

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 <u>View map on KGIS</u>

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

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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:

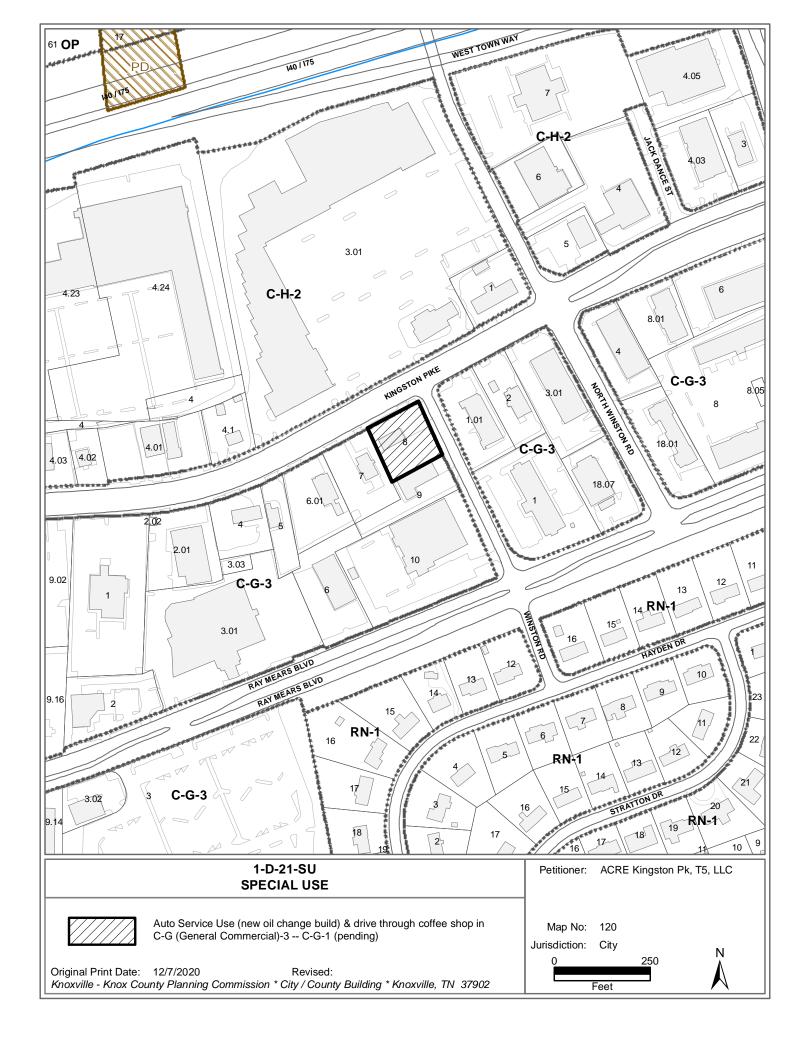
This proposal is for a Vehicle Repair/Service business that specializes in oil changes and a Drive-Through Facility for a coffee shop with no indoor or outdoor seating.

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.

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Request to Postpone • Table • Withdraw

Name of Applicant: ACRE KINGSTON PIKETS, LUCAS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 1-D-21-SUDate Scheduled for Planning Review: 1/14/21Date Request Filed: 12/7/20 Request Accepted by: 2MP

REQUEST
☑ Postpone Please postpone the above application(s) until:
8002 Kingston Pike has CG-1 Zoning
DATE OF FUTURE PUBLIC MEETING FELL
Table FEB 11th, 2021 Meching
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 UNK! Feb
Cannot apply for SUP UNK! Teb
,
Eligible for Fee Refund? Yes WNo
Amount: 🕬 🔿
Approved by:
Date:
APPLICATION AUTHORIZATION
I hereby certify that I am the property owner, applicant, or
applicant's authorized representative.
Signature: Trif S
PLEASE PRINT
Name: EKIL BROWN
Address: 3384 Pendstone Ed NE, Ste 650
City: Attenta State: GA Zip: 30326
Telephone: (404) 556-4336
Fax:

E-mall: price browned franklinst.

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

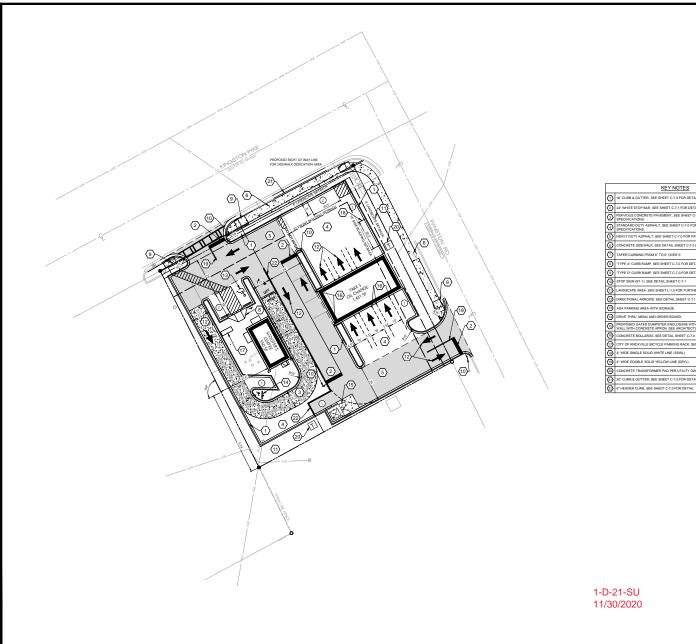
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

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.





VICINITY MAP

SITE AREA

KEY NOTES 18° CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL

STOP SIGN (R1-1). SEE DETAIL SHEET C-7.1

DIRECTIONAL ARROWS. SEE DETAIL SHEET C-7.1

PROPOSED GATED DUMPSTER ENCLOSURE WITH MINIMUM 6' HIGH FENCE (
WALL WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS

(8) 4" WIDE SINGLE SOLID WHITE LINE (SSWL)

CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.

30° CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL

TOTAL PROPERTY AREA: DISTURBED AREA: IMPERVIOUS AREA: PERVIOUS AREA:

ZONING CLASSIFICATION

JURISDICTION: ZONING: ADJACENT ZONING:

BUILDING SETBACKS

BUILDING SUMMARY

PARKING SUMMARY

LANDSCAPING SUMMARY

PARKING ISLANDS FRONT LANDSCAPE BUFFER SIDE LANDSCAPE BUFFER REAR LANDSCAPE BUFFER

SITE LEGEND

EXISTING PROPERTY LINE (A) PARKING SPACE COUNT — DISTING SETBACK LINE P LIGHT POLE PROPOSED SETBACK UNE DUMPSTER PAD 150 YEAR FLOOD PLAIN THANSPORMER PAD

15" CURE AND GUTTER HOPOSED SERNAL CROSS WALK
STOP BAR PAVEMENT MARRING

 SANETARY SEWER MANHOLI A HANCICAP STALL CONCRETE

STANDARD DUTY PAVING HEAVY DUTY PAYING ADA: STO HANDICAP RAMP OVERLAY EXISTING PAVEMENT



OUTLET CONTROL STRUCTUR



ATE: 12/04/2020 10 20

ALTERMAN COMMERCIAL
TAKE 5 - KNOXVILLE, TN
SITE DEVELOPMENT PLANS

24 HOUR EMERGENCY CONTAC MICHAEL ALTERMAN (678) 358-7650

TWELL

WWW. 49WH. 49WH.

1-D-21-SU



VICINITY MAP

GENERAL

- ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING 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.

- 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.
- ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
- 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 MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS, ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
- MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH
 PINE STRAW.
- WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (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.
- 17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.

FOR SODDED AREA

- SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESPARE NATIVE GRASSE, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
- 2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
- 3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
- SOO SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1° CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2° ON CENTER. TOP OF STAKES SHALL BE ROWNED FLISH WITH SOO AS NOT ON INTERSPER WITH MOWING OPERATION.
- 5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS. BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING. OF ADJACENT GRASS.
- 6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

- PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
- ELIMINATE UNDESRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND. TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESRABLE PLANTS, SOIL SHALLE ET ILLEO DEL COLSOSENDE TO 4 YMIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHE APPROPRIATE ADDITIVES AS MOLECULED BY SOIL TEST INTO THE TOP. 2" TO 3".

INSPECTION

SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK, PAYME FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID

WARRANTY

- ALE PLANT MATERIAL SHALL SE WARRANTED BY THE LANGELARE CONTRACTOR FOR A REPROO OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL BEFLACE AT DIS DEPOSE OF THE OWNER UNINEAST PLANT SWITHER IS DONE. THE ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NOLLCUT OR ABUSE OF OWNER BY VANAGAMON OR BY ACTS OF DO DIMANGE.
- REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLA





24 HOUR MERGENCY CONTAC MICHAEL ALTERMAN (678) 358-7650

AKE 5 - KNOXVILLE, TN E DEVELOPMENT PLANS

12/04/2020

t) Download and fin out tins 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	Developn	nent Re	aue	Reset Fo
Planning KNOXVILLE I KNOX COUNTY	☐ Development Plan ☐ Planned Development ☐ Use on Review / Special ☐ Hillside Protection COA	SUBDIVI: □ Conce □ Final F	SION ept Plan	ZONING Plan Amendment SP OYP Rezoning
ACRE Kingston Pike T5 Applicant Name	LLC		Affiliatio	000
11/09/20				
Date Filed	Meeting Date (if applicab	ole)	1-D-	File Number(s
CORRESPONDENCE	ll correspondence related to this app	lication should be direct	ed to the ann	proved contact listed holow
	ption Holder	☐ Engineer ☐ Arc	hitect/Lands	cane Architect
_{Name} c/o Alterman Commercial Northside Pkwy Suite 4-5	Real Estate, 3715	Company Atlanta	GA	30327
Address 678.358,7650	michael@altermand	City commercial.com	State	ZIP
Phone	Email			
CURRENT PROPERTY INFO				
F Wheeler Jr & William D	PO Box 400 .	Jacksboro TN 377	57	
wner Name (if different) 1002 Kingston Pike, Knoxv	Owner Address ille TN 37919	120JA008	(Owner Phone
operty Address		Parcel ID		
TAFF USE ONLY		3		
weomer of a	Vinston Rd Ex	Ringston P.	k	,5acres (
neral Location		V	Tract Size	00000
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risdiction (specify district above)	City County	Zoning District		
Dest City	<u> </u>	Š.		NA
nning Sector	Sector Plan Land Use Classific	cation	· · · · · · · · · · · · · · · · · · ·	

Sector Plan Land Use Classification

Growth Policy Plan Designation

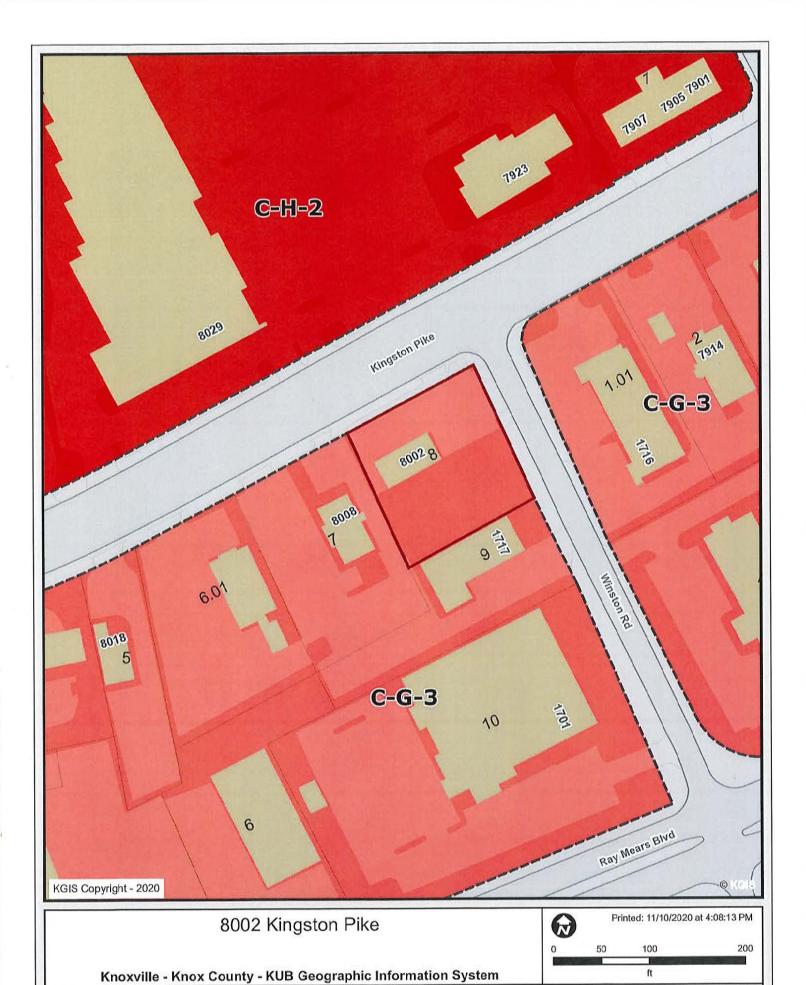
Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DE	ELOPMENT REQUEST	
	Development Plan Use on Review / Special Use Hillside Protection COA Residential Non-Residential	Related City Permit Number(s)
	er (specify) Requesting SUP for Auto Service Use in CGI (Pend (New Oil change build) & I	ling)
SUB	DIVISION REQUEST	Drive Thru cotten shop
9		Related Rezoning File Number
	osed Subdivision Name	
	/ Phase Number Combine Parcels Divide Parcel Total Number of Lots Created	1-10-01-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
	ther (specify)	The same of the sa
(Tarana)	tachments / Additional Requirements	
ZON	ING REQUEST	
□ Zo	Proposed Zoning	Pending Plat File Number
	TANKA MATERIA	
	Amendment Change Proposed Plan Designation(s)	
Propo	sed Density (units/acre) Previous Rezoning Requests	
	her (specify)	
T representation of		A CONTRACTOR OF THE PARTY OF TH
STAF	F USE ONLY,	
	TYPE ff Review Planning Commission	Total
	ff Review Planning Commission CHMENTS O401 150	00.00
	perty Owners / Option Holders	0.00
	TIONAL REQUIREMENTS	
	sign Plan Certification (Final Plat) on Review / Special Use (Concept Plan) Fee 3	
	e on Review / Special Use (Concept Plan) Fee 3 Fig Impact Study	
SALES PROPERTY	A Checklist (Hillside Protection)	\$1500.00
Waling.	By signing below, I certify I am the property owner, applicant or the owners	authorized representative.
\bigwedge	lel Attaman	11/9/20
Applicar	tt Signature Please Print	Date
678-	358-7650 michael & american commercial com	
Phone N	umber Email	
DI	Berry Michenji SHERRY MICHENZI	May 2007May 5770000 00000
Staff Sign	nature O Please Print	Date



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