



# SPECIAL USE REPORT

▶ **FILE #:** 1-D-21-SU

**AGENDA ITEM #:** 38

**AGENDA DATE:** 1/14/2021

▶ **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:** 0.2 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

▶ **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.

## STAFF RECOMMENDATION:

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

The applicant has requested postponement because the associated rezoning request (11-J-20-RZ) will be

heard at the January 14, 2021 Planning Commission meeting and the earliest the Special Use application can be considered is at the following months meeting.

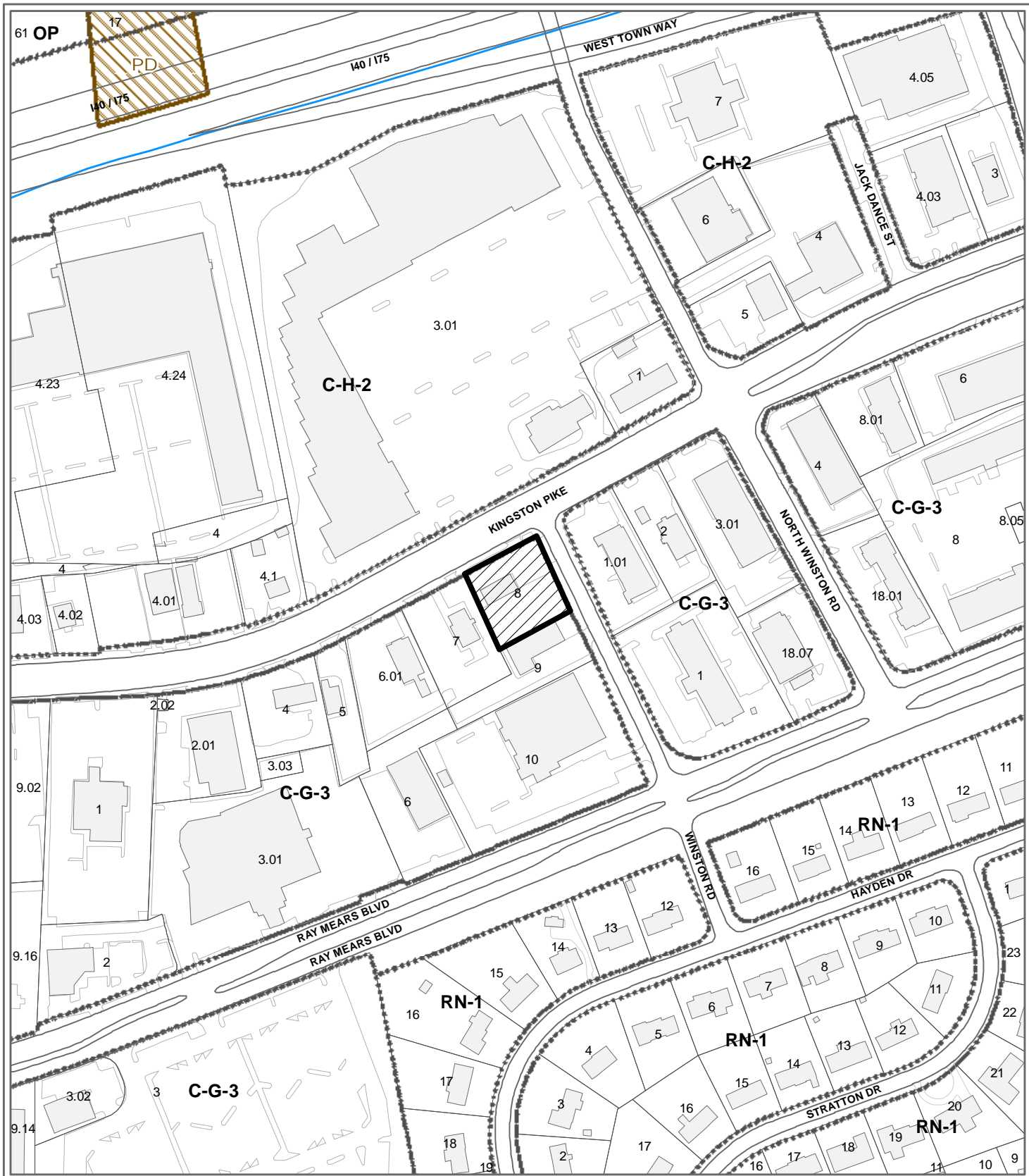
**COMMENTS:**

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.



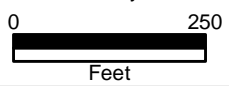
**1-D-21-SU  
SPECIAL USE**



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



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



# 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 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) \_\_\_\_\_  
 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

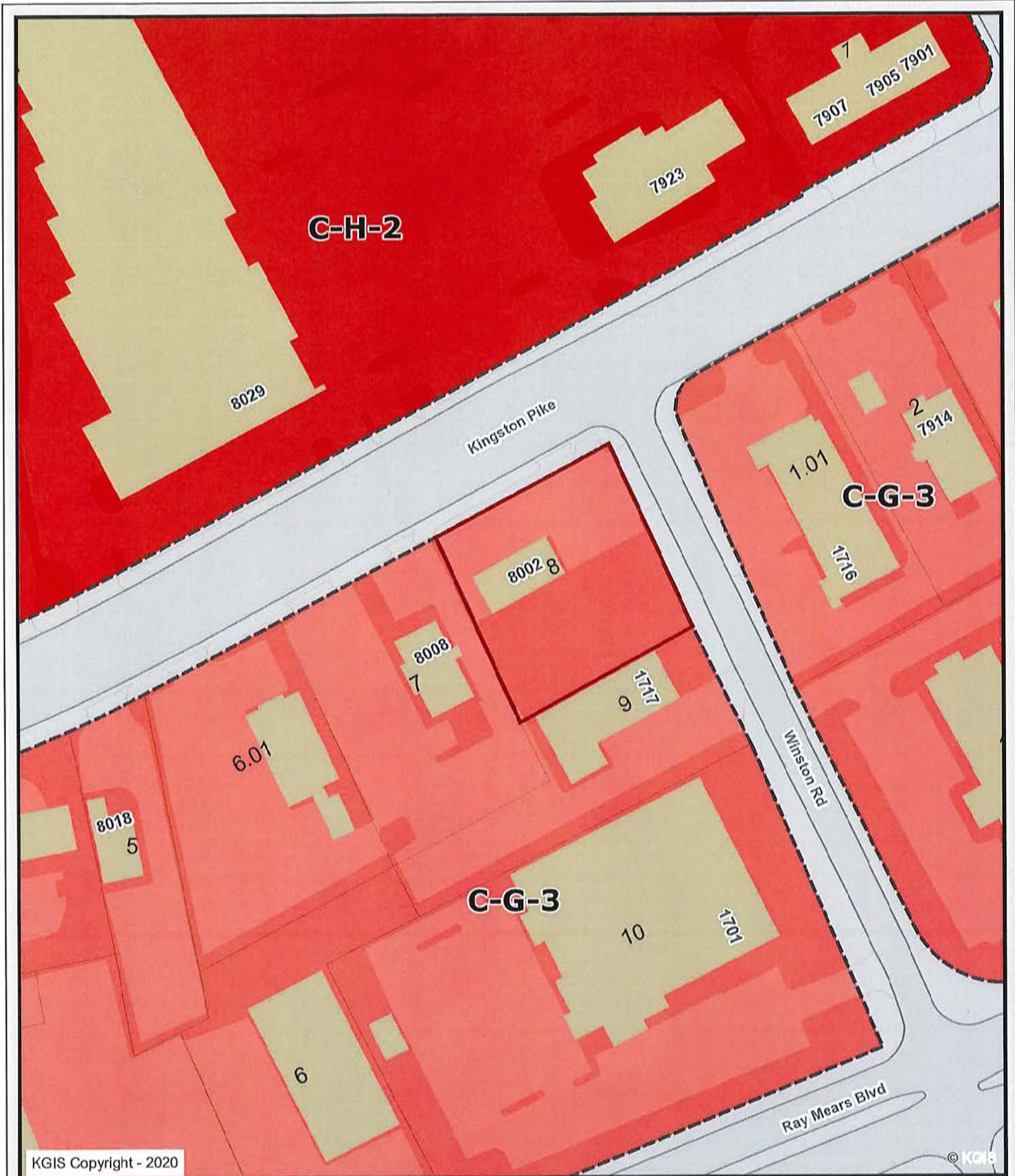
**AUTHORIZATION** By signing below, I certify I am the property owner, applicant or the owners authorized representative.

[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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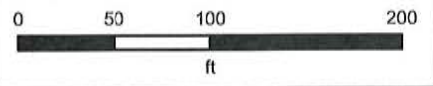
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8002 Kingston Pike

Knoxville - Knox County - KUB Geographic Information System



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