



SPECIAL USE REPORT

▶ **FILE #:** 1-D-21-SU **AGENDA ITEM #:** 31
 POSTPONEMENT(S): 1/14/2021-2/11/2021 **AGENDA DATE:** 3/11/2021
 ▶ **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)

▶ **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 April 8, 2021 Planning Commission meeting, as recommended by staff.

Staff is recommending postponement for 30-days to allow the applicant time to revise the Take 5

Transportation Impact Letter (TIL) to address all of the scope of work items listed on Pre-Submittal Transportation Impact Analysis (TIA) Scope Determination Form (see Exhibit A). The outstanding items that need to be addressed are listed in the staff comments below.

COMMENTS:

TRANSPORTATION IMPACT LETTER & OTHER SITE CIRCULATION CONCERNS

The following are items that need to be addressed:

- 1) The letter does not address conflicts at the throat of the Kingston Pike driveway. If there is one car waiting to exit onto Kingston Pike, it could restrict incoming vehicles from going to the Take 5 side of the site and block traffic on Kingston Pike. The TIL only addresses number of cars the drive-through lane can accommodate without impacting the driveway at Kingston Pike.
- 2) The trip generation for LUC 938 appears to be incorrect. The daily trips and the AM and PM trips should be higher than shown in Table 1 of the TIL.
- 3) The conflicting left turns with the development on the opposite side of Kingston Pike were not addressed.
- 4) A turn template needs to be provided to show how vehicles can maneuver through the tight site. For instance, can a vehicle leaving the Scooter's Coffee drive-through lane exit at the Winston Road driveway without making a multi-point turn near the Kingston Pike driveway.

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 Winston Road access point will be

PRINCIPAL USE STANDARDS

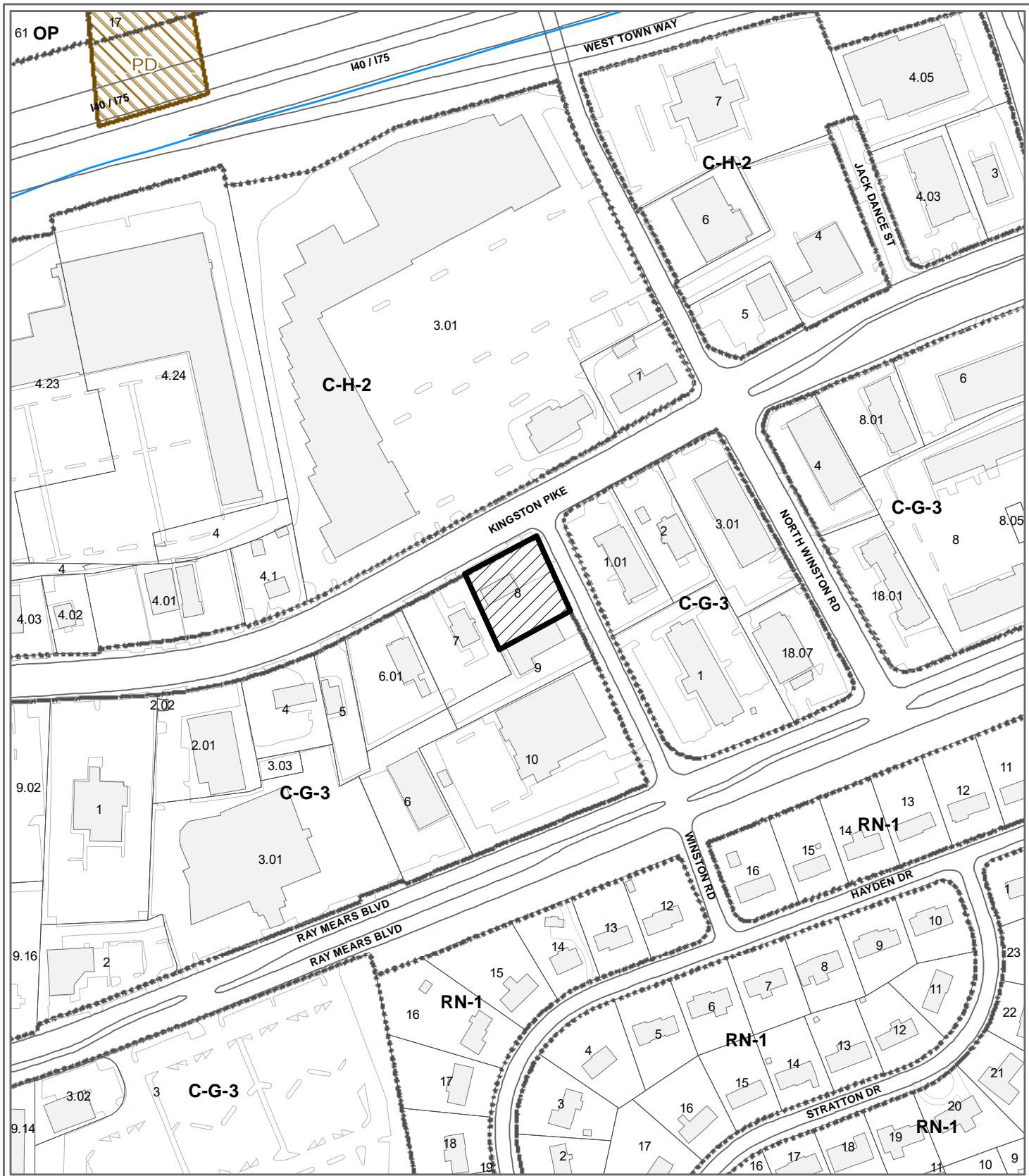
The Take 5 Oil Change business is considered a vehicle repair/service use and must meet the principal use standards of Article 9.3.DD. Because the quick service nature of this business and not being located next to residential uses, the principal use standards should not impact the daily operations of 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."

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.



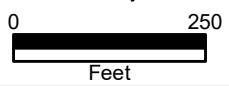
**1-D-21-SU
SPECIAL USE**



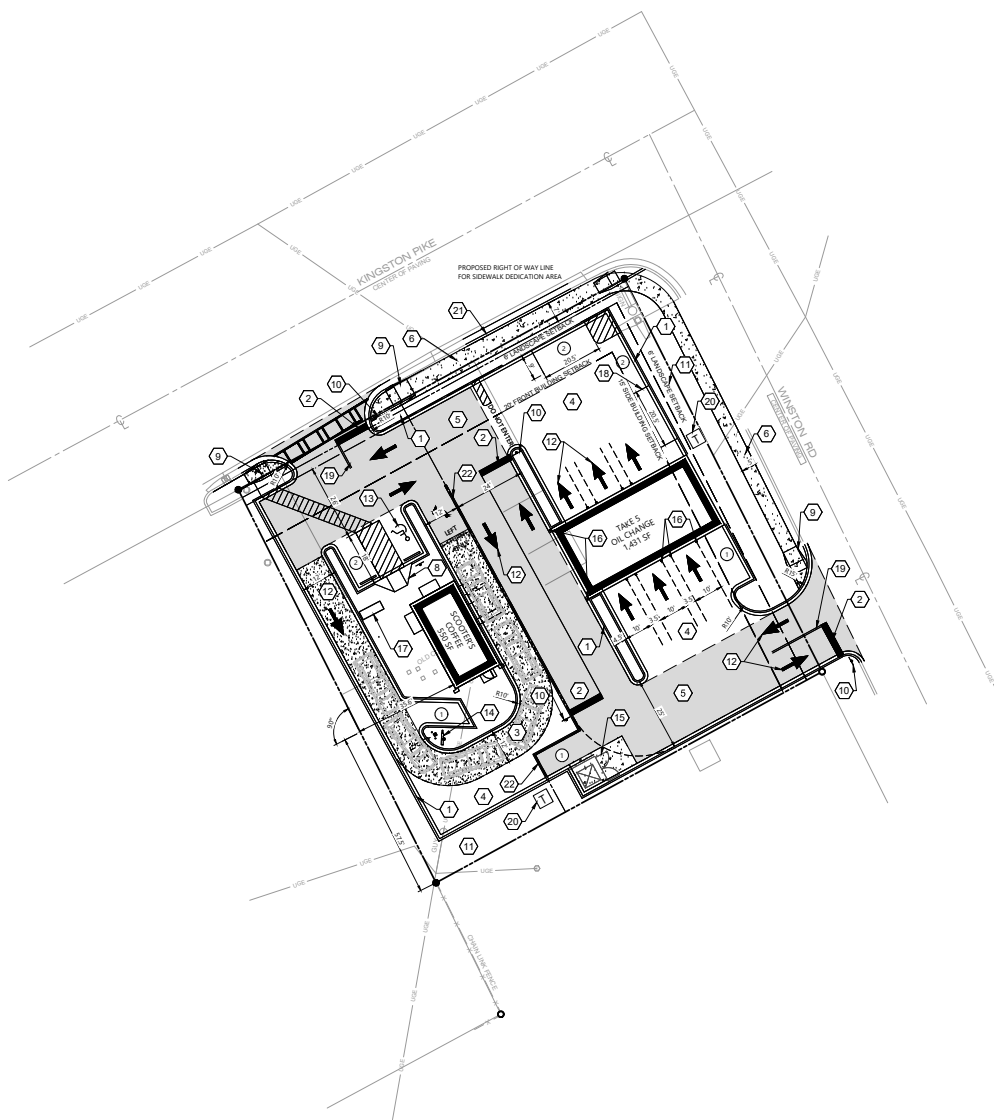
Auto Service Use (new oil change build) & drive through coffee shop in C-G (General Commercial)-3 -- C-G-1 (pending)

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 12" 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 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 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



VICINITY MAP
N.T.S.

SITE AREA

TOTAL PROPERTY AREA: 0.52 AC (22811 s.f.)
 DISTURBED AREA: 0.38 AC (16564 s.f.)
 IMPERVIOUS AREA: TBD AC (### s.f.)
 PERVIOUS AREA: TBD AC (### s.f.)

ZONING CLASSIFICATION

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

BUILDING SETBACKS

FRONT: 20 FEET
 SIDE: 10 FEET
 REAR: 10 FEET

BUILDING SUMMARY

PROPOSED BUILDING AREA: 1,970 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
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL NEW CURB AND GUTTER TO BE 24" CURB AND GUTTER UNLESS OTHERWISE SPECIFIED.
 3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
 4. ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS SPECIFY OTHERWISE.
 5. TOPOGRAPHIC SURVEY BY PROFESSIONAL LAND SYSTEMS, DATED 06/20/2020.
 6. FLOODPLAIN IS NOT PRESENT ON SITE AS DICTATED BY FEMA FIRM PANEL NUMBER 47098C0056, DATED 05/02/2007.
 7. 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 TO AAS AND GRADING.
 8. ALL NEW ASPHALT AND OR PAVEMENT SHALL MEET THE GEO TECHNICAL REPORT RECOMMENDATION, REPORT PREPARED BY POINT TO POINT ENVIRONMENTAL DATED 05/20/2020.

SITE LEGEND

---	ENTERING PROPERTY LINE	○	PARKING SPACE COUNT
---	ENTERING RIGHT-OF-WAY	⊙	SEW
---	ENTERING SETBACK LINE	⊙	LIGHT POLE
---	PROPOSED WETPARKWAY	⊙	GROUP OF FOUR (4) DRIVEPOSTS
---	PROPOSED SETBACK LINE	⊙	DUMPSTER PAD
---	100 YEAR FLOOD PLAIN	⊙	TRANSFORMER PAD
---	18" CURB AND GUTTER	⊙	PROPOSED SIGNAL
---	24" CURB AND GUTTER	⊙	GRATE INLET
---	PROPOSED RETAINING WALL	⊙	STORM MANHOLE
---	CROSS WALK	⊙	DOUBLE RING CATCH-BASIN
---	STOP BAR PAVEMENT MARKING	⊙	SINGLE RING CATCH-BASIN
---	TRAFFIC FLOW ARROW (PAVEMENT MARKING)	⊙	AREA INLET
---	"TRIP" PAVEMENT MARKING	⊙	OUTLET CONTROL STRUCTURE
---	DIRECTIONAL ARROWS (PAVEMENT MARKING)	⊙	HEADWALL
---	"CRAY" DIRECTIONAL ARROWS (PAVEMENT MARKING)	⊙	SANITARY SEWER MANHOLE
---	HANDICAP SEAL	⊙	CONCRETE
---	CONCRETE WHEEL STOP	⊙	STANDARD DUTY PAVING
---	ADA STO HANDICAP RAMP	⊙	HEAVY DUTY PAVING
---		⊙	OVERLAY EXISTING PAVEMENT

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

811
Know what's below.
Call before you dig.
24 HOUR EMERGENCY CONTACT
MICHELLE STONEMAN
(878) 394-7620

ATWELL
1205 LAMAR AVENUE, SUITE 100
KNOXVILLE, TN 37902
CERTIFICATE NO. 2019-00000001

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

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

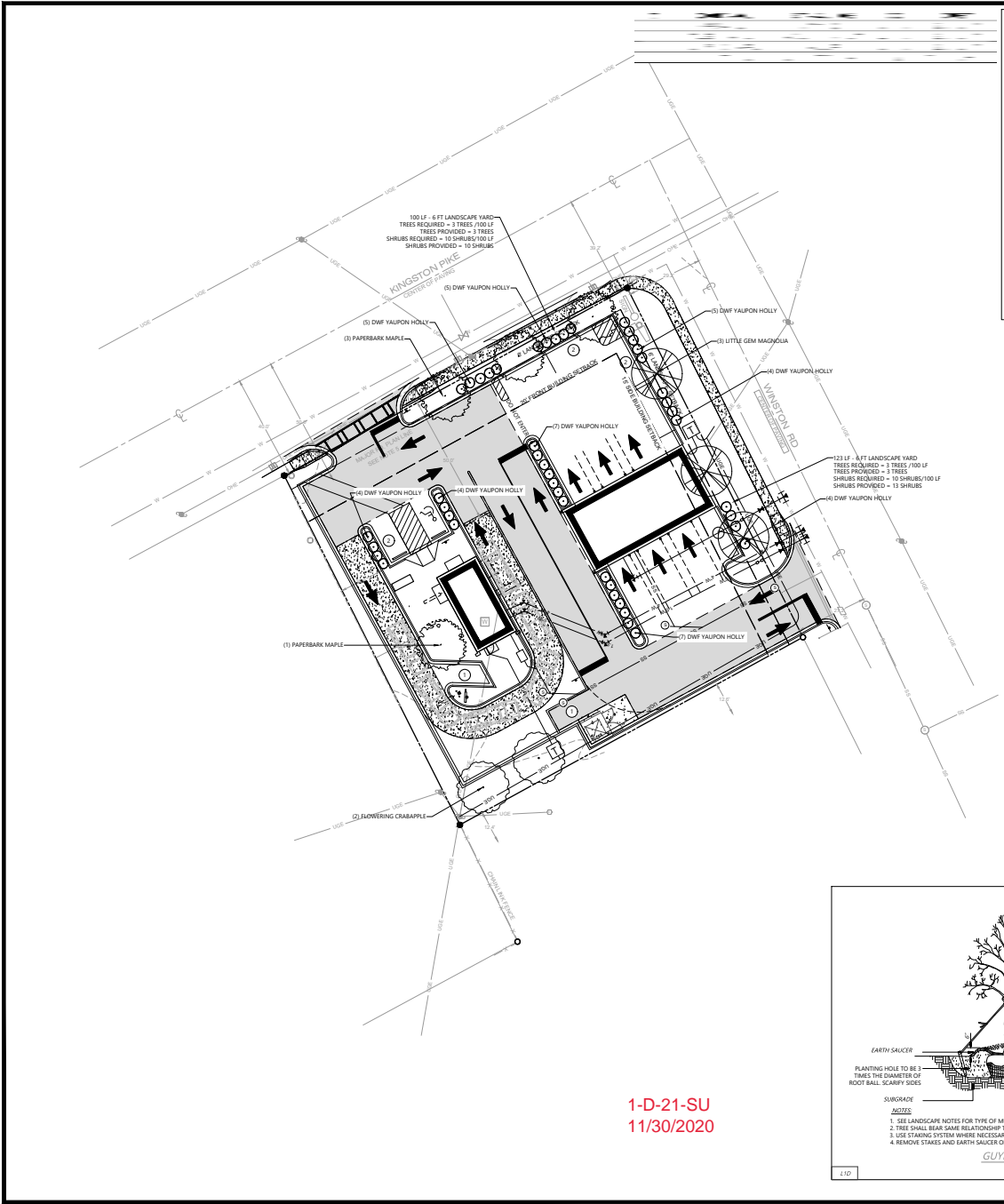
DATE: 12/04/2020

REVISIONS

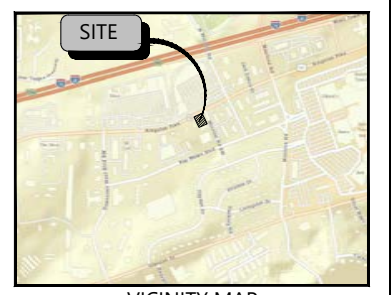
SCALE: 1"=20'
DRAWN BY: AIA
CHECKED BY: TS
PROJECT MANAGER: THED STONE
JOB #: 2000210
FILE CODE: DESIGN
SHEET NO.: C-3.0



LADWELL - CONCRETE/ASPH



SITE AREA	
TOTAL PROPERTY AREA:	0.52 AC (22811 s.f.)
DISTURBED AREA:	0.58 AC (25364.800000 s.f.)
IMPROVED AREA:	TBD; AC (#### s.f.)
PREVIOUS AREA:	TBD; AC (#### s.f.)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF KNOXVILLE AND TDOO
ZONING:	C-2
ADJACENT ZONING:	C-G-3
BUILDING SETBACKS	
FRONT:	20 FEET
SIDE:	10 FEET
REAR:	10 FEET
BUILDING SUMMARY	
PROPOSED BUILDING AREA:	1,970 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	30'; 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: 2 SPACES PER BAY
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TOTAL PARKING REQUIRED:	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



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 DISEASE, INJURY, OR DAMAGE BY 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 SOCCED WITH BERMOUDA 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 SOCCED 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, 1/4 SHARPD WITH LEES. 12 INCHES IN LENGTH AND 1" GROUND. 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 SOO. WET SIFTED SOO INTO MINOR CRACKS BETWEEN PIECES OF SOO. REMOVE EXCESS SOO TO AVOID SHADING/SMOTHERING OF ADJACENT GRASS.
6. SOO SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMMING.

GRASSING

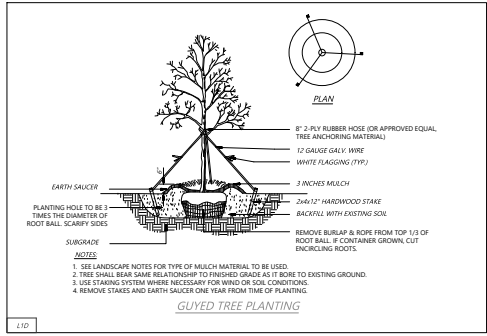
1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOO SHALL BE FILLED OR LOOSESOED TO A MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOO 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 SIZE SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THIRIVING 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

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For more information visit us online at www.811.com or call 1-800-368-8888

ATWELL
LANDSCAPE ARCHITECTURE
1205 LANCE PINE, WINDSTON LANE, SUITE 100
KNOXVILLE, TN 37918
TEL: 865.520.2200 FAX: 865.520.2200

24 HOUR EMERGENCY CONTACT
MICHELLE TETLOW
(878) 394-9020

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: THEO STONE
JOB #: 20002110
FILE CODE: DESIGN
SHEET NO. L-1.0



1-D-21-SU

EXHIBIT A

ATTACHMENT B:
**Pre-Submittal Transportation
 Impact Analysis (TIA) Scope
 Determination Form**

DEVELOPMENT INFORMATION	
Project name:	TAKE 5 / SCOOTERS COFFEE
Project Description:	PROPOSED REDEVELOPMENT TO INCLUDE AN OIL CHANGE FACILITY AND
Project Location	8002 KINGSTON PIKE
Existing Zoning:	C-G-3
Development Name:	TAKE 5 - KNOXVILLE, TN
Developer name & address:	ACRE KINGSTON PIKE T5 LLC, 3715 NORTHSIDE PARKWAY, B-400, S-515 /
Telephone number:	678-358-7650
Email:	MICHAEL@ALTERMANCOMMERCIAL.COM
Tax Map & Parcel #:	120JA008

CHECKLIST (All items should be available at the time of discussion)

Complete description of the development that includes:		
	Site Map details (this should be <u>attached</u>):	
<input checked="" type="checkbox"/>	Building footprints	SEE SITE PLAN
<input checked="" type="checkbox"/>	Number of units/unit size	TAKE 5 - 1,431 SF / SCOOTERS 550 SF
<input checked="" type="checkbox"/>	Access points	KINGSTON PIKE - 1 DRIVEWAY
<input type="checkbox"/>	Internal roadways (if any)	N/A
<input checked="" type="checkbox"/>	Adjacent streets	WINSTON ROAD - 1 DRIVEWAY
<input checked="" type="checkbox"/>	Proposed sidewalks and bicycle facilities, and	1 BIKE RACK, SIDEWALKS ON BOTH ROADS
<input checked="" type="checkbox"/>	Location and number of proposed parking spaces (if applicable)	8 SPACES; 5 FOR TAKE 5 AND 3 FOR SCOOTERS
Phasing plan (if applicable) that includes:		
<input type="checkbox"/>	Phase size, location, & timing	N/A

BELOW TO BE FILLED OUT BY KNOXVILLE-KNOX COUNTY PLANNING STAFF

Pre-study scope meeting **needed**

Pre-study scope meeting **not needed**

Intersection(s) to study:

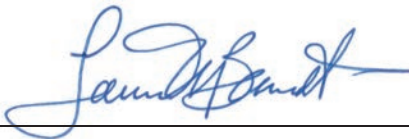
All driveways

Level of Analysis:

Transportation Impact Letter (TIL)

Notes:

1. Trip generation is based upon the entire parcel and land-uses wanting to be developed. If you have trip generation data from these land-uses in other locations please use that. If not, please use ITE Trip Generation Manual 10th edition.
2. The TIL will consist of analyzing proper site circulation, on-site queuing, and site access points (left-turns out of the site and the possibility of conflicting left-turns from Kingston Pike TWLTL to name a few).



January 5, 2021

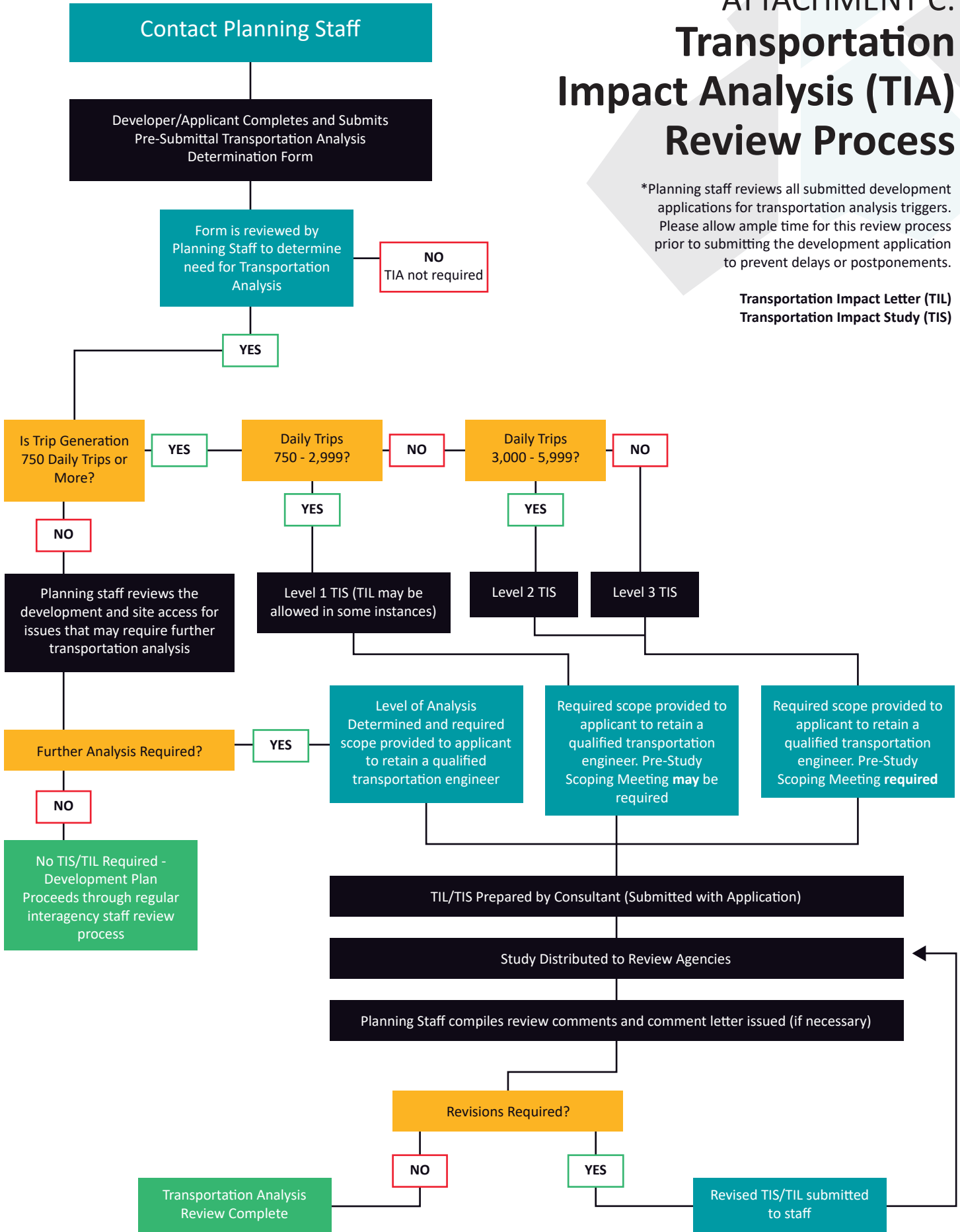
Signature

Date

ATTACHMENT C: Transportation Impact Analysis (TIA) Review Process

*Planning staff reviews all submitted development applications for transportation analysis triggers. Please allow ample time for this review process prior to submitting the development application to prevent delays or postponements.

**Transportation Impact Letter (TIL)
Transportation Impact Study (TIS)**





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

1-D-21-SU

Revised: 2/26/2021

February 26, 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 1,110 vehicles. The total number of vehicles during the AM peak hour is 176 vehicles and during the PM peak hour is 56 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	990	167	84	83	41	21	20
941	Quick Lubrication Vehicle Shop	servicing positions	3	120	9	6	3	15	8	7
Driveway Volumes				1,110	176	90	86	56	29	27

On-site queuing

Based on information provided by the proposed small coffee shop tenant, an estimate of on-site queuing 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 eighty-four (84) 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 25 vehicles, or a rate of 1 vehicle every 36 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 2.5 vehicles. Table 2 summarizes the queuing analysis.

Table 2: Queuing Analysis		
	Vehicles	Rate
Entering/Arrivals	25	1 vehicle every 36 seconds
Exiting/Departures	22.5	1 vehicle every 40 seconds
Expected queue at end of 15 minutes	2.5	-

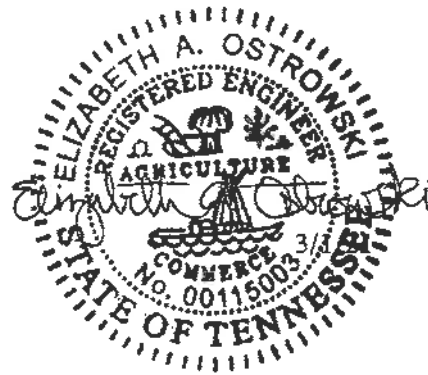
The vehicle queue will not grow indefinitely because the following 15 minutes is expected to have fewer arriving vehicles. The site layout accommodates nine large SUV type vehicles without impacting the driveway at Kingston Pike; therefore, the development is expected to provide enough on-site storage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



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
Total			31	27	58	25	19	44

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

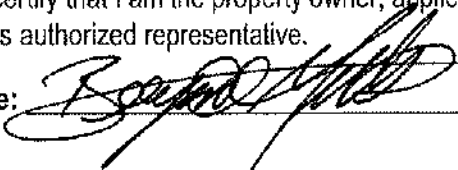
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

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"/> Postpone Please postpone the above application(s) until: <u>March 18, 2021</u> <small>DATE OF FUTURE PUBLIC MEETING</small></p> <p><input type="checkbox"/> Table Please table the above application(s).</p> <p><input type="checkbox"/> Withdraw Please withdraw the above application(s).</p>	<p>Consistent with the guidelines set forth in Planning's Administrative Rules and Procedures:</p> <p>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.</p>
<p>State reason for request: Underlying rezoning is still being considered by Knoxville City Council.</p>	<p>TABLINGS Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.</p>
<p>Eligible for Fee Refund? <input type="checkbox"/> Yes <input type="checkbox"/> No Amount: _____ Approved by: _____ Date: _____</p>	<p>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.</p>
<p style="text-align: center;">APPLICATION AUTHORIZATION</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.

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

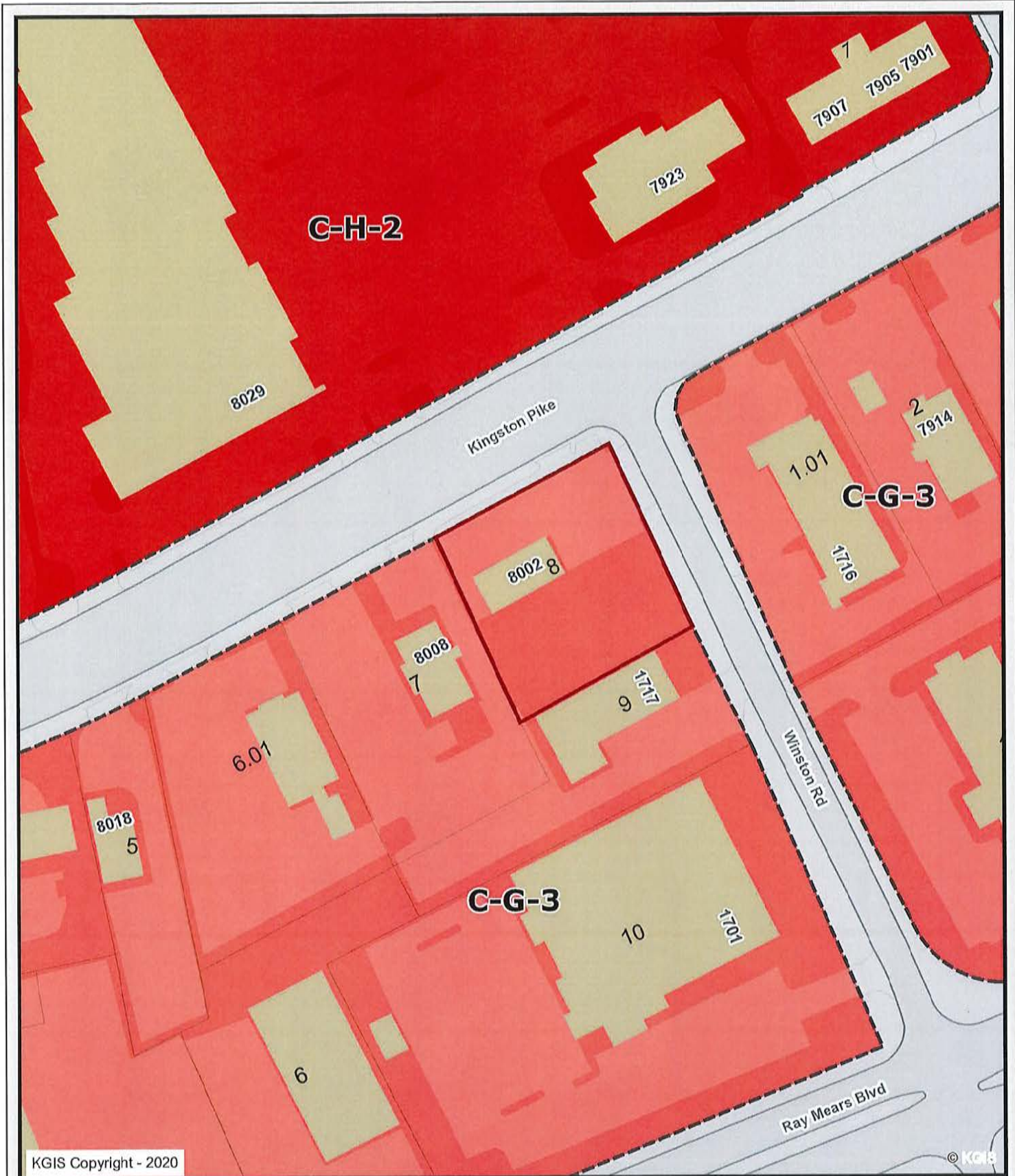
Zoning Change _____
 Proposed Zoning _____
 Plan Amendment Change _____
 Proposed Plan Designation(s) _____
 Pending Plat File Number _____
 Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> 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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