



SPECIAL USE REPORT

▶ **FILE #:** 1-D-21-SU **AGENDA ITEM #:** 37
 POSTPONEMENT(S): 1/14/2021-3/11/2021 **AGENDA DATE:** 4/8/2021
 ▶ **APPLICANT:** ACRE KINGSTON PK, T5, LLC
 OWNER(S): E. F. Wheeler Jr

TAX ID NUMBER: 120 J A 008 [View map on KGIS](#)
 JURISDICTION: City Council District 2
 STREET ADDRESS: 8002 Kingston Pk.
 ▶ **LOCATION:** South side of Kingston Pike, west side of Winston Rd.
 ▶ **APPX. SIZE OF TRACT:** 0.52 acres
 SECTOR PLAN: West City
 GROWTH POLICY PLAN: N/A
 ACCESSIBILITY: Access is via Kingston Pike, is a major arterial street with 56' of pavement width within 92' of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Ten Mile Creek

▶ **ZONING:** C-G-1 (General Commercial)
 ▶ **EXISTING LAND USE:** Auto service station
 ▶ **PROPOSED USE:** Vehicle Repair/Service business (oil change) & Drive-Through Facility (coffee shop)

HISTORY OF ZONING: The property was formally zoned C-4 before the new zoning ordinance was adopted. The property was rezoned from C-G-3 to C-G-1 in February 2021 (11-J-20-RZ).
 SURROUNDING LAND USE AND ZONING: North: Kingson Pike, Shopping center -- C-H-2 (Highway Commercial zoning district)
 South: Office -- C-G-3 (General Commercial zoning district)
 East: Winston Rd, Commercial -- C-G-3 (General Commercial zoning district)
 West: Commercial -- C-G-3 (General Commercial zoning district)
 NEIGHBORHOOD CONTEXT: This is a major commercial corridor with retail, business, financial institutions, and professional services uses along the street. The Suburban Center shopping center across the street contains Barnes and Noble and Trader Joes.

STAFF RECOMMENDATION:

▶ **APPROVE** the vehicle repair/service business with three service bays & the drive-through facility for a restaurant with approximately 550 sqft of floor area, subject to 9 conditions.

1. Meeting the requirements of principal use standards for vehicle repair/service businesses (Article 9.3.DD) and 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.
3. Installation of landscaping in accordance with the requirements of Article 12 (Landscaping) of the City of Knoxville Zoning Ordinance.
4. Providing the required vehicle and bicycle parking for the combined uses on the site in accordance with (Article 11. - Off-street Parking). This condition does not preclude the use of the parking reductions in Article 11.4.B (Exemptions and Flexibilities).
5. Providing in-only access from Kingston Pike, as shown on C-3.0. The location of the entrance may be shifted on this frontage with review and approval from Planning Commission staff, Knoxville Department of Engineering, and Tennessee Department of Transportation.
6. Revising the site plan to eliminate the head-on conflict for vehicles circulating around the Scooter's Coffee building on the west side of the site and vehicles entering the site from Winston Road with review and approval by Planning Commission staff and Knoxville Department of Engineering during permitting.
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 applicable requirements of the City of Knoxville Zoning Ordinance.

With conditions noted above, this request meets the requirements of C-G-1 zone, the principal use standards for vehicle repair/service businesses and for drive-through facilities, and the criteria for approval of a special use.

COMMENTS:

SUMMARY OF PROPOSAL

This proposal is for a Vehicle Repair/Service business that specializes in oil changes and a Drive-Through Facility for a coffee shop with no indoor or outdoor seating. Each business will be in separate buildings on the site. The property is located on Kingston Pike, across from the Suburban Center shopping center where Barnes and Noble and Trader Joes is located. Both of these proposed uses require Special Use approval in the C-G (General Commercial) zoning district and have principal use standards which must be met (see below).

There is currently a car repair shop on this site which will be removed if this proposal is approved and permitted. There are currently two full access points to Kingston Pike and one full access point to Winston Road. With this proposal, the Kingston Pike access point closest to the Winston Road intersection will be closed and the other access will be converted to an entrance only. The Winston Road access will be moved away from the Kingston Pike intersection and located close to the southern lot line.

PRINCIPAL USE STANDARDS

The Take 5 Oil Change business is considered a vehicle repair/service use and must meet the principal use standards of Article 9.3.DD. Because the quick service nature of this business and not being located next to residential uses, the principal use standards should not impact the daily operations of the business. For example, all vehicle repair and storage of all merchandise must be within the structure, the sale of new or used vehicles is prohibited, and there are limitations on how long a car under repair can be stored on the lot and that they can't be stored on public right-of-way.

The drive-through facility at Scooter's Coffee must meet the principal use standards of Article 9.3.F. These include standards for the location of the drive-throughs, the number of stacking spaces, width of the drive-through lane, and screening standards when adjacent to residential. There is also a standard that "all drive-through lanes must be located and designed to ensure that they do not adversely affect traffic circulation on adjoining street."

SITE PLAN

The applicant revised the site plan to address concerns with the on-site congestion at the Kingston Pike access by making this access an entrance only, shifting the Scooter's building to the east, and putting a drive aisle on the west side of the property. With this change, there is now a one-way circulation pattern around the site and all vehicles must exit on Winston Road.

The revised site plan still needs to be adjusted to reinforce the one-way circulation for vehicles that enter from Kingston Pike and to eliminate a head-on conflict where cars that drive around Scooter's are in the same path as cars entering the site from Winston Road. One potential solution is to move the buildings closer to the

Kingston Pike frontage and move the parking perpendicular to the Kingston Pike frontage to the rear property line and shift the Winston Road entrance a little to the north. This will allow parallel parking along the entire length of the rear property line and eliminate the head-on conflict with the drive aisles on the rear of site.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan and North City Sector Plan designation for this site are GC (General Commercial) which recommends a wide range of retail and service-oriented uses.

B. The proposed oil change business and drive-through coffee shop are consistent with the adopted plans.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The C-G (General Commercial Zoning District) is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The C-G District is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces. The C-G District is divided into three levels of intensity related to the overall form and design of the development; however, uses are the same across all levels. This zone is intended primarily for indoor commercial uses with limited exceptions per special use approval.

B. A drive-through facility is typically not considered a pedestrian-oriented use. This property is located in an area that is not pedestrian-oriented but as part of this development, a sidewalk will be required along the two road frontages and the Kingston Pike driveway will be limited to an entrance only which will reduce conflicts with pedestrians and reduce the width of the driveway.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The south side of Kingston Pike in this area consists primarily of one-story structures on small lots that are setback from the street. The proposed structures compatible with the size and location of buildings in the vicinity.

B. There is no consistent architectural character in the vicinity of this subject site.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. There is a restaurant on the property to the west and the proposed coffee shop is located on the west side of the subject property which is more compatible than the proposed oil change business. However, neither of the proposed businesses should have a negative impact on adjacent properties or have other impacts that could detract from the immediate environment since this area is developed with non-residential uses.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Additional traffic will not be drawn through residential streets because the property has direct access to a major arterial street and a local street that only serves non-residential uses.

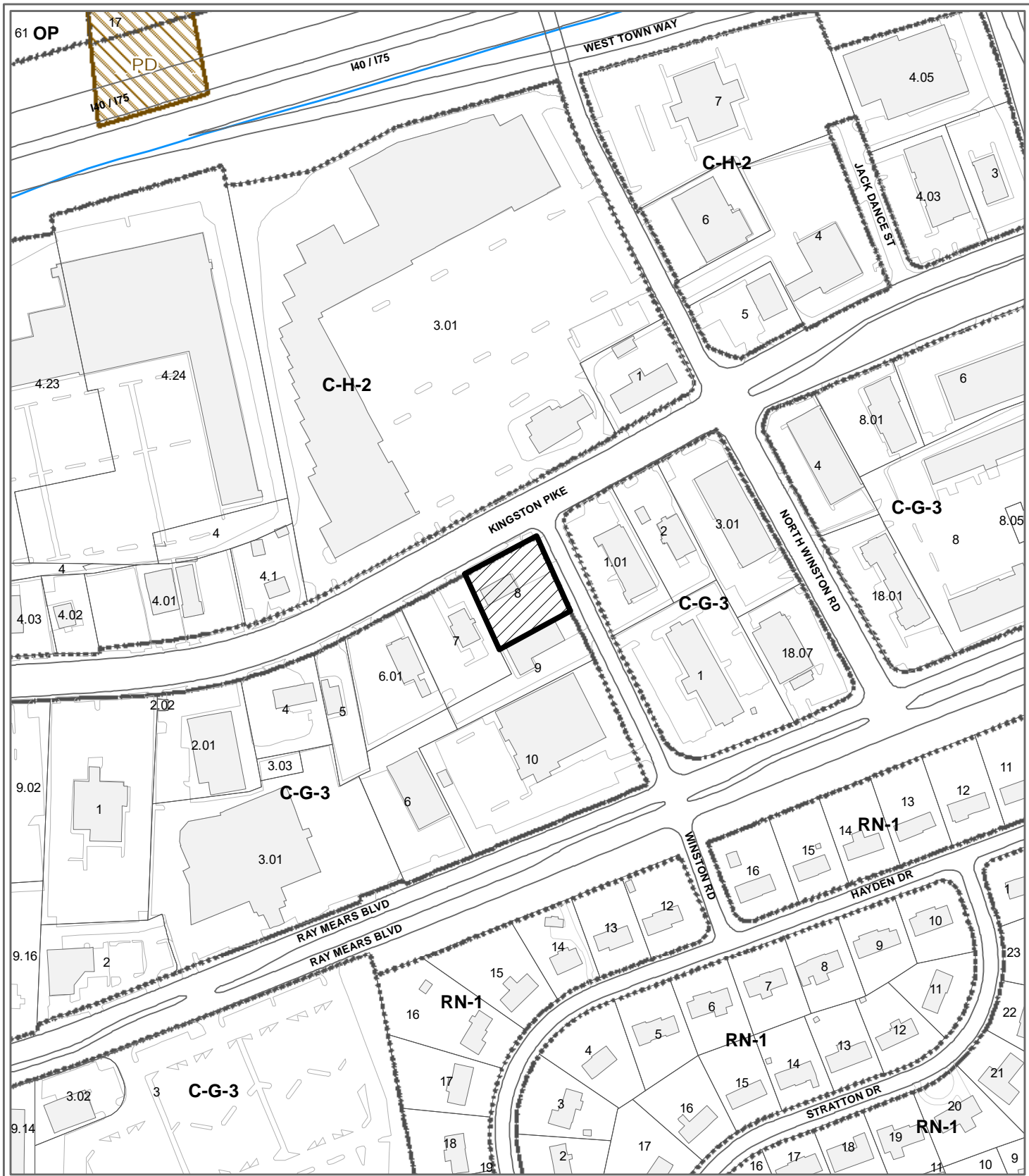
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.



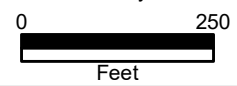
**1-D-21-SU
SPECIAL USE**



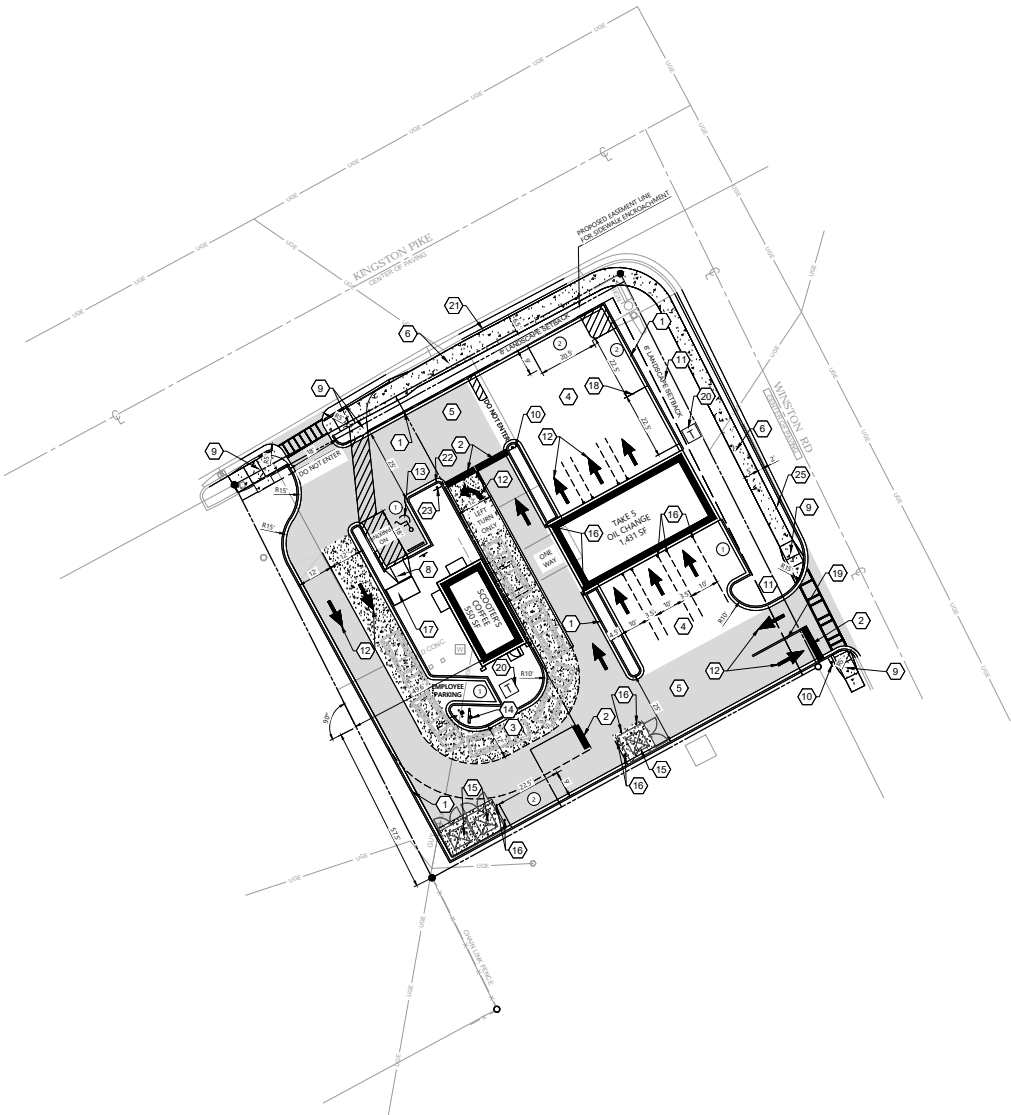
Auto Service Use (new oil change build) & drive through coffee shop in C-G (General Commercial)-3 -- C-G-1 (pending)

Petitioner: ACRE Kingston Pk, T5, LLC

Map No: 120
Jurisdiction: City



Original Print Date: 12/7/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



KEY NOTES	
1	18" CURB & GUTTER. SEE SHEET C-7.0 FOR DETAIL.
2	24" WHITE STOP BAR. SEE SHEET C-7.1 FOR DETAIL.
3	PERVIOUS CONCRETE PAVEMENT. SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS.
4	STANDARD DUTY ASPHALT. SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS.
5	HEAVY DUTY ASPHALT. SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS.
6	CONCRETE SIDEWALK. SEE DETAIL SHEET C-7.0 & C-7.2 FOR DETAIL.
7	TAPER CURBING FROM 6" TO 0" OVER 5'
8	TYPE A' CURB RAMP. SEE SHEET C-7.0 FOR DETAILS.
9	TYPE D' CURB RAMP. SEE SHEET C-7.0 FOR DETAILS.
10	STOP SIGN (R-1). SEE DETAIL SHEET C-7.1.
11	LANDSCAPE AREA. SEE SHEET L-1.0 FOR FURTHER DETAIL.
12	DIRECTIONAL ARROWS. SEE DETAIL SHEET C-7.1.
13	ADA PARKING AREA WITH SIGNAGE.
14	DRIVE THRU MENU AND ORDER BOARD.
15	PROPOSED GATED DUMPSTER ENCLOSURE WITH MINIMUM 6' HIGH FENCE OR WALL WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS.
16	CONCRETE BOLLARDS. SEE DETAIL SHEET C-7.0.
17	EV/1V AREA FOR CITY OF KNOXVILLE BICYCLE PARKING RACK. SEE SHEET C-7.1 FOR DETAIL.
18	4" WIDE SINGLE SOLID WHITE LINE (BSWL).
19	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL).
20	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
21	30" CURB & GUTTER. SEE SHEET C-7.0 FOR DETAIL.
22	6" HEADER CURB. SEE SHEET C-7.0 FOR DETAIL.
23	YIELD SIGN. SEE SHEET C-XXX FOR DETAIL.
24	"NO LEFT TURN" SIGN. SEE SHEET C-XXX FOR DETAIL.
25	2" GRASS STRIP. SEE SHEET C-XXX FOR DETAIL.



VICINITY MAP
N.T.S.

SITE AREA	
TOTAL PROPERTY AREA:	0.52 AC (22651 S.F.)
DISTURBED AREA:	0.58 AC (25348/80000 S.F.)
IMPERVIOUS AREA:	TBD AC (### S.F.)
PREVIOUS AREA:	TBD AC (### S.F.)
ZONING CLASSIFICATION	
DIRECTION:	CITY OF KNOXVILLE AND TDOT
ZONING:	C-G-1 (PENDING)
ADJACENT ZONING:	C-G-3
BUILDING SETBACKS	
FRONT:	N/A
SIDE:	N/A
REAR:	N/A
BUILDING SUMMARY	
PROPOSED BUILDING AREA:	1,970 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	45 FEET
PARKING SUMMARY	
PARKING REQUIREMENTS:	EATING AND DRINKING ESTABLISHMENTS: 6 SPACES PER 1000 SF GFA, VEHICLE REPAIR SERVICE MINOR: 2 SPACES PER BAY
TOTAL PARKING REQUIRED:	7 SPACES
PARKING PROVIDED:	9 SPACES
BIKE PARKING PROVIDED:	4 SPACES
LANDSCAPING SUMMARY	
PARKING ISLANDS:	9 FEET X 18 FEET
FRONT LANDSCAPE BUFFER:	6 FEET TO 10 FEET
SIDE LANDSCAPE BUFFER:	N/A
REAR LANDSCAPE BUFFER:	N/A

- GENERAL SITE NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL NEW CURB AND GUTTER TO BE 24" CURB AND GUTTER UNLESS OTHERWISE SPECIFIED.
 - ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
 - ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS SPECIFY OTHERWISE.
 - TOPOGRAPHIC SURVEY BY PROFESSIONAL LAND SYSTEMS, DATED 06/10/2020.
 - FLOODPLAIN IS NOT PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 4709020266F, DATED 05/02/2017.
 - OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
 - ALL NEW ASPHALT AND/OR PAVEMENT SHALL MEET THE GEO TECHNICAL REPORT RECOMMENDATION REPORT PREPARED BY POINT TO POINT ENVIRONMENTAL, DATED 05/29/2020.

SITE LEGEND	
	EMBLEMENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SETBACK LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED SETBACK LINE
	100 YEAR FLOOD PLAIN
	18" CURB AND GUTTER
	24" CURB AND GUTTER
	PROPOSED RETAINING WALL
	CROSS WALK
	STOP BAR PAVEMENT MARKING
	TRAFFIC FLOW ARROW PAVEMENT MARKING
	YIELD PAVEMENT MARKING
	DIRECTIONAL ARROWS PAVEMENT MARKING
	TRAFFIC CONTROL ARROWS PAVEMENT MARKING
	HATCH/PAV SEAL
	CONCRETE WHEEL STOP
	ADA STO HATCH/RAMP
	PARKING SPACE COUNT
	SIGN
	LIGHT POLE
	GROUP OF FOUR/QUAD POSTS
	DUMPSTER PAD
	TRANSFORMER PAD
	PROPOSED SIGNAL
	GRATE INLET
	STORM MANHOLE
	DOUBLE WING CATCH-BASIN
	SINGLE WING CATCH-BASIN
	AREA INLET
	HEADWALL
	OUTLET CONTROL STRUCTURE
	SANITARY SEWER MANHOLE
	CONCRETE
	STANDARD DUTY PAVING
	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

1-D-21-UR
Revised: 3/31/2021

FILE #: 1-D-21-SU



811
Know what's below.
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Call 811 to report a problem or to request utility information. This is a free service. Callers can get information on the location and depth of underground utility lines. Callers can also get information on the location and depth of underground utility lines. Callers can also get information on the location and depth of underground utility lines.

24 HOUR EMERGENCY CONTACT
MICHAEL ALSTON
(878) 394-7620

ATWELL
ENGINEERS ARCHITECTS PLANNERS
1205 LAMAR PARKWAY, SUITE 100
KNOXVILLE, TN 37902-2020
CERTIFICATE NO. 2018-0000000000

5TH DISTRICT
8002 KINGSTON PIKE
CITY OF KNOXVILLE
KNOX COUNTY, TENNESSEE

ALTERMAN COMMERCIAL
TAKE 5 - KNOXVILLE, TN
SITE DEVELOPMENT PLANS

DATE: 12/04/2020

REVISIONS

SCALE: 1"=20'

DRAWN BY: ASK
CHECKED BY: TS
PROJECT MANAGER: THED STONE
JOB #: 2000210
FILE CODE: DESIGN
SHEET NO.: C-3.0



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

2160 Satellite Boulevard, Suite 130 • Duluth, GA 30097 • Phone 678-990-6200 • Fax 678-990-6222

February 26, 2021
Revised March 5, 2021

Stella Blue Ventures, LLC
c/o Mr. Michael Alterman
3715 Northside Parkway
Suite 4-515
Atlanta, GA 30327

**RE: Take 5 Development – Transportation Impact Letter (TIL)
Knoxville / Knox County, Tennessee**

KCI Technologies, Inc. has prepared this memorandum summarizing the expected trip generation for the proposed retail development located in the southwest quadrant of the intersection of Kingston Pike at Winston Road. The information is intended to address the comments in the *Pre-Submittal Transportation Impact Analysis Scope Determination Form*, dated January 5, 2021.

Based on the site plan (date 12/4/2020), the development proposes one 1,431 SF oil change building (three service positions) and one 550 SF drive-thru coffee shop. The coffee shop does not have indoor seating.

Site Access

Kingston Pike is a four-lane roadway with a center two-way left-turn lane. Winston Road is a two-lane road. The property proposes two access driveways – one along Kingston Pike and Winston Road. Both driveways will allow two-way traffic and operate with stop-control for exiting vehicles. Vehicles are expected to find gaps in traffic to be able to enter and exit at either driveway.

Site Circulation

The site plan provides site circulation – allowing drivers to enter and exit at either driveway of their choice. Upon entering the site, drivers can access either retail use. Drivers will circulate clockwise around the proposed Scooters coffee building. The site layout accommodates nine large SUV type vehicles without impacting the driveway at Kingston Pike. This is greater than the minimum required by the ordinance (4 vehicles for restaurant use). Drivers to the Take 5 retail use will enter at the south side of the building and exit at the north side.

Estimated Site Traffic

Traffic anticipated to be generated by the retail uses was based on the Trip Generation Manual, 10th Edition, by the Institute of Transportation Engineers (ITE). This is the nationally recognized database which provides trip generation estimates for multiple land uses. For this development, site traffic was estimated for the typical weekday daily, AM peak hour, and PM peak hour volumes for a quick

lubrication vehicle shop (LU code 941) and a coffee/donut shop with drive through window and no indoor seating (LU code 938). **Table 1** summarizes the results. The total number of vehicles (both entering and exiting) the site on a weekday is estimated to be 1,220 vehicles. The total number of vehicles during the AM peak hour is 194 vehicles and during the PM peak hour is 61 vehicles.

TABLE 1 - TRIP GENERATION Take 5 Development										
Land Use		Units	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
				Two-way	Total	In	Out	Total	In	Out
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	SF	550	1,100	185	93	92	46	23	23
941	Quick Lubrication Vehicle Shop	servicing positions	3	120	9	6	3	15	8	7
Driveway Volumes				1,220	194	99	95	61	31	30

Notes: Trip Generation Rates based on ITE Trip Generation, 10th Edition

Pass-by reduction for the restaurant use equals 49% during the AM peak hour, and 50% during the PM peak hour and daily.

On-site queuing

Based on information provided by the proposed small coffee shop tenant, an estimate of on-site queueing for this use was performed. The coffee shop tenant, Scooters, has a store operations method to maximize the speed of drive-thru service. The business holds their employees to an average ticket time of 40 seconds per vehicle (from order to pick up).

An analysis was performed to check the on-site vehicle storage and estimated vehicle queues. Based on the trip generation, an estimated ninety-three (93) vehicles enter in the AM peak hour. Assuming a peak hour factor of 0.85, the number of vehicles arriving during the peak 15-minute period is 28 vehicles, or a rate of 1 vehicle every 32 seconds. Based on the departure rate of 1 vehicles every 40 seconds, the number of vehicles which have departed after the peak 15-minute period is 22.5. The expected queue at the end of the peak 15 minutes is 5.5 vehicles. Table 2 summarizes the queueing analysis.

Table 2: Queuing Analysis		
	Vehicles	Rate
Entering/Arrivals	28	1 vehicle every 32 seconds
Exiting/Departures	22.5	1 vehicle every 40 seconds
Expected queue at end of 15 minutes	5.5	-

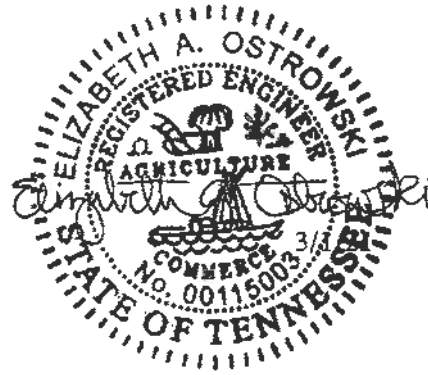
The vehicle queue will not grow indefinitely because the following 15 minutes is expected to have fewer arriving vehicles. The site layout accommodates nine large SUV type vehicles without impacting the driveway at Kingston Pike; therefore, the development is expected to provide enough on-site storage for vehicle queuing.

The Take 5 retail use provide three service positions and vehicle queue space at the building entrance (south side). One vehicle can be queued (waiting) to enter all three service positions without impacting site circulation; the internal vehicle route.

This memorandum provides an estimate of traffic volumes for the site. The actual traffic volumes may vary.

Please contact me if there are any questions.

Prepared by:
Andrew Antweiler, PE, PTOE
Sr. Project Manager



Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan).
 1) Either print the completed form and bring it to the Knoxville-Knox County Planning offices
 or email it to applications@knoxplanning.org.

Reset Form



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

ACRE Kingston Pike T5 LLC

Applicant Name: 11/09/20 Affiliation: _____

Date Filed: _____ Meeting Date (if applicable): _____ File Number(s): **1-D-21-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
- Michael Alterman ACRE Kingston Pike T5 LLC

Name: c/o Alterman Commercial Real Estate, 3715 Northside Pkwy Suite 4-515 Company: Atlanta GA 30327

Address: 678.358.7650 Email: michael@altermancommercial.com State: ZIP: _____

Phone: _____ Email: _____

CURRENT PROPERTY INFO

EF Wheeler Jr & William D PO Box 400 Jacksboro TN 37757

Owner Name (if different): 8002 Kingston Pike, Knoxville TN 37919 Owner Address: 120JA008 Owner Phone: _____

Property Address: _____ Parcel ID: _____

STAFF USE ONLY

General Location: **SW corner of Winston Rd E Kingston Pk** Tract Size: **.5 acres (approx)**

Jurisdiction (specify district above): **2nd** City County Zoning District: **C-G-3**

Planning Sector: **West City** Sector Plan Land Use Classification: **GC** Growth Policy Plan Designation: **N/A**

Existing Land Use: **OF** Septic (Y/N): _____ Sewer Provider: _____ Water Provider: _____

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
 Home Occupation (specify) _____
 Other (specify) Requesting SUP for Auto Service Use in CG1 (pending)
(new oil change build) & Drive Thru coffee shop

SUBDIVISION REQUEST

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

ZONING REQUEST

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

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)

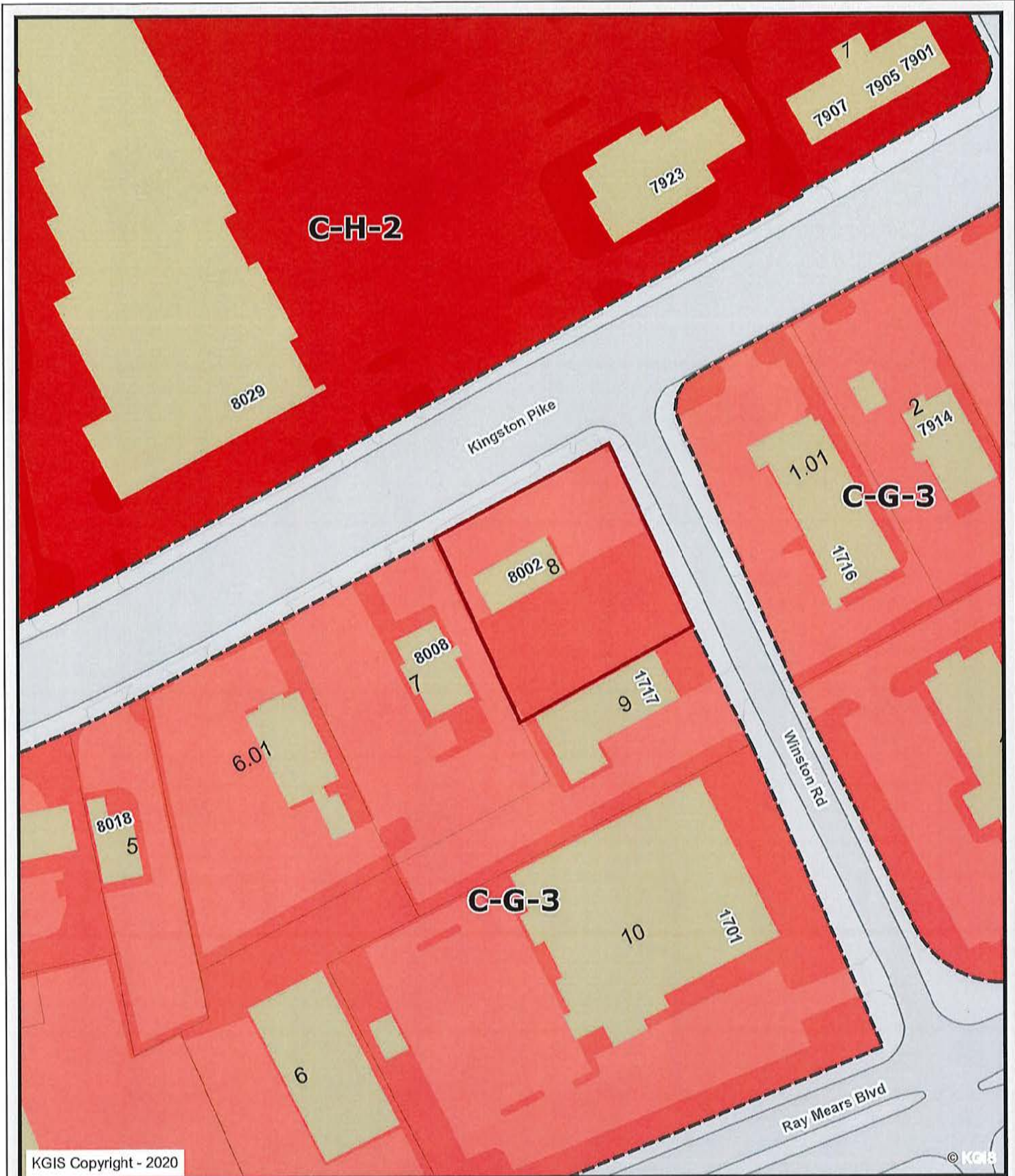
Fee 1	Total
0401 1500.00	
Fee 2	
Fee 3	
	\$1500.00

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

[Signature] Michael Altaman 11/9/20
 Applicant Signature Please Print Date

678-358-7656 michael@altamancommercial.com
 Phone Number Email

[Signature] SHERRY MICHENZI _____
 Staff Signature Please Print Date



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8002 Kingston Pike

Knoxville - Knox County - KUB Geographic Information System



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