBED AREA: 0.30 AC**

**DEED: 20180616-0067502
 PLAT: E-68-D**

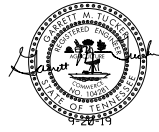
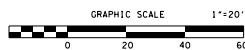
**SITE ADDRESS:
 7805 CEDARCREST RD**



11 CEDAR CREST NORTH UNIT 1 PLAT: E-56D

12

NORMA MAYES DEED: 1917-265



ENGINEER:
 ROBERT G. CAMPBELL & ASSOC., L.P.
 1523 TAGGART LANE
 KNOXVILLE, TN, 37938
 PHONE: 865-947-5996

OWNER:
 GARRETT DEVELOPMENT AND CONSTRUCTION, LLC
 4930 W BEAVER CREEK DR
 POWELL, TN 37849
 TODD GARRETT (1865) 806-9806

L:\GENERAL\2019\URBON\URBON_SHEETS.dgn 9/20/2019 3:58:33 PM 3/26/23 PM

PLANNING SERVICES FILE NO.: 10-D-19-UR

NO.	DATE	DESCRIPTION	BY	CKD.	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	MAHALO COFFEE SHOP CEDARCREST ROAD, KNOXVILLE, TN	PARKING ADDITION USE ON REVIEW	DESIGNED BY GMY	CHECKED BY RSD	SCALE 1" = 20'	SHEET
		REVISIONS						DRAWN BY GMY	DATE 9-20-19	FILE NO. 10004	OF

NO. **1**



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

Garrett Development & Construction, LLC

Applicant

8/23/2019

October 10, 2019

10-D-19-UR

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Garrett Tucker, PE

Robert G. Campbell and Associates, LP

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

Zip

865-947-5996

gtucker@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

GARRETT DEVELOPMENT & CONST 4930 W BEAVER CREEK DR

865-806-9806

Owner Name (if different)

Owner Address

Owner Phone

POWELL, TN 37849

~~CLT 47 PARCEL 12~~

① 047 CD 012

Property Address

N/S E Emory Rd Parcel ID

② 047-117

① 7605 CEDARCREST RD

0.42 AC

② 1317 E Emory Rd

S/S Cedarcrest Rd

Tract Size

SEVENTH

RA

Jurisdiction (specify district above)

- City
- County

Zoning District

North County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVacant

N

HPUD

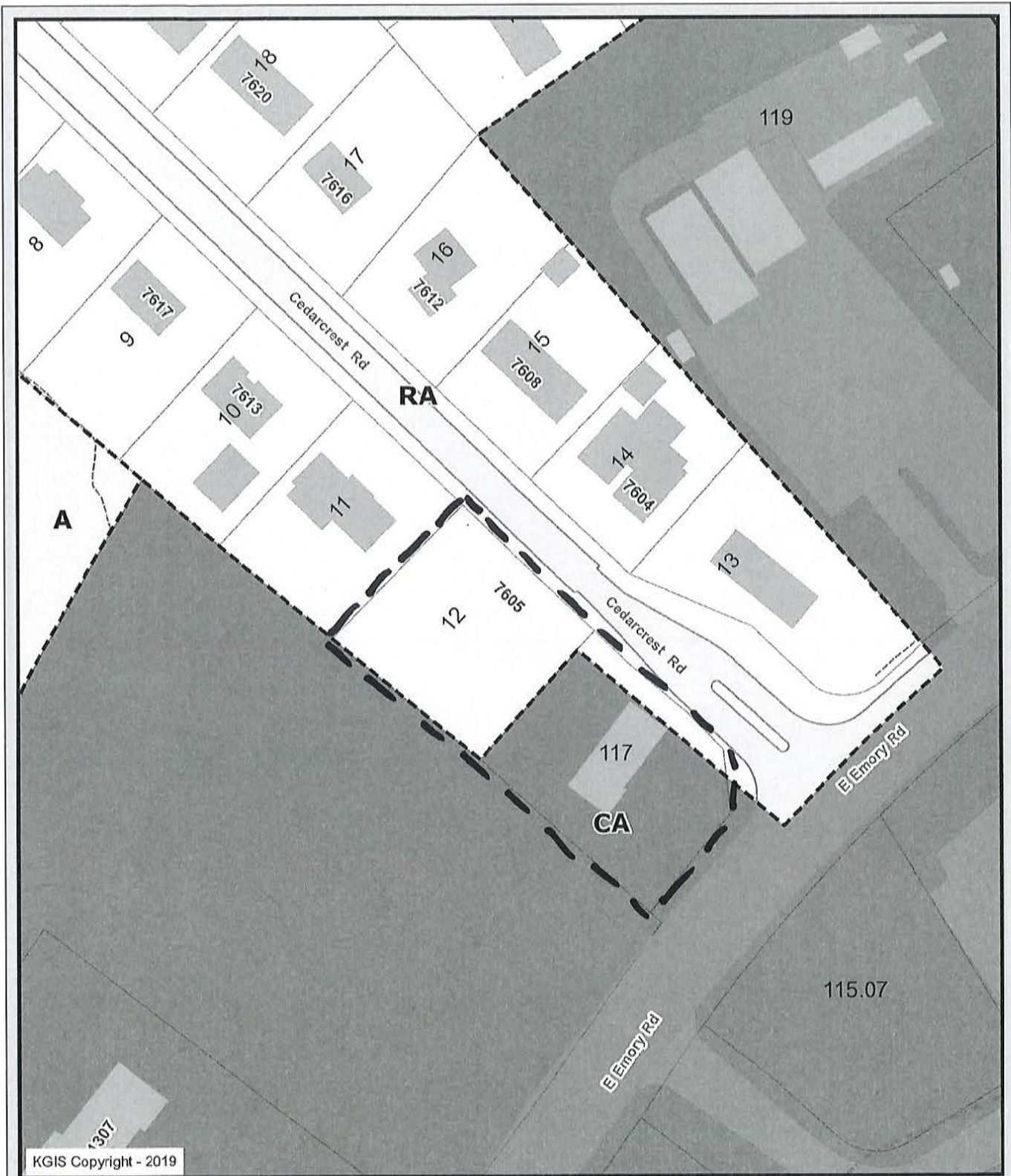
HPUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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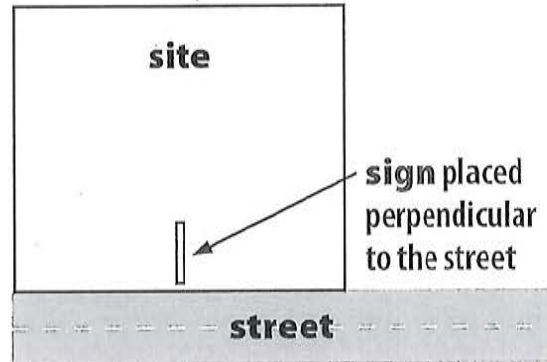
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. 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.

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(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Sept 25 and Oct 11
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Jane F. Campbell

Printed Name: Jane F. Campbell

Phone: 865-947-5996 Email: ffugate@vga-a.com

Date: 8/23/19

MPC File Number: 10-D-19-UR