



USE ON REVIEW REPORT

▶ **FILE #:** 3-C-23-UR

AGENDA ITEM #: 39

AGENDA DATE: 3/9/2023

▶ **APPLICANT:** **THOMAS R. GASS/ANDY'S FROZEN CUSTARD**

OWNER(S): William Slagle Fox Lonas Certified Properties

TAX ID NUMBER: 119 H F 014

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 513 N CEDAR BLUFF RD

▶ **LOCATION:** **West side of N Cedar Bluff Rd, north of Dutchtown Rd**

▶ **APPX. SIZE OF TRACT:** **0.82 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via N. Cedar Bluff Rd., a major arterial street with 4 lanes and a center turning lane and 60' of pavement width within 80' of right of way. The site's driveway lines up with Fox Lonas Dr., a minor collector street to the east, which has a traffic signal at its intersection with N. Cedar Bluff Rd.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** **CN (Neighborhood Commercial)**

▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

▶ **PROPOSED USE:** **Eating establishment and drive-through facility**

HISTORY OF ZONING: This property was rezoned from OA to CN in 2006 (6-J-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Public-quai public, Vacant land -- A (Agricultural), PC (Planned Commercial)

South: Vacant land, Office -- CN (Neighborhood Commercial), OB (Office, Medical, and Related Services)

East: Church, Forested land -- INST (Institutional), RN-5 (General Residential Neighborhood)

West: Community pool -- A (Agricultural)

NEIGHBORHOOD CONTEXT: This area of N. Cedar Bluff Rd. has been developed with office and residential uses, as well as a large church campus, under A, RA, RAE, PR, OB, PC, and INST zoning. Most commercial development along N. Cedar Bluff Rd. has occurred south of Dutchtown Rd. and to the north near the intersection with Middlebrook Pike.

STAFF RECOMMENDATION:

▶ **Approve the requested restaurant with a drive-through facility that is approximately 1,820 square feet,**

subject to 7 conditions.

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage and landscaping.
4. Evaluating the traffic signal phasing during the permitting phase. The scope of the study will be determined by Knox County Engineering and Public Works (Knox County EPW) and must be completed and submitted by the applicant. The applicant is responsible for implementing the required modifications unless otherwise agreed upon by Knox County EPW.
5. Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Modifications to the landscape plan can be reviewed and approved by Planning staff to confirm compliance with the CN (Neighborhood Commercial) landscaping standards.
6. Meeting the lighting standards in the supplemental regulations (Section 4.10.10. - Outdoor lighting) and the CN (Neighborhood Commercial) zone (Section 5.38.14 – Site lighting). All site lighting shall use full cut-off fixtures. Site lighting includes lights meant to illuminate a large area, such as pole-mounted lights for parking lots and wall-mounted wall pack lights, and does not include accent lighting, such as string lights and wall sconces. A site lighting plan must be reviewed and approved by Planning staff before building permits are issued.
7. Obtaining all necessary permits from the Tennessee Department of Environment and Conservation for utilizing the sinkhole for stormwater discharge.

With the conditions noted, this plan meets the requirements for approval of a restaurant with drive-through facility in the CN (Neighborhood Commercial) zone and the criteria for approval of a use on review.

COMMENTS:

This proposal is a restaurant with a drive-through facility that is approximately 1,820 sqft. The CN zone lists restaurants and drive-through facilities as different uses that require use on review approval by the Planning Commission. Since this is a restaurant that has a drive-through facility, the two uses are being considered as one with this review.

BACKGROUND

In 1988 and 1994, requests to rezone the property from A (Agricultural) to CA (General Business) were denied. In 1994, a request for OB (Office, Medical, and Related Services) was modified and approved for OA (Office Park) zoning. In 2006, a request to rezone to CN was approved, and in 2009, a restaurant with a drive-through facility was approved but never constructed (Popeye’s Louisiana Chicken).

LANDSCAPING

The CN zone requires landscaping along all road frontages, parking lots with over 20 spaces, along 50 percent of exterior building elevations, and screening when adjacent to residential zoning. The property line adjacent to the west (rear) and north (side) lot lines are considered to be adjacent to residentially zoned property since they are zoned A (Agricultural). The property to the west is the Gulf Park community pool, and to the north is a driveway for the community pool.

The front yard is required to have 1 shade tree capable of reaching 50 ft tall at maturity per 60 ft of linear street frontage. There are overhead utility lines that restrict the planting shade trees in the required front yard. Because of this, the applicant will be allowed to substitute small, ornamental trees that can be planted near overhead power lines, but they must be placed with the same spacing requirement as the shade trees, with other landscaping plantings between the trees as otherwise required.

SITE LIGHTING

A site lighting plan has not been provided, but the development must meet the lighting standards for the CN zone and the supplemental regulations (Section 4.10.10) of the zoning ordinance. Both of these standards are very similar, but the result of applying both standards is that lighting must be directed away from adjacent residential properties and any public right-of-way. When adjacent to residential property, the light source must be shielded.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan recommends NC (Neighborhood Commercial) uses for this site. The CN zone is recommended in this land use classification.

B. General Plan Policies:

Policy 8.2 -- Locate neighborhood commercial so that it will enhance, rather than hinder, the stability of residential areas. -- The site is located on the edge of the residential neighborhood and has access directly to N. Cedar Bluff Dr.

Policy 8.12 -- When commercial uses abut residential property, ordinance provisions or use-on-review conditions requiring fencing, landscaping screens, earth berms, height restrictions, and/or deeper than usual building setbacks can improve land use transitions. -- These provisions are codified in the CN zoning standards.

Policy 9.9 -- Encourage village centers as the preferred form of retail development, and use the neighborhood commercial zones to provide day-to-day services near residential areas. -- Restaurants are a type of service-oriented commercial use. The drive-through facility is appropriate at this location because it is at a signal-controlled intersection.

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

A. The CN (Neighborhood Commercial) zone is intended to provide the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for the recurring shopping and personal service needs of nearby residential areas.

B. The proposed restaurant serves frozen custard.

C. The CN zone permits individual buildings or commercial establishments that are no more than 5,000 sqft. The proposed building is less than 5,000 sqft.

D. The CN zone has landscaping standards for parking areas and side and rear yards. The proposed landscape plan meets the intent of the CN zone standards.

E. The CN zone requires that site lighting be directed away from residential and agricultural zones and any public right-of-way. The attached plans do not show the site lighting, but this must be provided and verified during the permit review phase.

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 proposed one-story building height and setbacks from the lines are compatible with the area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The intent of the CN zone is to allow neighborhood-oriented uses near established residential areas but also require developments to adhere to standards that maximize compatibility between commercial uses and adjacent residential uses.

B. The adjacent A (Agricultural) zoned property is used for a community pool.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. This site is accessed from N. Cedar Bluff Dr at an intersection with a traffic signal.

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 is a sinkhole on the southwest portion of the property, and there have been flooding events in this area. TDEC must approve use of the sinkhole for stormwater discharge, and the finished floor elevation must be higher than the flood elevation, per the requirements of Knox County Engineering and Public Works.

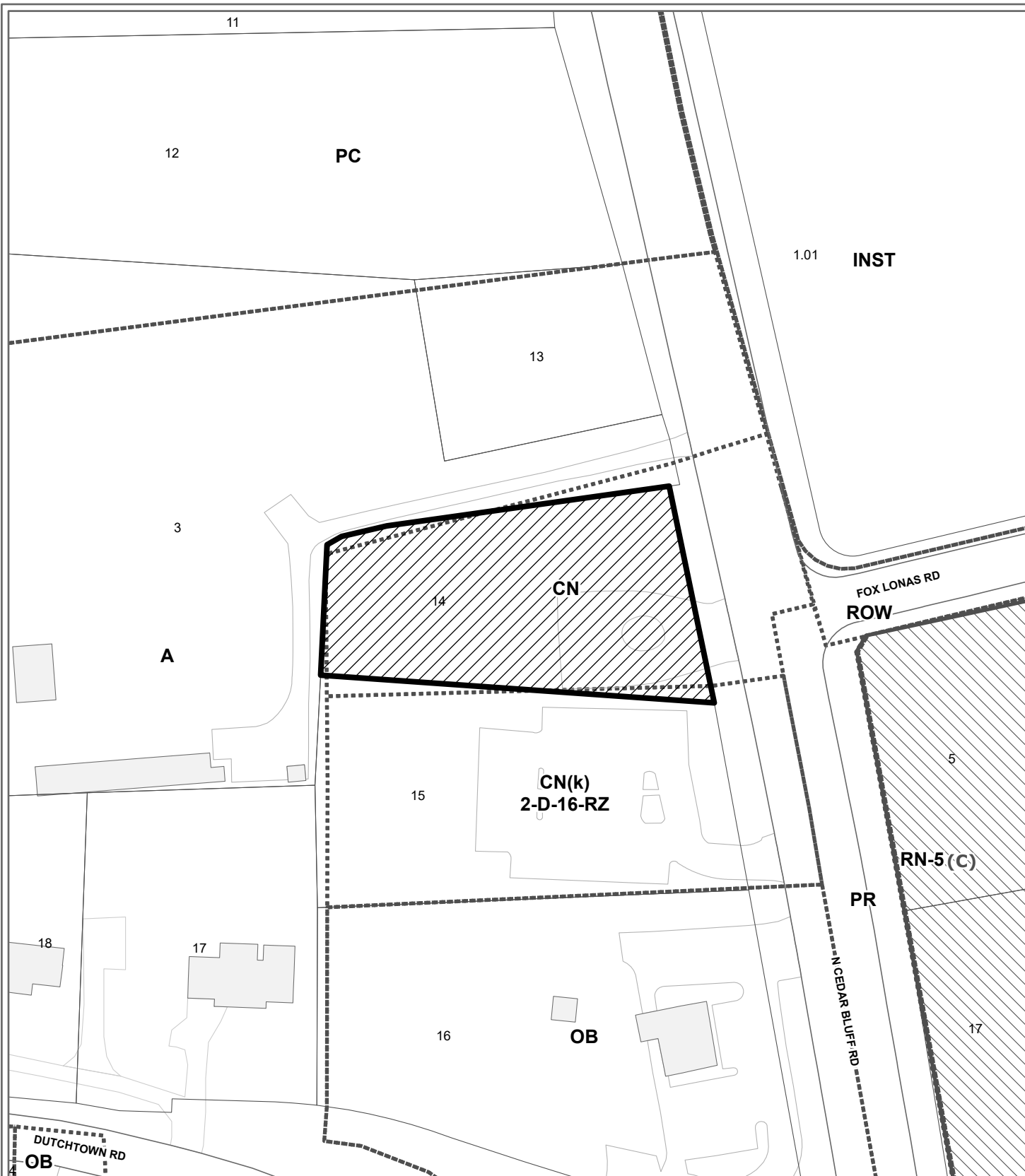
B. Other than as noted above, there are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

ESTIMATED TRAFFIC IMPACT: 668 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

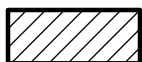
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



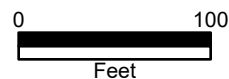
**3-C-23-UR
USE ON REVIEW**

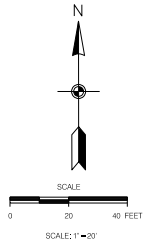
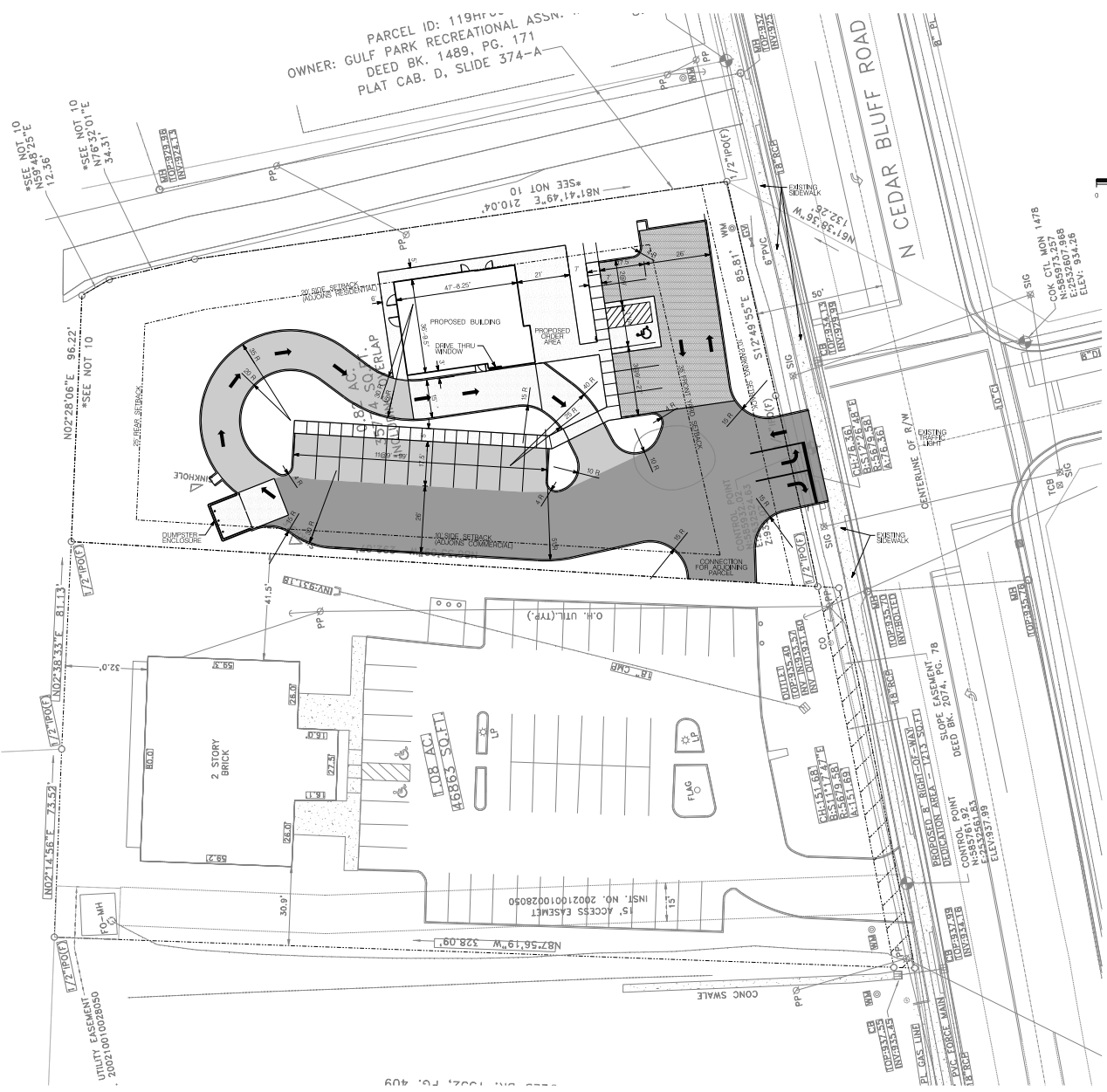
Petitioner: Thomas R. Gass/Andy's Frozen Custard



Eating establishment and drive-through facility in CN (Neighborhood Commercial)

Map No: 119
Jurisdiction: County





LEGEND:

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
•	•	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
→	→	SURFACE FLOW
---	---	SILT FENCING
---	---	CURB
---	---	CATCH BASIN
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	RP RAP

PROJECT DATA:
 PRELIMINARY SHOP DRAWING/PLAN
 ZONING: ON
 BUILDING TOTAL AREA: TOTAL AREA INCLUDING COULDR MECHANICAL SYSTEM WALLS, TERRACES AND VERTICALLY
 PARCELS TOTAL AREA: 1.08 AC
 PARKING SUMMARY:
 PARKING REQUIRED: SPACE PER 3 EMPLOYEES + 1 SPACE PER 100 SQUARE FEET EQUIPMENT SPACE
 TOTAL PARKING SPACES: 24 + (1400 SF / 100) = 17 SPACES
 TOTAL PARKING SPACES: 41
 SETBACKS:
 SETBACK FROM FRONT PROPERTY LINE: 20 FT
 SETBACK FROM SIDE PROPERTY LINE: 5 FT
 SETBACK FROM REAR PROPERTY LINE: 5 FT
 SETBACK FROM ADJACENT LOT: 5 FT
 SETBACK FROM ADJACENT LOT: 5 FT
 LOT AREA: 1.08 AC
 GROSS AREA: 46,848 SQ FT
 GROSS AREA: 46,848 SQ FT



WILL ROBINSON & ASSOCIATES
 1248 N. Shreveport Ln
 Caryville, TN 37714
 (865) 386-4200
 wrobinson@willrobinson.com



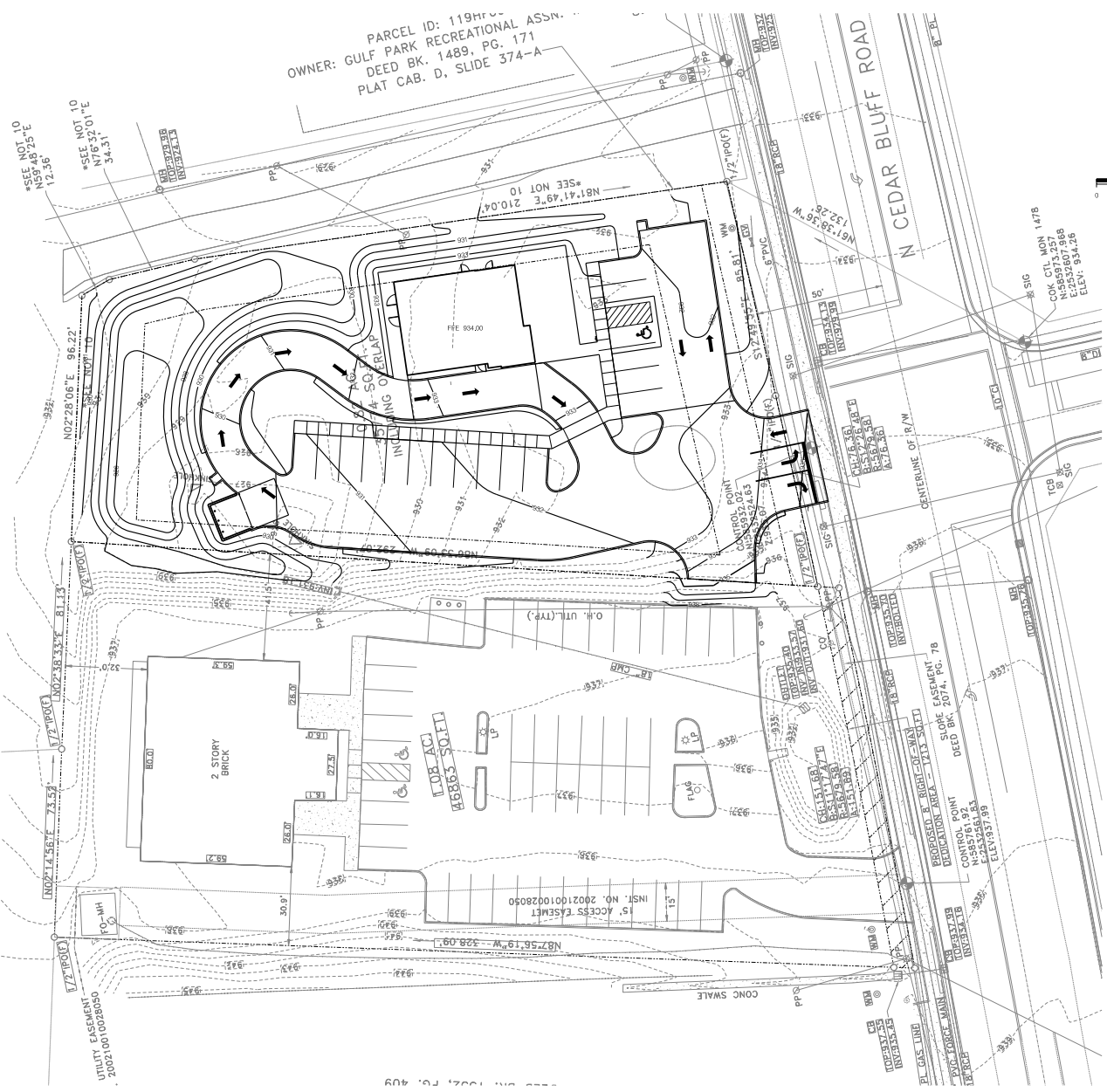
A Site Plan for:
Andy's Custard
 513 N. Cedar Bluff Road
 Knox County, TN
 Planning Case # 3-C-23-UR

REVISIONS:
 02/14/2023 PLANNING COMMENTS

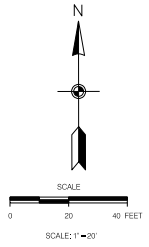
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 CHECKED: WNR
 DATE: 01-06-2022
 FILE NAME:
 PROJECT NO:

PL02
 CONCEPT SITE PLAN
 DRAWING

3-C-23-UR
 Revised: 2/20/2023



PARCEL ID: 119Hr...
 OWNER: GULF PARK RECREATIONAL ASSN...
 DEED BK. 1489, PG. 171
 PLAT CAB. D, SLIDE 374-A



LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
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		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RP RAP

WILL ROBINSON & ASSOCIATES
 1248 N. Shreveport Ln
 Caryville, TN 37714
 (865) 386-4200
 wroassociates@bellsouth.net



A Site Plan for:
Andy's Custard
 513 N. Cedar Bluff Road
 Knox County, TN
 Planning Case # 3-C-23-UR

REVISIONS:
 02/14/2023 PLANNING COMMENTS

DRAWN: WNR
 CHECKED: WNR
 DATE: 01-06-2022
 FILE NAME:
 PROJECT NO:

PL03
 CONCEPT GRADING PLAN
 DRAWING

3-C-23-UR
 Revised: 2/20/2023

Andy's Custard

513 North Cedar Bluff Road
Knox County, TN 37923

Landscape Package



Vicinity Map: NIS

Landscape Package Sheet Index

- L000 Cover Sheet
- L100 Landscape Plan
- L200 Planting Details
- L201 Planting Notes & Plant Schedule

Landscape Architect Contact Information

Shippey Landscape Architecture
Philip Shippey, PLA
Phone: 229.326.1179
Email: philip@shippeyla.com

Mailing Address:
P.O. Box 2961
Cleveland, TN 37320

Property Information

1. Local jurisdiction: Knox County
2. Current Zoning: CN
3. Parcel #: 119HF014
4. Deed Reference: 20170601-0073532
5. Proposed Use: Custard Shop (Commercial)
6. Property Area: 0.82 acres

Abbreviation Reference

1. LF = Linear Feet
2. SF = Square Feet
3. o.c. = On Center
4. typ. = Typical
5. Ex. = Existing
6. EQ. = Equal
7. ± = Plus or minus
8. Qty. = Quantity
9. Cal. = Caliper
10. Gal. = Gallon
11. Hgt. = Height
12. Approx. = Approximate
13. CT = Clear Trunk
14. Min. = Minimum
15. Max. = Maximum
16. Cu. Yd. = Cubic Yard
17. PTD = Pitch to Drain
18. TBD = To be Determined

SHIPEY

P.O. Box 2961
Cleveland, TN 37320
229.326.1179 philip@shippeyla.com
shippeyla.com

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Andy's Custard
513 Cedar Bluff Road
Knox County, TN 37923
Planning Case #: 3-C-23-UR

Drawn By: _____ Date: _____
PSC: 02/17/2023

Revised: _____ Date: _____
J. Planning Commission 02/17/2023

Sheet Name: _____

Cover
Sheet

Sheet Number

L000

3-C-23-UR
Revised: 2/20/2023



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Call before you dig.

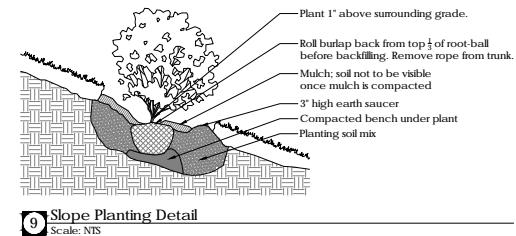
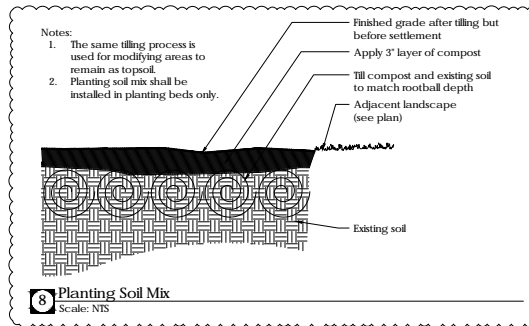
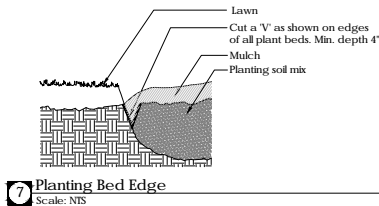
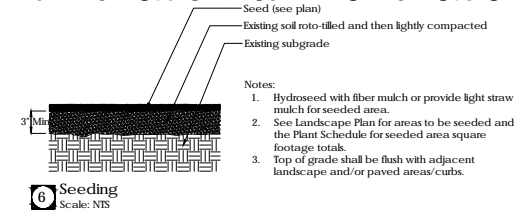
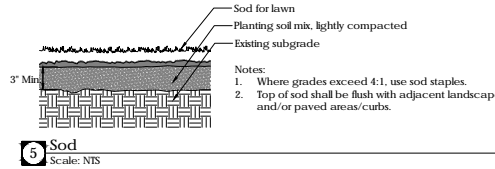
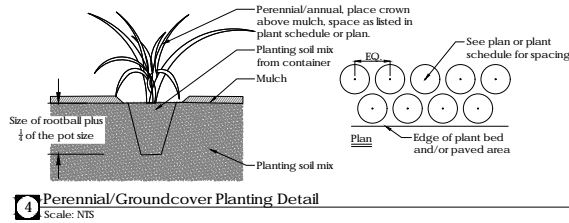
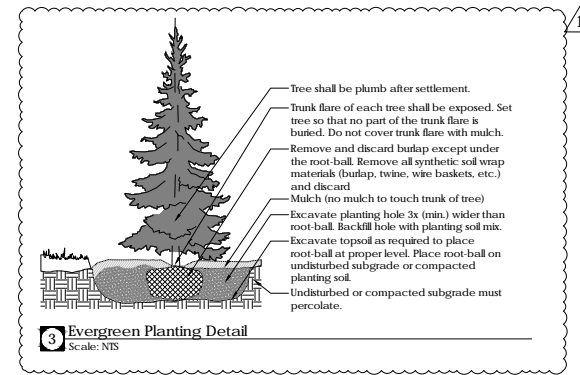
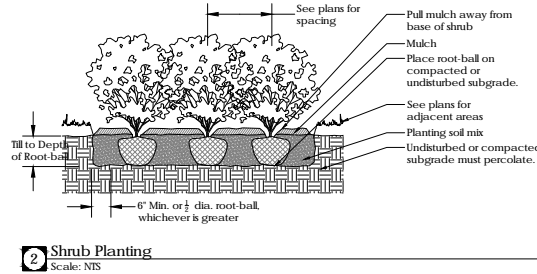
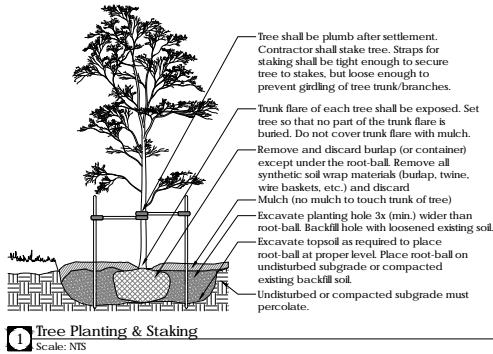
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PO Box 2061
Cleveland, TN 37326
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12/15/21 17/2023

Andy's Custard
513 Cedar Bluff Road
Knox County, TN 37923
Planning Case #: 3-C-23-UR



Drawn By: _____ Date: _____

PKB 07/17/2023

Revision: _____ Date: _____

J. Planning Consultant 07/17/2023

Sheet Name: _____

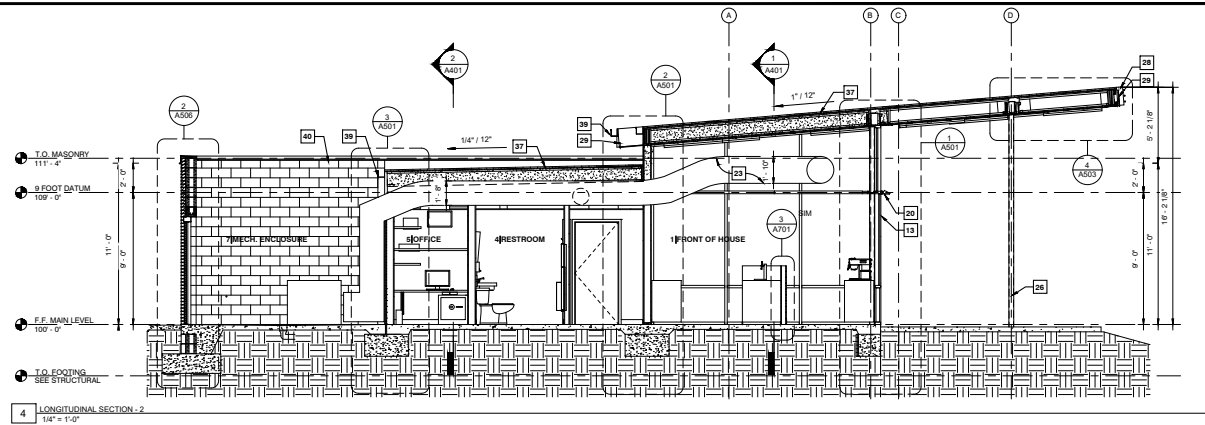
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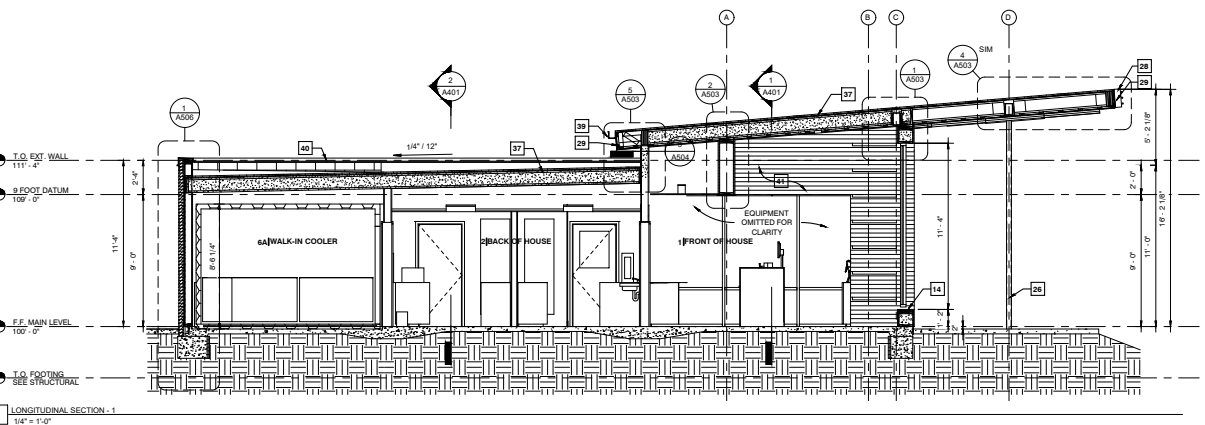
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Revised: 2/20/2023

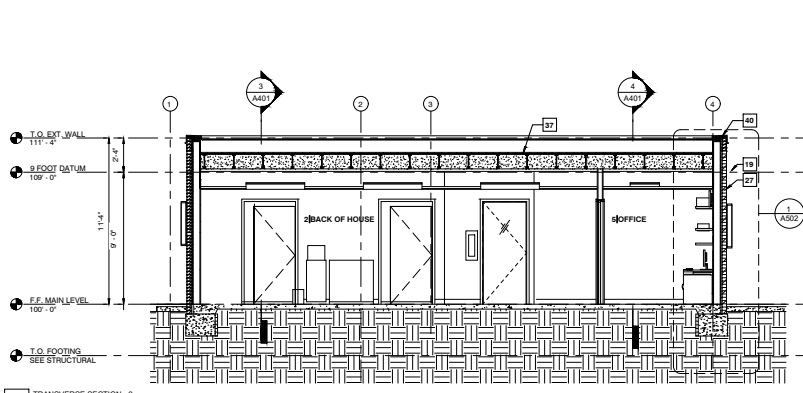
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 PLOT TIME: 00:00:01



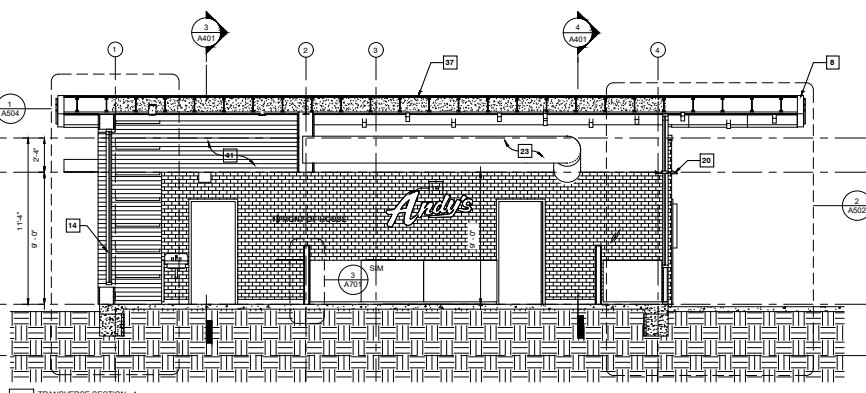
4 LONGITUDINAL SECTION - 2
1/4" = 1'-0"



3 LONGITUDINAL SECTION - 1
1/4" = 1'-0"



2 TRANSVERSE SECTION - 2
1/4" = 1'-0"



1 TRANSVERSE SECTION - 1
1/4" = 1'-0"

- KEYNOTES:**
- ROOF DRAINS BELOW SIDEWALK TO STORM SEWER - NOTE: EXPELL WATER UNDER SIDEWALK TO CURB - NOT ONTO WALK.
 - NEW PANELS/ROOF.
 - DRIVE THRU WINDOW.
 - TACTILE ALUMINUM EXIT SIGNAGE IN COMPLIANCE WITH SECTION 1011.3 IRC 2008 SURFACE MOUNTED TO DOOR.
 - TACTILE ALUMINUM RESTROOM SIGNAGE IN COMPLIANCE WITH SECTION 1115.1 IRC 2008 SURFACE MOUNTED TO DRYWALL.
 - PROVIDE 3" CLEAR ACCESSIBLE EGRESS PATH.
 - CONTRACTOR TO CONFIRM LOCATION OF THE CENTER SERVICE ISLAND WITH ARCHITECT BEFORE ROUGH-IN OF PLUMBING.
 - ROOF STRUCTURE WITH CLEAR ANCHORED ALUMINUM FASCIA WITH 3 CONTINUOUS BANDS OF NEON TUBING AND HARDIE REVEAL PANEL (7'10" SOFFIT PAINTED WHITE).
 - INSTALL CORNER GUARDS TYP.
 - PROVIDE HOT AND COLD WATER HOSE BIB ON WALL BEHIND AND ADJACENT TO CUSTARD MACHINES.
 - FIRE EXTINGUISHER AND CABINET - SEE 4/A701.
 - COORDINATE INSTALLATION OF WALK-IN COOLER AND FREEZER W/ SUPPLIER.
 - EFCO 403 STOREFRONT OR EQUIVALENT - REINFORCE AS REQUIRED BY MFG. W/ 1" INSULATED GLAZING.
 - EFCO 5800 CURTAIN WALL SYSTEM OR EQUIVALENT WITH 1" INSULATED GLAZING.
 - CLEAR OVER CLEAR 1" INSULATED GLAZING - SEE GLAZING SPECS ON SHEET A701.
 - OCCUPANCY LOAD SIGNAGE IN COMPLIANCE WITH SECTION 1004.3 IRC 2003 - SURFACE MOUNTED ABOVE DOOR.
 - CORNERS TO BE BUTT-GLAZED WITH 4-45 DEGREE MULLION.
 - CUSTARD MACHINES TO STRADDLE FLOOR SINKS.
 - ANDY'S MENU AND POSTER SIGNAGE BY OTHERS - VERIFY INSTALLED LOCATION W/ OWNER.
 - EXTERIOR UPLIGHTING MOUNTED TO MULLION PER SPECIFICATIONS.
 - MAINTAIN A MINIMUM OF 10" CLEAR ON OPERABLE SIDE OF WALK-IN COOLER AND FREEZER - COORDINATE DETAILING W/ MFG.
 - TRASH - RECYCLING PER OWNER.
 - ALL EXPOSED DUCTWORK TO BE PAINTED WHITE TO MATCH GWB CEILING.
 - 40 MIL WHITE TPO MECHANICALLY FASTENED WITH 1" RIGID INSULATION.
 - PROVIDE SOLID BLOCKING FOR ALL SHELVES & WALL MOUNTED EQUIPMENT - SEE A203 FOR LOCATIONS.
 - COLUMNS PER STRUCTURAL.
 - BRICK VENEER PER WALL SECTION.
 - PERIMETER NEON LIGHTING ON EXTENTS OF ALUMINUM FASCIA BY OWNER.
 - SQUARE CUT ROOF EDGE.
 - SITE WORK PER CIVIL PLANS AND SPECIFICATIONS.
 - COMPOSITE SLATS ON GALVANIZED TUBE STEEL FRAME.
 - QUINSEY PRODUCTS INC. SIDING WINDOWS - SELF-CLOSING SC-4300 AT WALK-UP PATIO WINDOWS. FULLY AUTOMATIC ACCESS AT DRIVE THRU WINDOW.
 - CAP AND SILL FLASHING AT TOP DATUM OF MASONRY VENEER AND FREESTANDING WALL TYP.
 - FOUNDATION PER STRUCTURAL.
 - WALL TYPE PER PLAN.
 - ELECTRICAL LOCATION AND SIZING PER MEP.
 - ROOF CONSTRUCTION - 60 MIL WHITE TPO ROOFING MECHANICALLY FASTENED ON 1" RIGID INSULATION OVER 1/2" PER STRUCTURAL WITH OPEN CELL INSULATION - MINIMUM OF R30.
 - WHITE SPANDREL GLAZING - ALL SPANDREL GLASS TO BE WHITE U.O.N.
 - PRE-FINISHED METAL BOX GUTTER.
 - PRE-FINISHED METAL PARAPET CAP FLASHING.
 - 1-1/2" T-G COMPOSITE SIDING - BASIS OF DESIGN: TIMBERTECH PORCH COLLECTION MANSOONY.
 - JAMES HARDIE - 5/8" HARDIE PANEL® COLOR PLUS® EXTERIOR FIBER CEMENT VERTICAL SIDING - 4" x 11" SECTIONS - SMOOTH FINISH - COLOR: LIGHT MIST; ON 3/4" BATTENS.
 - CHASED OPENINGS FOR WALK-IN COOLER ACCESS.
 - ACM PANEL SOFFIT (LAMINATORS OMEGA LITE BONE WHITE).
 - 8" DIAMETER DOWNSPOUT - CONNECTED TO STORM SEWER PER CIVIL PLANS.
 - ANDY'S FROZEN CUSTARD NEON CONE SIGN - MADE FRESH EVERY HOUR - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING - SUSPEND FROM HORIZONTAL MULLION AND CONICAL POWER SUPPLY ALONG INSIDE FACE OF MULLION.
 - ANDY'S FROZEN CUSTARD SPEICHER ROOT BEER NEON SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING - SUSPEND FROM HORIZONTAL MULLION AND CONICAL POWER SUPPLY ALONG INSIDE FACE OF MULLION.
 - STEEL PIPE ISLAND - 4" DIAMETER SCHEDULE 40 STEEL PIPE - 4" ABOVE GRADE W/ 2" CORE BELOW GRADE.
 - ELECTRIC STUBS.

pb2
 2609 Alpa Avenue Suite 100
 Rogers, Arkansas 72758
 Phone: 479.234.3545
 Fax: 479.434.1029

Architect of Record
 William Douglas Hurley
 Tennessee License No. 102150
 Firm Expiration No. 9332

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ANDY'S FROZEN CUSTARD
 513 N Cedar Bluff Rd
 Knoxville, TN
 File # 3-C-23-UR

ISSUE BLOCK

CHECKED BY: JWS
 DRAWN BY: JWS
 DOCUMENT DATE: 11/8/21



SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

SECTIONS

SHEET:
A401

3-C-23-UR
 Revised: 2/20/2023



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Thomas R. Gass/Andy's Frozen Custard

Applicant Name

Affiliation

1/23/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-C-23-UR

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Will Robinson Will Robinson and Associates

Name / Company

1248 N. Shorewood Ln. Ln. Caryville TN 37714

Address

865-386-4201 / wendy@wracivil.com

Phone / Email

CURRENT PROPERTY INFO

William Slagle FOX LONAS CERTIFIED PR

Owner Name (if different)

5731 Lyons View Pike Ste 225 Knoxville TN 37919

Owner Address

865-719-6505

Owner Phone / Email

513 N CEDAR BLUFF RD

Property Address

119 H F 014

Parcel ID

0.82 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of N Cedar Bluff Rd, north of Dutchtown Rd

General Location

City

Commission District 3

CN (Neighborhood Commercial), CN(k) (Neighborhood Commercial)

Agriculture/Forestry/Vacant Land

Count

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

NC (Neighborhood Commercial)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Planned Development Use on Review / Special Use
 Hillside Protection COA Residential Non-residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) **CN zoning requires Use on Review for eating establishment**

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number _____

Total Number of Lots Created _____

Additional Information _____

- Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change

Proposed Zoning _____

Pending Plat File Number

- Plan

Amendment

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____ Previous Zoning Requests _____

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

Fee 1

\$1,600.00

Total

ATTACHMENTS

- Property Owners / Option Holders Variance Request

Fee 2

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 3

AUTHORIZATION

Applicant Signature **Thomas R. Gass/Andy's Frozen Custard**
Please Print

1/23/2023

Date

Phone / Email _____

Property Owner Signature **William Slagle FOX LONAS CERTIFIED PROPERTIES**
Please Print

1/23/2023

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) 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

Thomas R Gass / Andy's Frozen Custard Franchisee/Managing Partner

Applicant Name	Date Filed	Meeting Date (if applicable)	Affiliation
01/20/2023	01/20/2023	March 9, 2023	File Number(s)
			3-C-23-UR

CORRESPONDENCE *All correspondence related to this application should be directed to the approved contact listed below.*

- Applicant
 Property Owner
 Option Holder
 Project Surveyor
 Engineer
 Architect/Landscape Architect

Will Robinson		Will Robinson & Associates	
Name	Company		
1248 N Shorewood Ln	Caryville	TN	37714
Address	City	State	ZIP
865-386-4201	wendy@wracivil.com		
Phone	Email		

CURRENT PROPERTY INFO

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
513 N Cedar Bluff Rd	119HF014	
Property Address	Parcel ID	
		N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location	Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County District Zoning District Existing Land Use	
Planning Sector	Sector Plan Land Use Classification
	Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
 Home Occupation (specify) _____
 Other (specify) _____

Related City Permit Number(s) _____
 CN zoning requires Use on Review for eating establishment.

SUBDIVISION REQUEST

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

Related Rezoning File Number _____

ZONING REQUEST


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

Pending Plat File Number _____

STAFF USE ONLY

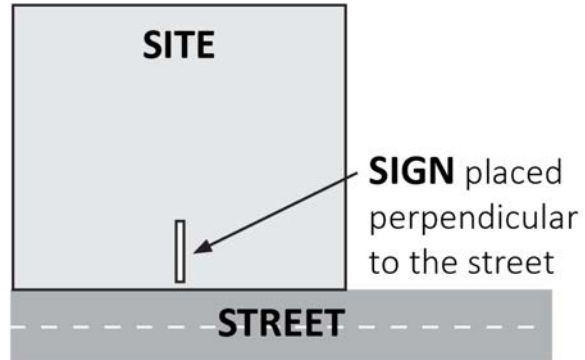
PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	Fee 1	Total
	Fee 2	
	Fee 3	

AUTHORIZATION

 Thomas R Gass / Andy's Frozen Custard **01/09/2023**
 Applicant Signature Please Print Date
 417-676-4970 tom.gass@eatandys.com
 Phone Number Email
 William C Slagle 1/09/2023
 Property Owner Signature Please Print Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 2/24/2023 _____ and _____ 3/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Thomas Gass/Andy's Frozen Custard

Date: 1/23/23

File Number: 3-C-23-UR

- Sign posted by Staff
- Sign posted by Applicant