



# SPECIAL USE REPORT

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▶ **FILE #:** 1-D-21-SU **AGENDA ITEM #:** 25  
POSTPONEMENT(S): 1/14/2021 **AGENDA DATE:** 2/11/2021  
▶ **APPLICANT:** ACRE KINGSTON PK, T5, LLC  
OWNER(S): E. F. Wheeler Jr

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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:** 0.2 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

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▶ **ZONING:** C-G-1 (General Commercial) pending  
▶ **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. There is a pending rezoning request from C-G-3 to C-G-1 (11-J-20-RZ).

SURROUNDING LAND USE AND ZONING: North: Kingson Pike, Shopping center -- C-H-2 (Highway Commercial)  
South: Office -- C-G-3 (General Commercial)  
East: Winston Rd, Commercial -- C-G-3 (General Commercial)  
West: Commercial -- C-G-3 (General Commercial)

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.

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## STAFF RECOMMENDATION:

▶ **POSTPONE the application to the March 11, 2021 Planning Commission meeting, as requested by the applicant.**

The applicant has requested postponement because the associated rezoning request from C-G-3 to C-G-1 (11-

J-20-RZ) was denied by the Planning Commission at the January 14, 2021 meeting. The applicant has appealed the denial to City Council and will be considered at the February 9th meeting. The earliest the Special Use application can be considered by the Planning Commission is after City Council approves the rezoning request which takes two readings unless it is approved on emergency. If City Council denies the rezoning, the development plan must be amended to conform with the current C-G-3 zoning district or withdrawn.

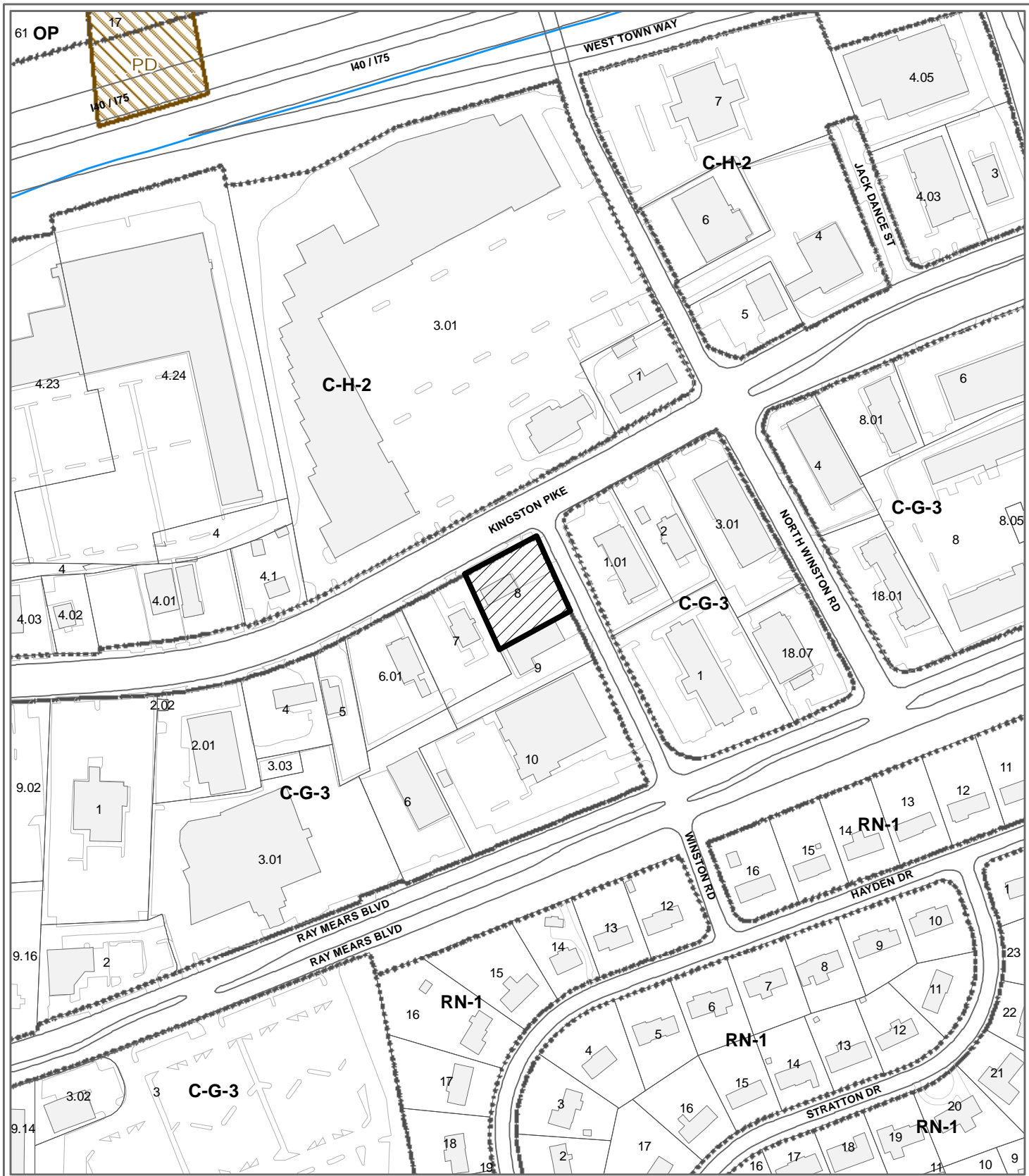
**COMMENTS:**

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.

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 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.



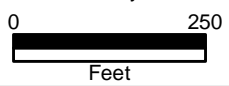
**1-D-21-SU  
SPECIAL USE**



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





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**24 HOUR EMERGENCY CONTACT**  
MICHELLE STEWART  
(878) 394-7625



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

**ALTERNATE COMMERCIAL**  
TAKE 5 - KNOXVILLE, TN  
SITE DEVELOPMENT PLANS  
SITE PLAN

DATE: 12/04/2020

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: AIA  
CHECKED BY: TS  
PROJECT MANAGER: THED STONE  
JOB #: 20020210  
FILE CODE: DESIGN  
SHEET NO. C-3.0



VICINITY MAP  
N.T.S.

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 10" 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-1-1). 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 CHAMPISTER 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	CITY OF KNOXVILLE BICYCLE PARKING RACK. SEE SHEET C-7.1 FOR DETAIL.
18	4" WIDE SINGLE SOLID WHITE LINE (SBWL).
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.

SITE AREA	
TOTAL PROPERTY AREA:	0.52 AC (22651 s.f.)
DEVELOPED AREA:	0.38 AC (16564.80000000 s.f.)
IMPERVIOUS AREA:	TBD AC (### s.f.)
PERVIOUS AREA:	TBD AC (### s.f.)

ZONING CLASSIFICATION	
JURISDICTION:	CITY OF KNOXVILLE AND TDO1
ZONING:	C-3
ADJACENT ZONING:	C-G-3

BUILDING SETBACKS	
FRONT	20 FEET
REAR	10 FEET
REAR	10 FEET

BUILDING SUMMARY	
PROPOSED BUILDING AREA:	1570 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	10' HOWEVER, STRUCTURES MUST SET BACK AN ADDITIONAL 1' FOR EVERY 2' OF HEIGHT OVER 45' FROM ANY REQUIRED SETBACK ABUTTING RESIDENTIAL DISTRICT LOT LINE.

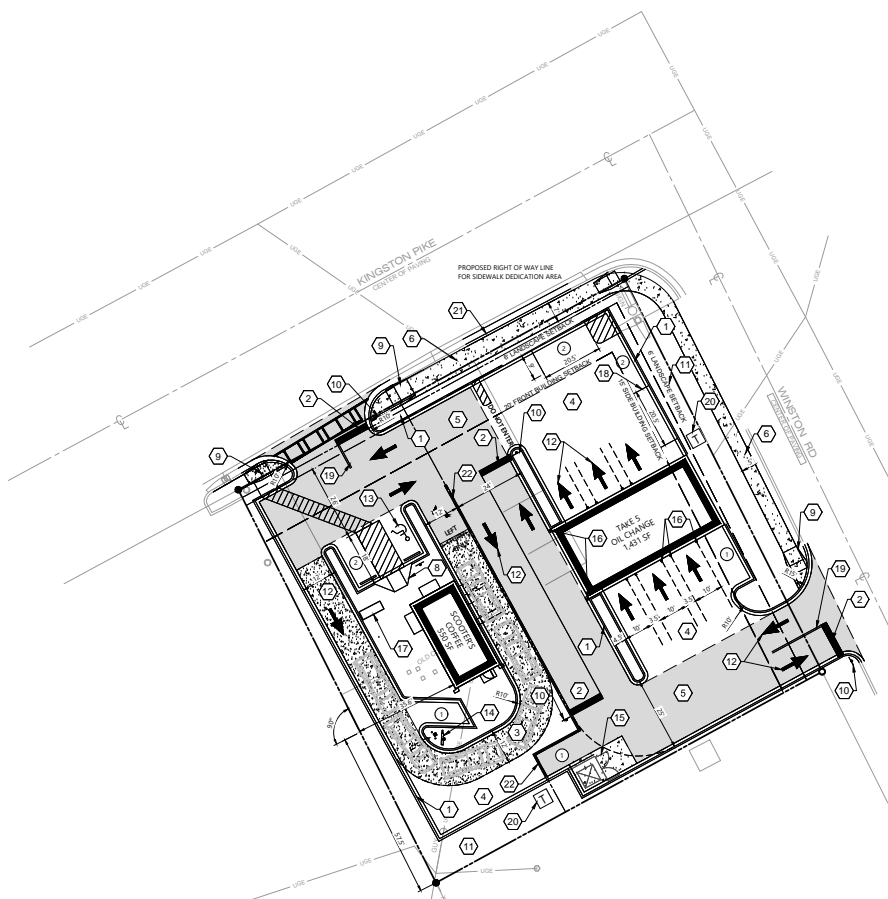
PARKING SUMMARY	
PARKING REQUIREMENTS:	EATING AND DRINKING ESTABLISHMENTS: 6 SPACES PER 1000 SF GFA. VEHICLE REPAIR SERVICE MINOR: 3 SPACES PER BAY.
TOTAL PARKING REQUIRED:	7 SPACES
PARKING PROVIDED:	8 SPACES

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 06/20/2020.
  - FLOODPLAIN IS NOT PRESENT ON SITE AS DICTATED BY FEMA FIRM PANEL NUMBER 47094C0366, DATED 05/24/2007.
  - 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 THE ASG AND GRADING.
  - ALL NEW ASPHALT AND/OR PAVEMENT SHALL MEET THE GEO TECHNICAL REPORT RECOMMENDATION, REPORT PREPARED BY POINT TO POINT ENVIRONMENTAL DATED 05/26/2020.

SITE LEGEND	
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SETBACK LINE
	PROPOSED SETBACK LINE
	100 YEAR FLOOD PLAN
	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
	"STAY" DIRECTIONAL ARROWS PAVEMENT MARKING
	HATCHED CURB SEAL
	CONCRETE WHEEL STOP
	ADA SLOPED HATCHED RAMP
	PARKING SPACE COUNT
	SIGN
	LIGHT POLE
	GROUP OF FOUR GUARD POSTS
	DUMPSTER PAD
	TRANSFORMER PAD
	PROPOSED MANHOLE
	GRATE INLET
	STORM MANHOLE
	DOUBLE WING CATCH BASIN
	SINGLE WING CATCH BASIN
	AREA INLET
	OUTLET CONTROL STRUCTURE
	HEADWALL
	SANITARY SEWER MANHOLE
	CONCRETE
	STANDARD DUTY PAVING
	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

1-D-21-SU  
11/30/2020



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24 HOUR EMERGENCY CONTACT  
MICHELLE STEVENSON  
(878) 394-9620

**ATWELL**  
LANDSCAPE ARCHITECTURE  
1205 LAUREL PARKWAY, SUITE 100  
KNOXVILLE, TN 37936  
CONTACT: (865) 522-2200

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

ALTERNAN COMMERCIAL  
TAKE 5 - KNOXVILLE, TN  
SITE DEVELOPMENT PLANS  
LANDSCAPE PLAN

DATE: 12/04/2020

REVISIONS

SHAWN BY: ALM  
CHECKED BY: TS  
PROJECT MANAGER: THED STONE  
JOB #: 2000210  
FILE CODE: DESIGN  
SHEET NO. L-1.0

<b>SITE AREA</b>	
TOTAL PROPERTY AREA:	0.52 AC (22871 s.f.)
DISTURBED AREA:	0.56 AC (24364.800000 s.f.)
IMPROVED AREA:	TBD; AC (##### s.f.)
PREVIOUS AREA:	TBD; AC (##### s.f.)
<b>ZONING CLASSIFICATION</b>	
JURISDICTION:	CITY OF KNOXVILLE AND TDOC
ZONING:	C-4-2
ADJACENT ZONING:	C-G-3
<b>BUILDING SETBACKS</b>	
FRONT:	20 FEET
SIDE:	10 FEET
REAR:	10 FEET
<b>BUILDING SUMMARY</b>	
PROPOSED BUILDING AREA:	1,970 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	9'; HOWEVER, STRUCTURES MUST SET BACK AN ADDITIONAL 1' FOR EVERY 2' OF HEIGHT OVER 45' FROM ANY REQUIRED SETBACK ABUTTING RESIDENTIAL DISTRICT LOT LINE
<b>PARKING SUMMARY</b>	
PARKING REQUIREMENTS:	EATING AND DRINKING ESTABLISHMENTS: 6 SPACES PER 1000 SF GFA, VEHICLE REPAIR SERVICE: MINOR: 2 SPACES PER BAY
PARKING PROVIDED:	7 SPACES 8 SPACES
<b>LANDSCAPING SUMMARY</b>	
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



**VICINITY MAP**  
N.T.S.

**GENERAL**

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURBS, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOST UNITS PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DISCIGRATION, CURING, DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIABLE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOVABLE LAWN AREAS SHALL BE SOODED WITH BERBERIA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 8 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HOPE HIGH DENSITY POLYURETHANE PLASTIC ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNITS, DATE OF FINAL ACCEPTANCE.

**FOR SOODED AREA**

1. SOO SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOO SHALL BE TOP QUALITY CERTIFIED SOO, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOO SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT).
2. LAY SOO TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOO STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOO SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOO SHALL BE SECURED IN PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOO STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, 1/2 SHARPED WITH 12 INCHES IN LENGTH AND 1" GROWER. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAPLES SHALL BE DRIVEN FLUSH WITH SOO AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WEEP SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOO. REMOVE EXCESS SOIL TO AVOID SHADING/SHADOWS OF ADJACENT GRASS.
6. SOO SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

**GRASSING**

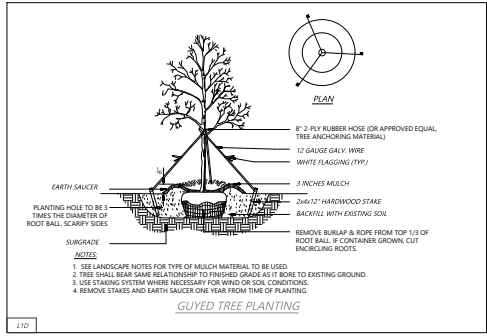
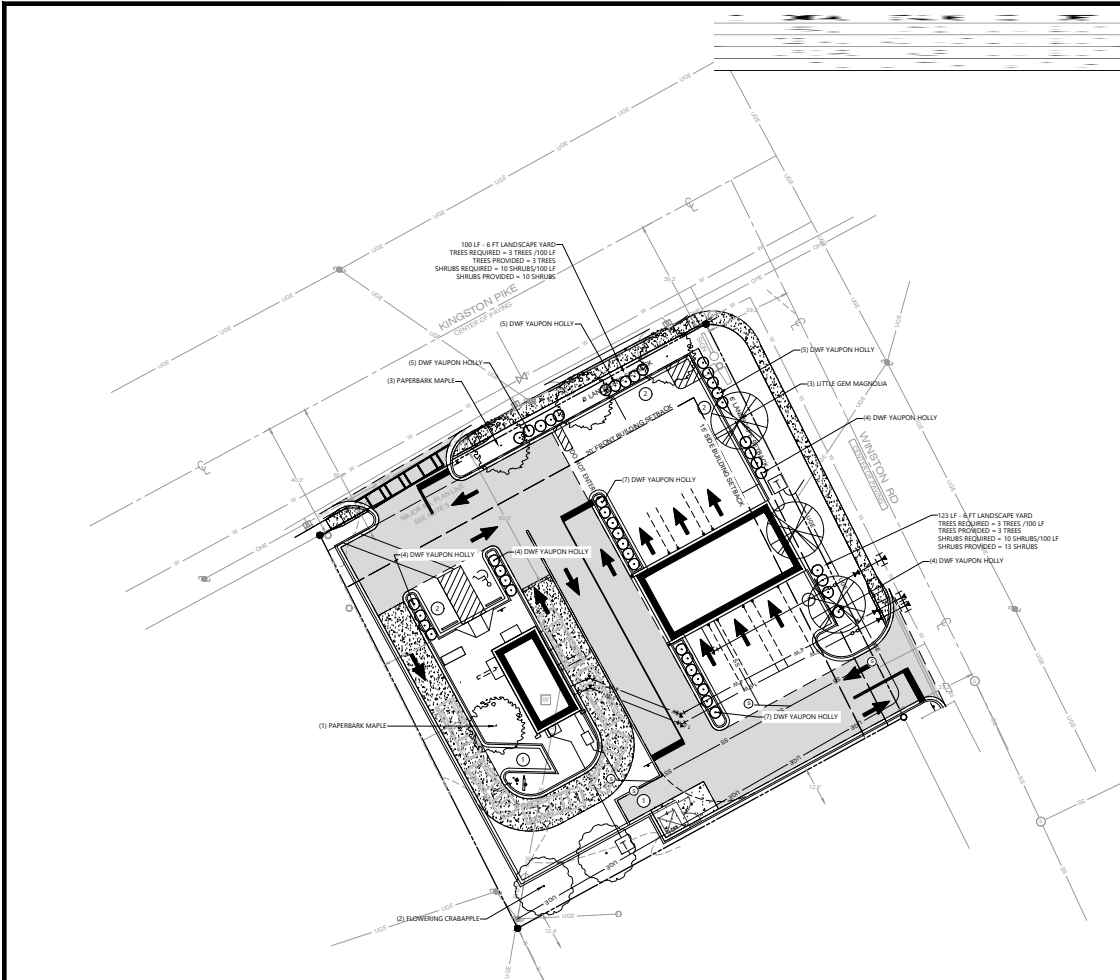
1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE FILLED OR LOOSENOED TO A MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

**INSPECTION**

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIATED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

**WARRANTY**

1. ALL PLANT MATERIAL SHALL BE WARRANTIED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS OF GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPATIBLE TO THOSE ATTAINED BY ADJACENT THIRING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.



1-D-21-SU  
11/30/2020

David White, PE  
500 Sun Valley Dr, Ste H3  
Roswell, GA 30076

January 14, 2021

Alterman Commercial Real Estate  
3715 Northside Parkway, Bldg 400, Ste 515  
Atlanta, GA 30327

Re: Take 5 – Knoxville, TN  
Trip Generation Memorandum

Dear Mr. Michael Alterman:

This memorandum is to provide information concerning traffic that will be generated by the referenced proposed development, Take5 and Scooters, located at 8002 Kingston Pike, Knoxville, 37919. The proposed Take 5 Oil Change will consist of a 1,431 SF building and the Scooters Coffee will consist of a 550 SF drive thru.

The proposed development for Take 5 Oil Change and Scooters Coffee is located on 0.52 acres. Access to the site is through shared access points on Kingston Pike and Winston Rd. The existing site has two access points on Kingston Pike and one on Winston Rd. These improvements are shown on the Site Development Plans by Atwell dated 12/04/2020.

The Trip Generation Manual published by the Institute of Transportation Engineers (ITE), contains tables, rates, and equations that provide projected volumes based on specific land uses. The following table and the number of trips generated by the proposed development was determined based upon the information provided in the Trip Generation Manual.

### **ITE Trip Generation**

Average Weekday Volumes			AM Peak Hour			PM Peak Hour		
Proposed Land Use	ITE Land Code	Size (1000 SF)	Enter	Exit	Total	Enter	Exit	Total
Quick Lubrication Vehicle Shop	941	1.431	7	2	9	13	7	20
Coffee/Donut Shop w/Drive-Thru	937	0.55	24	25	49	12	12	24
<b>Total</b>			<b>31</b>	<b>27</b>	<b>58</b>	<b>25</b>	<b>19</b>	<b>44</b>

The proposed trip generation results for the project indicates that 58 weekday AM peak trips and 44 weekday PM peak trips are anticipated from the proposed development.

As shown, the projected future traffic volumes for the Take 5 – Knoxville, TN project are below the county/state threshold requirements for preparation of a Traffic Impact Analysis (TIA).

Based on the trip generation information and projected future traffic volumes provided above, please consider this a formal request to waive the TIA requirement for the project.

Best regards,



David White, PE, LEED AP  
(404) 594-4403  
david@civilogstix.com

1-D-21-SU  
1/15/2021





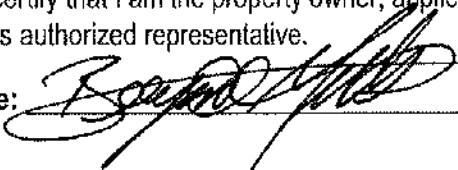
# Request to Postpone • Table • Withdraw

Name of Applicant: ACRE KINGSTON PIKE T5, LLC  
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 1-D-21-SU

Date Scheduled for Planning Review: 02/11/2021

Date Request Filed: 02/04/2021 Request Accepted by: Mike Reynolds

REQUEST	PLEASE NOTE
<p><input checked="" type="checkbox"/> <b>Postpone</b>            Please postpone the above application(s) until:  <u>March 18, 2021</u>  <small>DATE OF FUTURE PUBLIC MEETING</small></p> <p><input type="checkbox"/> <b>Table</b>            Please table the above application(s).</p> <p><input type="checkbox"/> <b>Withdraw</b>            Please withdraw the above application(s).</p>	<p><b>Consistent with the guidelines set forth in Planning's Administrative Rules and Procedures:</b></p> <p><b>POSTPONEMENTS</b>            Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.</p>
<p><b>State reason for request:</b>            Underlying rezoning is still being considered by Knoxville City Council.</p>	<p><b>TABLINGS</b>            Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.</p>
<p><b>Eligible for Fee Refund?</b>    <input type="checkbox"/> Yes    <input type="checkbox"/> No            Amount: _____            Approved by: _____            Date: _____</p>	<p><b>WITHDRAWALS</b>            Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.</p>
<p style="text-align: center;"><b>APPLICATION AUTHORIZATION</b></p> <p>I hereby certify that I am the property owner, applicant, or applicant's authorized representative.</p> <p>Signature: <u></u></p> <p><small>PLEASE PRINT</small>            Name: <u>Benjamin C. Mullins</u>            Address: <u>550 W. Main Street, Suite 500</u>            City: <u>Knoxville</u>    State: <u>TN</u>    Zip: <u>37902</u>            Telephone: <u>(865) 546-9321</u>            Fax: <u>(865) 546-9321</u>            E-mail: <u>bmullins@fmsllp.com</u></p>	<p>Any new item withdrawn may be eligible for a fee refund according to the following:            Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.</p>





# Request to Postpone • Table • Withdraw

Name of Applicant: ACRE KINGSTON PIKE TS, LLC  
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 1-D-21-54

Date Scheduled for Planning Review: 1/14/21

Date Request Filed: 12/7/20 Request Accepted by: MP/AM

### REQUEST

**Postpone**

Please postpone the above application(s) until:

8002 Kingston Pike has CG-1 zoning

**Table**

DATE OF FUTURE PUBLIC MEETING FEB 11th, 2021 Meeting

Please table the above application(s).

**Withdraw**

Please withdraw the above application(s).

### State reason for request:

NEED to postpone rezoning and cannot apply for SUP until Feb

Eligible for Fee Refund?  Yes  No

Amount: \$0

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

### APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT

Name: ERIC BROWN

Address: 3384 Peachtree Rd NE, Ste 650

City: Atlanta State: GA Zip: 30326

Telephone: (404) 556-4336

Fax: \_\_\_\_\_

E-mail: eric.brown@franklininst.com

### PLEASE NOTE

Consistent with the guidelines set forth in Planning's Administrative Rules and Procedures:

### POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

### TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

### WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

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](mailto: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 & 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)

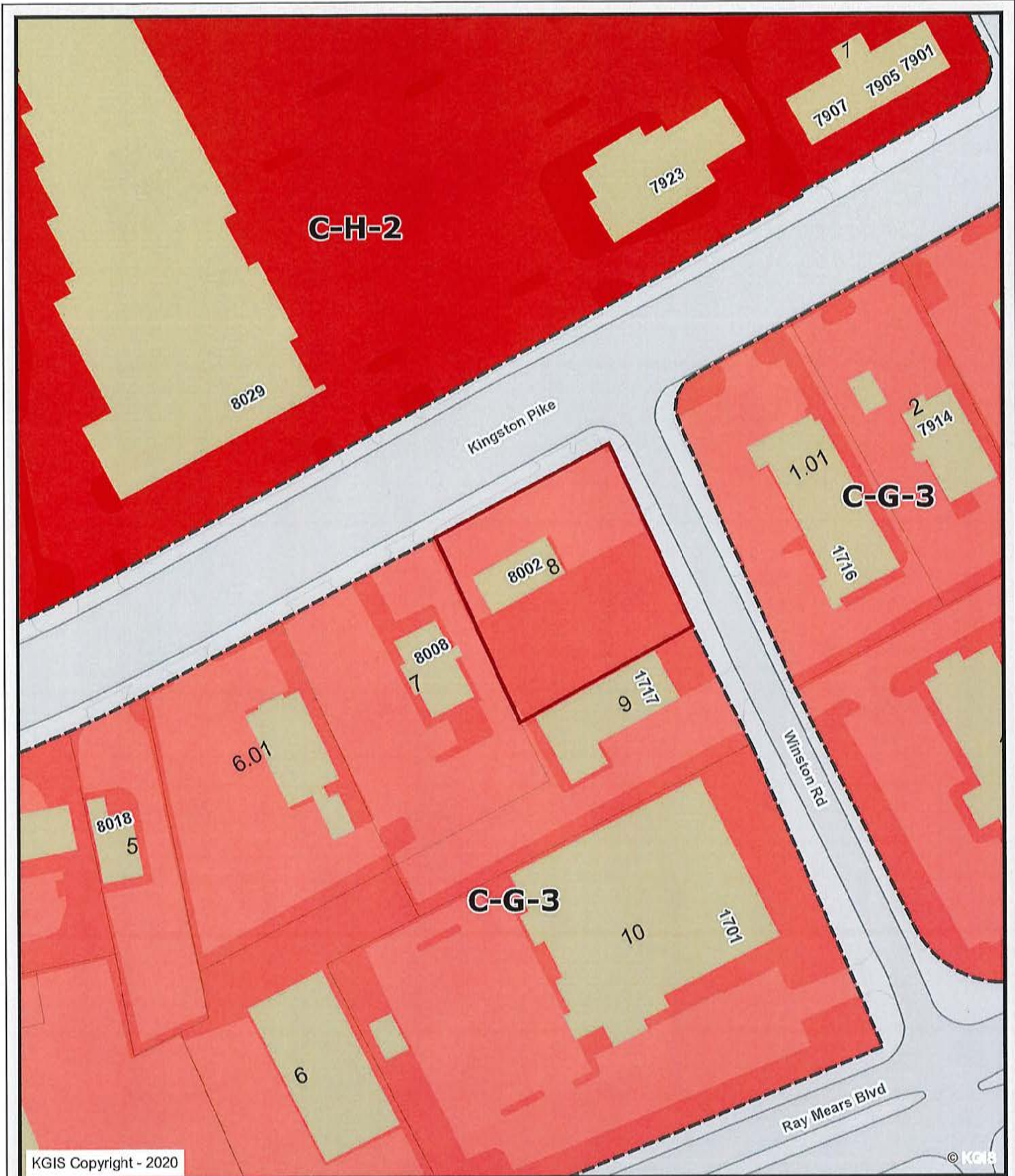
Fee 1	Total
0401   1500.00	
Fee 2	
Fee 3	
	\$1500.00

**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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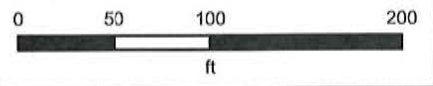
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8002 Kingston Pike

Knoxville - Knox County - KUB Geographic Information System



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