



SPECIAL USE REPORT

▶ **FILE #:** 12-D-20-SU

AGENDA ITEM #: 25

AGENDA DATE: 12/10/2020

▶ **APPLICANT:** WILLIAM KIZER
OWNER(S): Fillaver Partners, Limited

TAX ID NUMBER: 123 B A 01101 [View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 4501 Chapman Hw.

▶ **LOCATION:** West of Chapman Hwy, South of Woodlawn Pk

▶ **APPX. SIZE OF TRACT:** 0.64 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Chapman Hwy., a major arterial street with 4 lanes and a center turning lane within 100' of right-of-way, and the adjacent Chapman Square Shopping Center.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

▶ **ZONING:** C-G-3 (General Commercial)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Drive through facility

HISTORY OF ZONING: The property was zoned C-6 before the new zoning ordinance became effective and now it is zoned C-G-3.

SURROUNDING LAND USE AND ZONING:
North: Shopping center / C-G-3 (General Commercial)
South: Retail, restaurant with drive thru / C-G-2 (General Commercial)
East: Chapman Hwy, library, shopping center / C-G-3 (General Commercial)
West: Shopping center, Overbrook Dr., residences /C-G-3 (General Commercial) & RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This portion of Chapman Highway is developed with a mix commercial and office uses developed in the C-G-3 and C-G-2 zones. There is a public library directly across Chapman Highway from the subject property and there is a residential neighborhood to the rear that is zoned RN-1.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a drive-through restaurant with approximately 1,010 square foot of floor area, subject to 9 conditions.**

1. Meeting the requirements of principal use standards for drive-through facilities (Article 9.3.F) of the City of

Knoxville Zoning Ordinance.

2. Meeting the requirements of Article 13 (Signs) of the City of Knoxville Zoning Ordinance, including but not limited to the business signs and the menu boards for the vehicle drive-through facility and the walk-up order window on the front of the building.
3. Meeting the design standards for the C-G-3 (General Commercial) zone (Article 5.4).
4. Installation of landscaping in accordance with the requirements of Article 12 (Landscaping) of the City of Knoxville Zoning Ordinance and as otherwise required by the City of Knoxville Urban Forrester.
5. Verifying that the provided parking meets both the minimum and maximum requirements for the combined uses on the site, and provide the required bicycle parking, in accordance with Article 11 (Off-street parking) of the City of Knoxville Zoning Ordinance.
6. When the use in the vacant retail/commercial space is determined, if the combined daily vehicle trips for the site is more than 750, a transportation impact study may be required by the City of Knoxville Department of Engineering for review and approval. Any recommended improvements from the study may be required to be implemented by the City of Knoxville Department of Engineering and/or the Tennessee Department of Transportation if the improvements are within the Chapman Highway right-of-way.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Meeting all applicable requirements of the Tennessee Department of Transportation.
9. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With conditions noted above, this request meets the requirements of C-G-3 zone, the principal use standards for drive-through facilities, and the other criteria for approval of a special use.

COMMENTS:

This proposal is for a new drive-through restaurant with approximately 1,010 sqft of floor area in an existing retail/commercial building along Chapman Highway. The site has a shared access to Chapman Highway with the lot to the south and also has access to the Chapman Square Shopping Center to the north. The restaurant will occupy only a portion of the 5,100 sqft building, with approximately 4,000 sqft of vacant commercial space remaining. If the combined uses that locate in the building have a traffic generation more than 750 trips per day, a transportation impact study may be required by City Engineering at the time those uses are identified. The drive-through will be located to the rear of the building with the pickup window on the south side of the building. There is a conflict with vehicles exiting the drive through being so close to the Chapman Highway entrance to the site. During permitting, the applicant will need to address safety issues with signage and striping, or any other measure required by City Engineering.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed restaurant will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed restaurant will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed restaurant meets the standards for development within the C-G-3 (Retail and Office Park) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions.
2. The proposed restaurant is consistent with the general standards for uses permitted on review: The proposed development 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 site has direct access to major arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

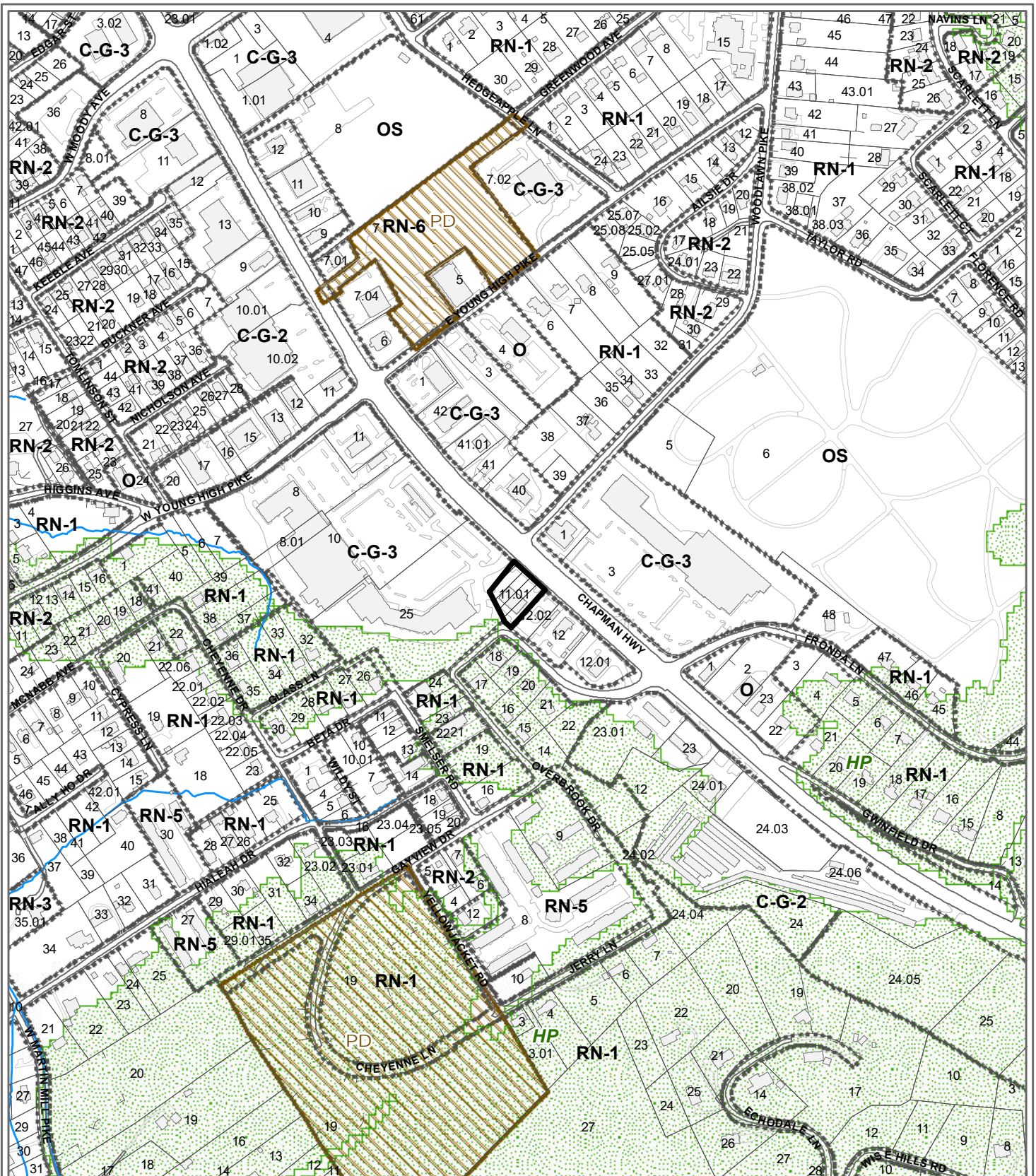
1. The South City Sector Plan and the Knoxville One Year Plan allow a mix of commercial, office and medium density residential uses on this site. The proposed restaurant with drive through facility is consistent with the Sector and One Year Plans.
2. The site is located within the city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 476 (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.

The Planning Commission'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 a Planning Commission decision in the City.



**12-D-20-SU
SPECIAL USE**

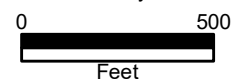


Drive through facility in C-G-3 (General Commercial)

Petitioner: Kizer, William

Map No: 123

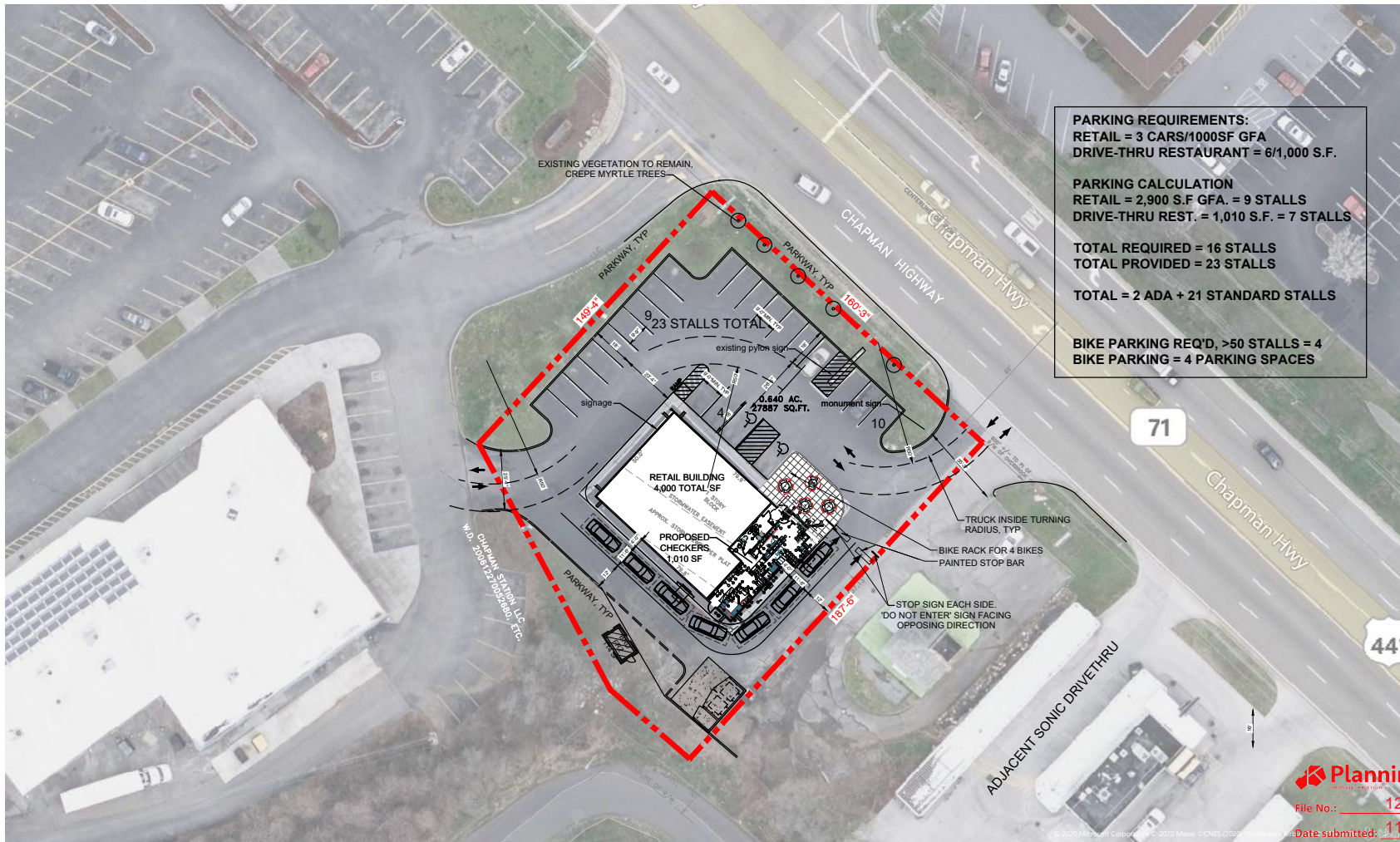
Jurisdiction: City



Original Print Date: 11/6/2020

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



PARKING REQUIREMENTS:
 RETAIL = 3 CARS/1000SF GFA
 DRIVE-THRU RESTAURANT = 6/1,000 S.F.

PARKING CALCULATION
 RETAIL = 2,900 S.F. GFA. = 9 STALLS
 DRIVE-THRU REST. = 1,010 S.F. = 7 STALLS

TOTAL REQUIRED = 16 STALLS
TOTAL PROVIDED = 23 STALLS

TOTAL = 2 ADA + 21 STANDARD STALLS

BIKE PARKING REQ'D, >50 STALLS = 4
BIKE PARKING = 4 PARKING SPACES



File No.: 12-D-20-SU

Date submitted: 11/23/2020

These plans have not been reviewed by Planning Staff and may not be finalized.

ZONING FILE NUMBER: 12-D-20-SU

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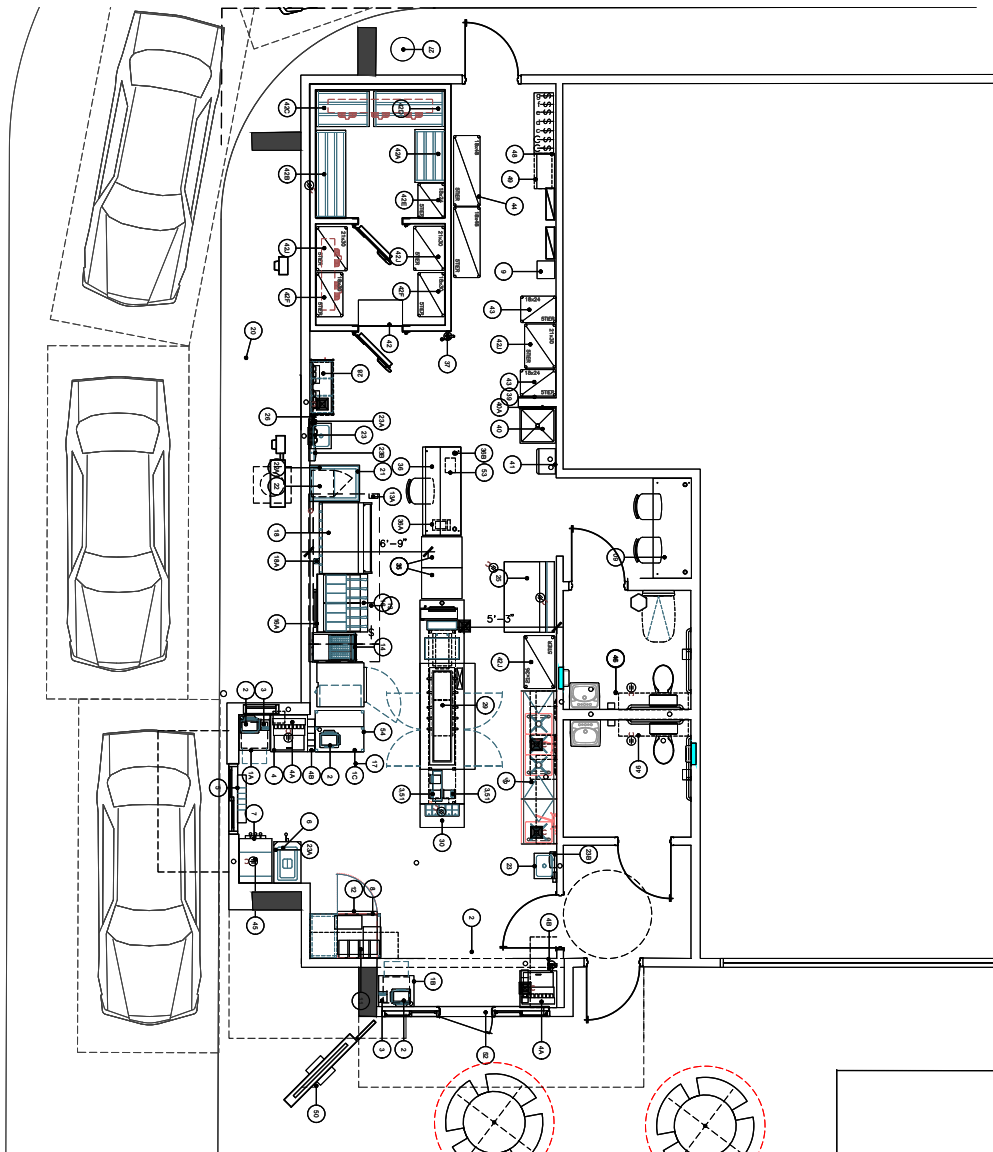
THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND TO REPORT ANY DISCREPANCIES TO THE CHECKERS REPRESENTATIVE PRIOR TO COMMENCING WORK.

10-26-2020

**4501 CHAPMAN HWY,
KNOXVILLE, TN, 37920**

**SP-1
SCALE: 1" = 20'-0"**

AXIS COMPANIES
1111 Cambridge Square
Alpharetta, GA 30009
678.395.4920



ZONING FILE NUMBER: 12-D-20-SU



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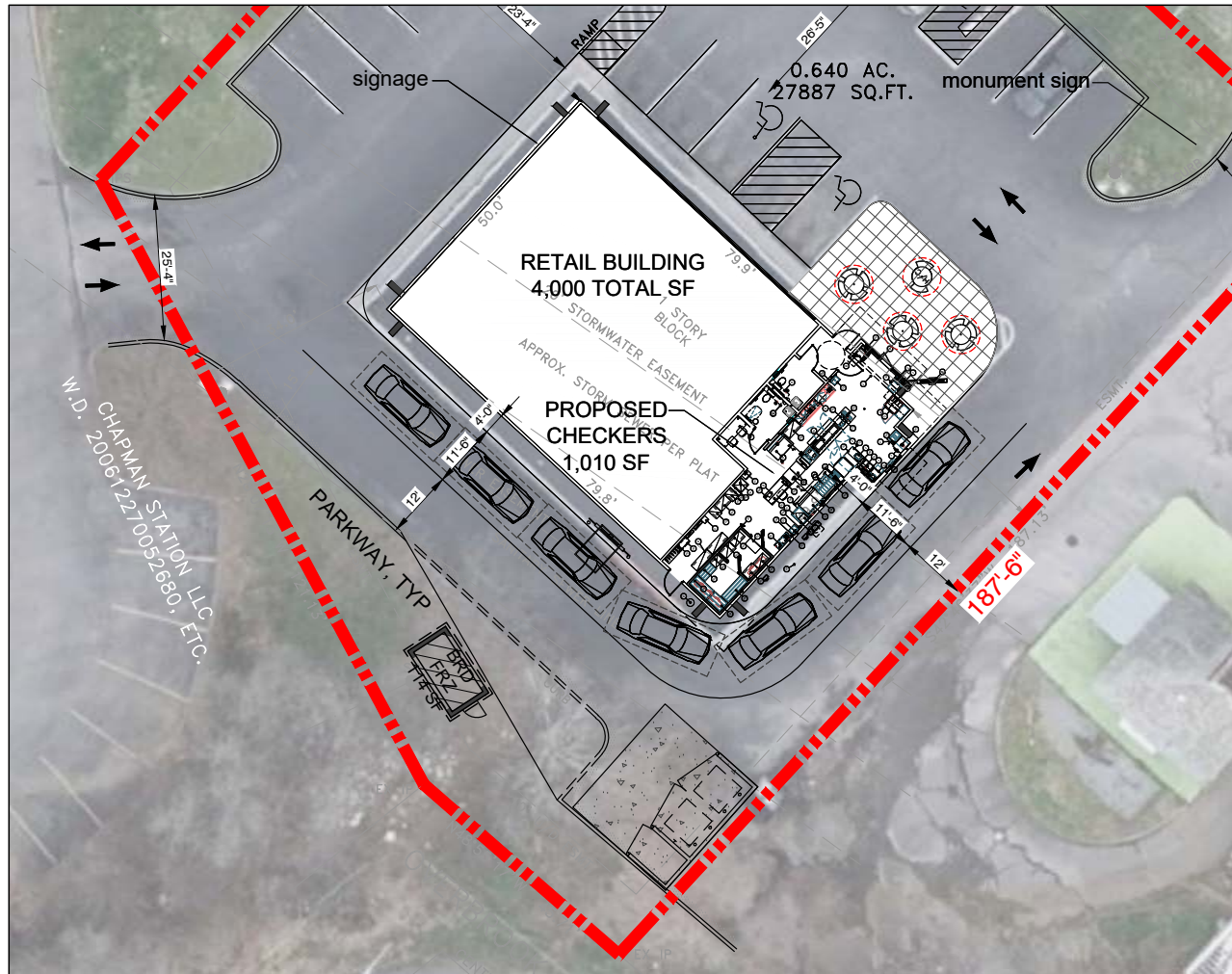
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10-05-2020

4501 CHAPMAN HWY,
KNOXVILLE, TN, 37920

FP-1
SCALE: 1/4" = 1'-0"





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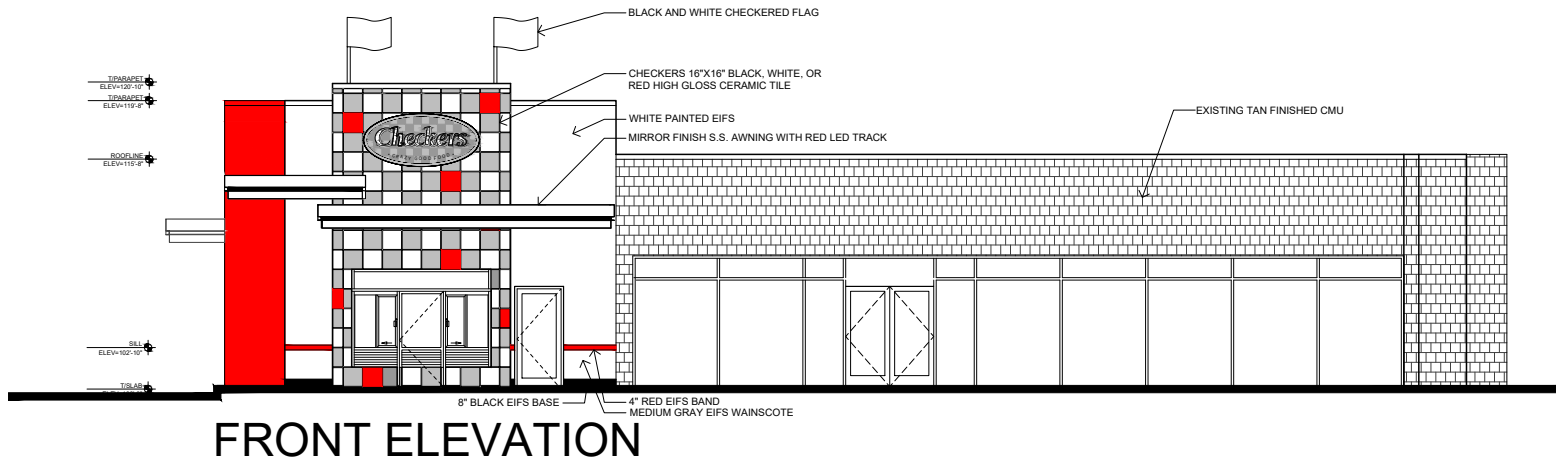
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10-05-2020

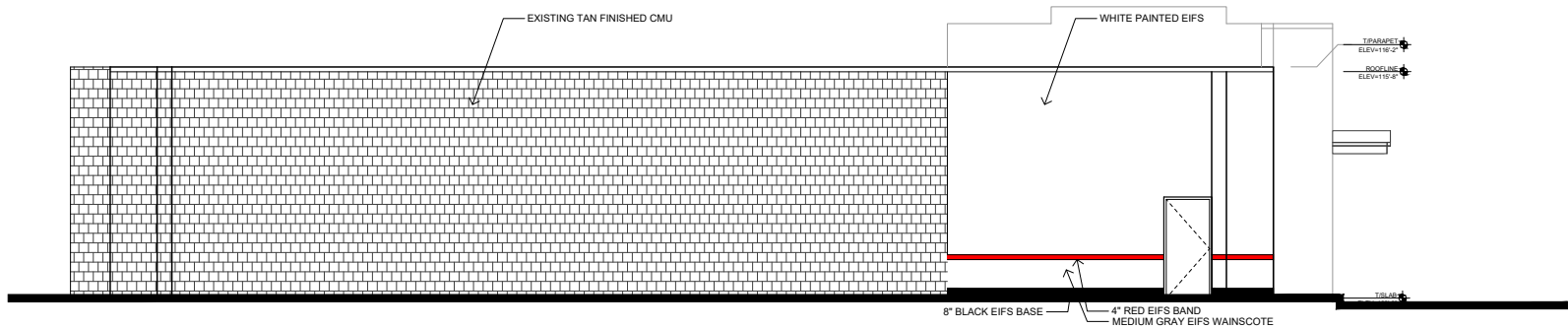
4501 CHAPMAN HWY,
KNOXVILLE, TN, 37920

SP-1
SCALE: 1" = 10'-0"





FRONT ELEVATION



REAR ELEVATION



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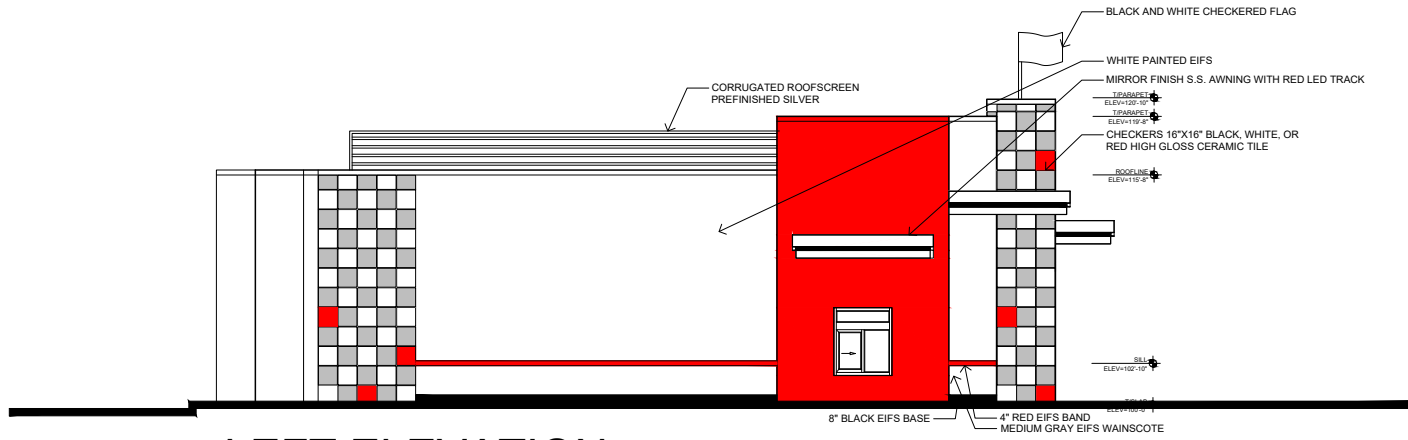
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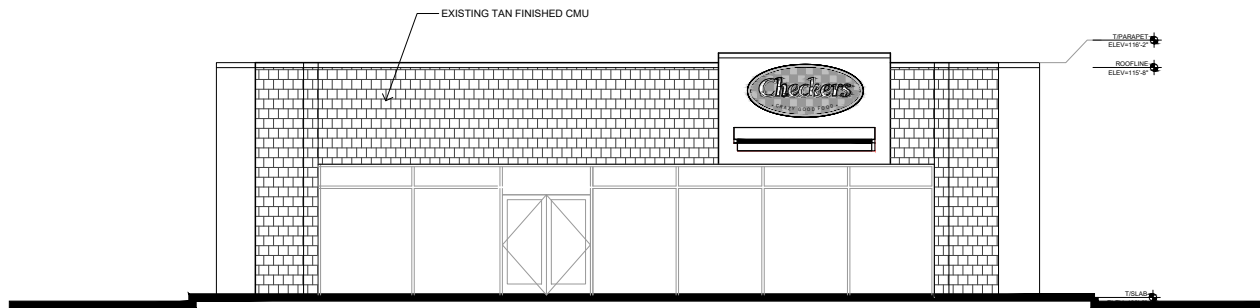
**4501 CHAPMAN HWY,
KNOXVILLE, TN, 37920**

**EL-1
SCALE: 1/4" = 1'-0"**

1111 Cambridge Square
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LEFT ELEVATION



RIGHT ELEVATION

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Planning
UNIVERSITY PARK COUNTY

File No.: 12-D-20-SU

Date submitted: 11/23/2020

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EL-2
 SCALE: 1/4" = 1'-0"





 **Planning**

File No.: 12-D-20-SU

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VIEW 1


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R20201029.01


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4501 CHAPMAN HWY, KNOXVILLE, TN
October 29, 2020





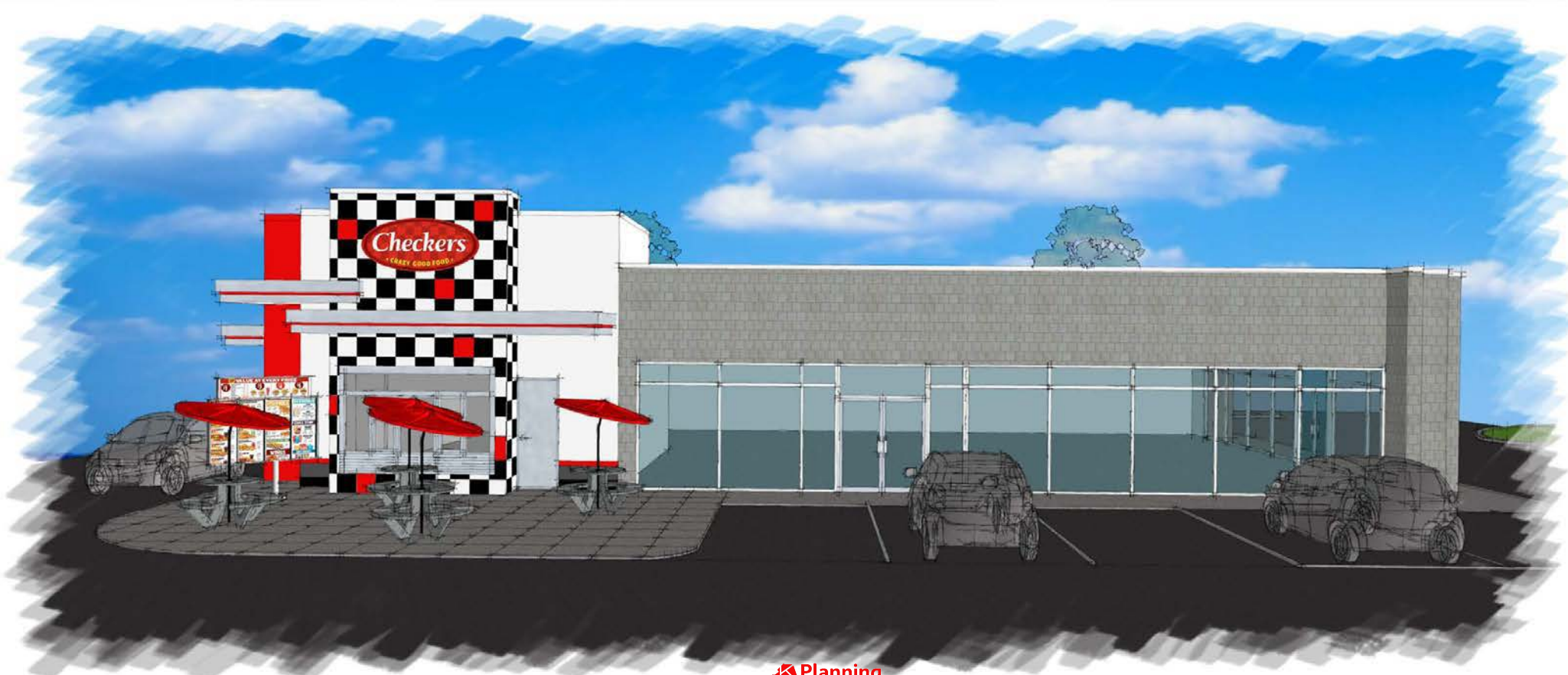
Planning

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VIEW 2



Planning

File No.: 12-D-20-SU

Date submitted: 11/23/2020

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FRONT ELEVATION

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R20201029.01

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4501 CHAPMAN HWY, KNOXVILLE, TN
October 29, 2020





 **Planning**

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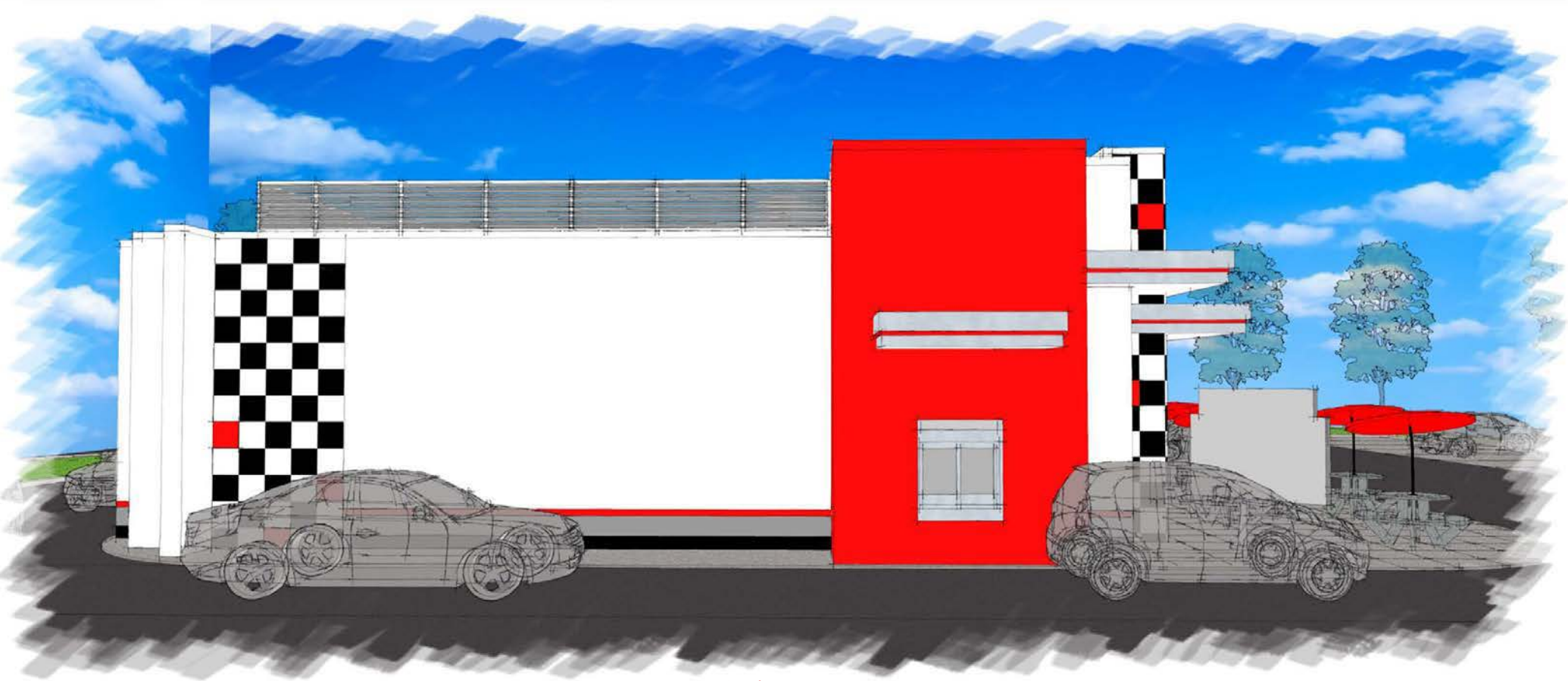
SIDE ELEVATION 1


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October 29, 2020





 **Planning**

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Date submitted: 11/23/2020

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SIDE ELEVATION 2


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R20201029.01

 **AXIS**
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4501 CHAPMAN HWY, KNOXVILLE, TN
October 29, 2020





Planning

File No.: 12-D-20-SU

Date submitted: 11/23/2020

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REAR ELEVATION





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Applicant Name: William Kizer Affiliation: Property under contract

Date Filed: 10/26/2020 Meeting Date (if applicable): Dec. 10, 2020 File Number(s): 12-D-20-SU

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

Name: William Kizer Company: Gentry, Tipton & McLemore, P.C.

Address: 2613 Stoneland Ave City: Charlotte State: NC ZIP: 28205

Phone: 704 793 8997 Email: Kizerbill@gmail.com

CURRENT PROPERTY INFO

Owner Name (if different): Fillaver Partners Lmtd Owner Address: 2710 Annicola Hwy Owner Phone: Chattanooga TN 37406

Property Address: 4501 Chapman Hwy Parcel ID: 123BA01101

STAFF USE ONLY

General Location: W of Chapman Hwy, S of Woodlawn Pike Tract Size: 0.64 acres

Jurisdiction (specify district above): 1st District City County Zoning District: C-G-3

Planning Sector: South City Sector Plan Land Use Classification: MU-SD Growth Policy Plan Designation: N/A

Existing Land Use: CO Septic (Y/N): N Sewer Provider: KUB Water Provider: KUB

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) _____
 Other (specify) Drive through facility

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____
 Unit / Phase Number _____
 Other (specify) _____
 Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

Zoning Change _____
 Proposed Zoning _____
 Plan Amendment Change _____
 Proposed Plan Designation(s) _____
 Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

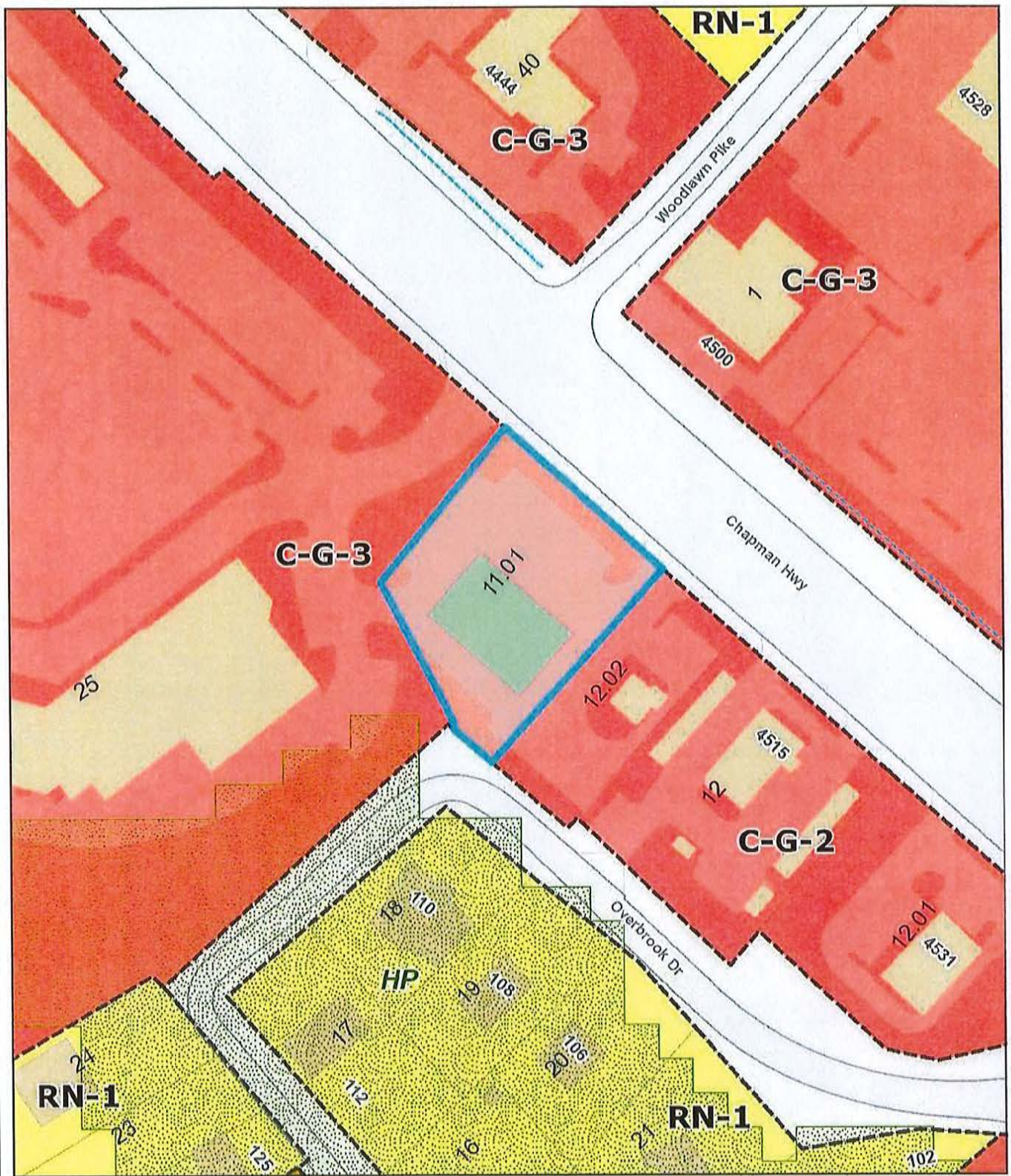
PLAT TYPE
 Staff Review
 Planning Commission
ATTACHMENTS
 Property Owners / Option Holders
 Variance Request
ADDITIONAL REQUIREMENTS
 Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	0401 \$1,500	Total \$1,500
Fee 2		
Fee 3		

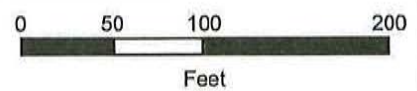
AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

William A. Kizer William A. Kizer 10/26/2020
 Applicant Signature Please Print Date
 704-793-8997 kizerbill@gmail.com
 Phone Number Email
Tarren Barrett Tarren Barrett 10/26/2020
 Staff Signature Please Print Date



12-D-20-SU



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