



SPECIAL USE REPORT

► **FILE #:** 7-B-24-SU

AGENDA ITEM #: 54

AGENDA DATE: 7/11/2024

► **APPLICANT:** WHITNEY HOLLIDAY

OWNER(S): Tony Cappiello

TAX ID NUMBER: 121 G G 01603

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 5819 LYONS VIEW PIKE

► **LOCATION:** West side of Lyons View Pike, south of Harley Dr

► **APPX. SIZE OF TRACT:** 0.53 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Lyons View Pike, a minor arterial street with a pavement width of 22.5 ft within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

► **ZONING:** C-N (Neighborhood Commercial), HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Office

► **PROPOSED USE:** Coffee shop

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Office - RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Office - RN-6 (Multi-Family Residential Neighborhood)

East: Office, single family residential - C-N (Neighborhood Commercial), RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Office - RN-6 (Multi-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The Lyons View neighborhood comprises a mix of single-family and multifamily developments, offices, and a church. The Westmoreland Health & Rehab Center is located west of the subject parcel and the Lakeshore Park is located southeast across Lyons View Pike.

STAFF RECOMMENDATION:

► **Approve the request for a coffee shop in the CN (Neighborhood Commercial) district, subject to 2 conditions.**

1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

2) Meeting all applicable requirements of the City of Knoxville Engineering Department and Plans Review and

COMMENTS:

The proposal is to renovate the existing building to use as a coffee shop with a retail area for basic picnic supplies, packaged foods, and miscellaneous merchandise. The coffee shop, which includes 34 indoor seats and 12 outdoor seats, requires special use approval as an eating and drinking establishment in the C-N district.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2) 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The General Plan's Development Policy 8.2 recommends locating neighborhood commercial uses in a way so that it will enhance, rather than hinder, the stability of residential areas. The property's location along a minor arterial street close to a multifamily development and Lakeshore Park is consistent with the policy.

B. The proposed use at this property is also consistent with the West City Sector Plan and One Year Plan's NC (Neighborhood Commercial) land use classification, which recommends day-to-day retail and service-oriented uses located within a walking or short driving distance of neighborhoods on properties generally less than 5 acres.

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

A. The C-N district is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods.

B. The proposed commercial use comprising approximately 1,498 sq ft at this location meets the district's intent.

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 use is compatible with the character of the Lyons View community which includes a mix of single-family and multifamily developments, offices, a cemetery, and a church. There is a nursing home on the abutting western parcel and a physical therapy office across the street.

B. The existing one-story structure is consistent with the size and scale of other structures in the surrounding area. The proposed renovation would mostly include interior alterations and exterior façade improvements.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed coffee shop is a small-scale commercial use that would be compatible with other residential and nonresidential uses in the vicinity. The adjacent nursing home has a parking lot next to the subject parcel, keeping its housing facility further away from the proposed commercial use.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. A coffee shop with up to 46 seats at its maximum capacity is not expected to significantly impact traffic on surrounding streets. Traffic will be directed to Lyons View Pike, a minor arterial street.

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.

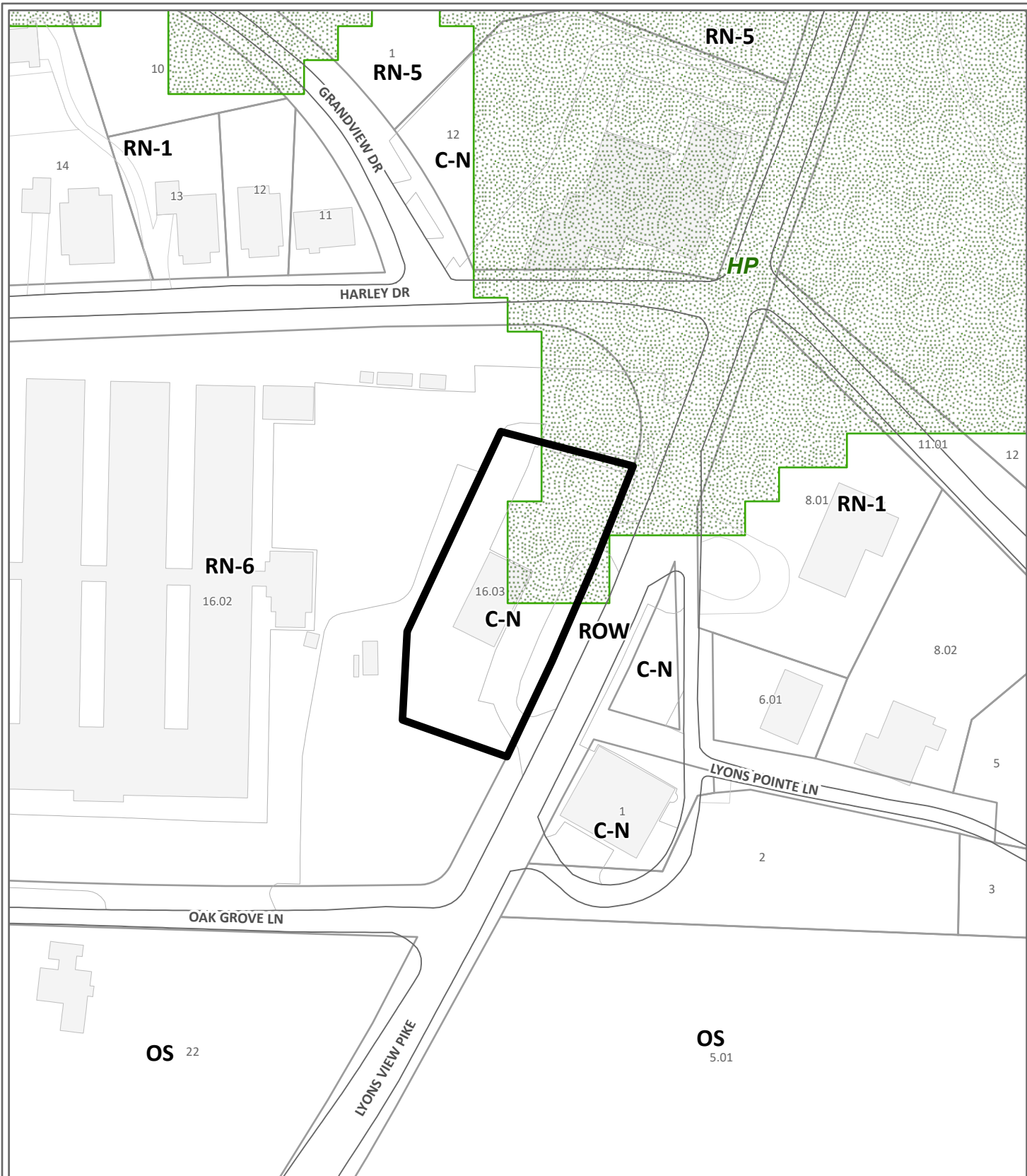
A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use. On the contrary, the property's location close to many multifamily structures and the Lakeshore Park should be beneficial for a coffee shop.

ESTIMATED TRAFFIC IMPACT: 195 (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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



SPECIAL USE

7-B-24-SU

Petitioner: Whitney Holliday



Coffee shop in C-N (Neighborhood Commercial), HP (Hillside Protection Overlay)

Original Print Date: 6/3/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 121
Jurisdiction: City

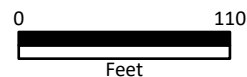
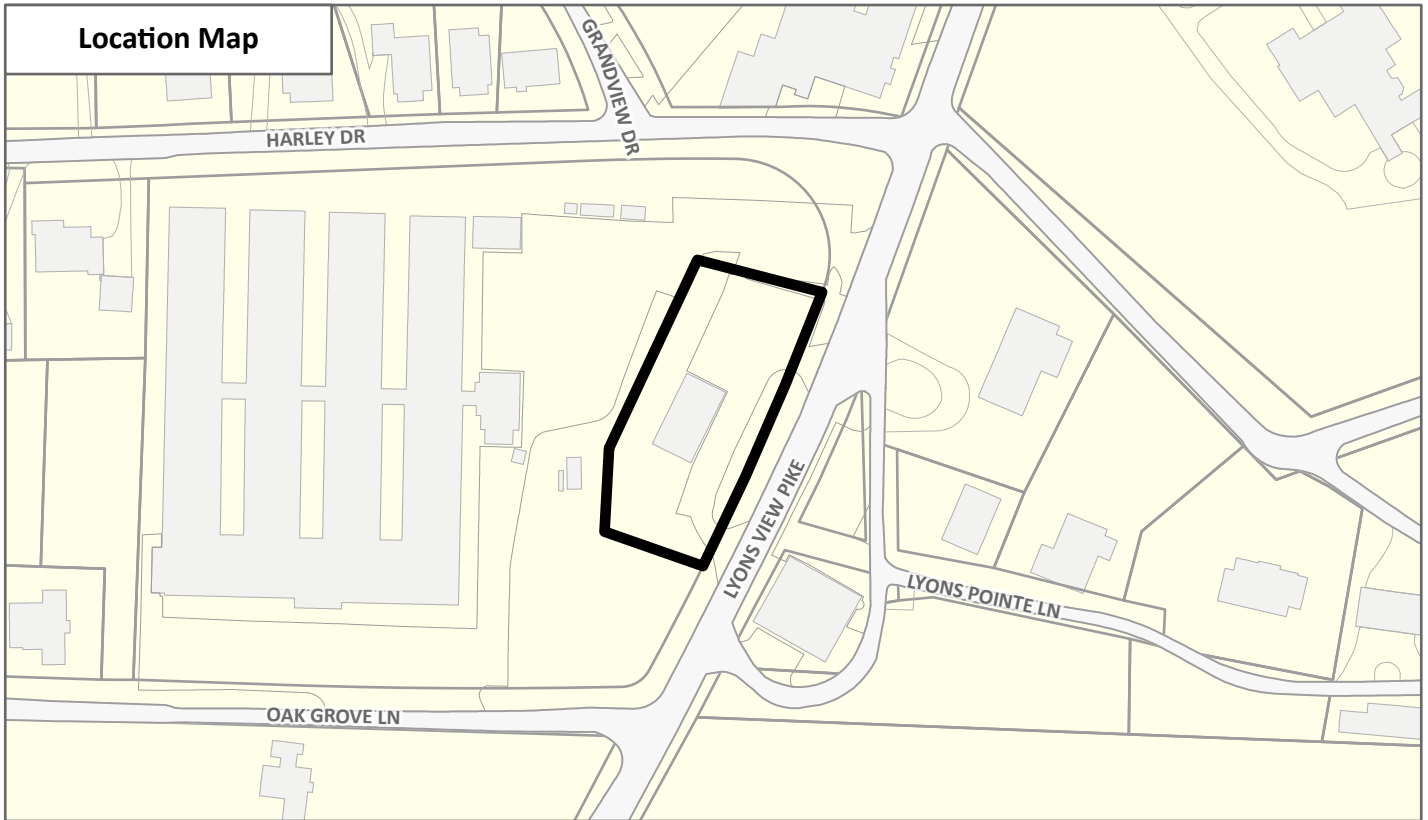


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

7-B-24-SU

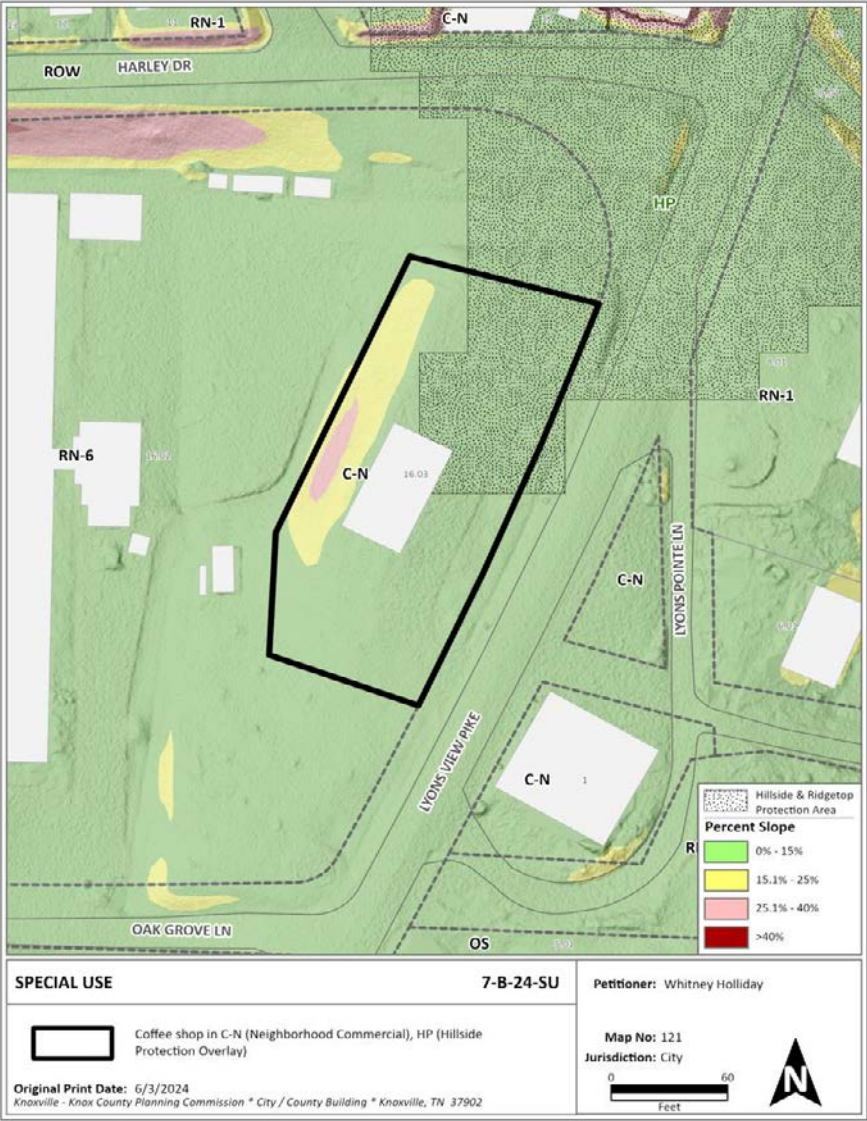


Case boundary

0 150
Feet



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	23,127.1	0.5			
Non-Hillside	15,884.2	0.4	N/A		
0-15% Slope	7,243.0	0.2	100%	7,243.0	0.2
15-25% Slope	0.0	0.0	50%	0.0	0.0
25-40% Slope	0.0	0.0	20%	0.0	0.0
Greater than 40% Slope	0.0	0.0	10%	0.0	0.0
Ridgetops					
Hillside Protection (HP) Area	7,243.0	0.2	Recommended disturbance budget within HP Area	7,243.0	0.2
			Percent of HP Area	100.0%	



Camp Honey Coffee & Provisions – Development Plan

Whitney Holliday
Owner/Operator - Camp Honey, LLC.
5819 Lyons View Pike
865-242-7924
whitney@camphoneycoffee.com

7-B-24-SU
5.28.2024

Applicant indicated Attachment A is confidential.
Planning review will not include this attachment.

Filing Date: May 28, 2024
Meeting: July 11, 2024

Proposed use: Camp Honey Coffee will be a coffee shop and market on Lyons View Pike, across from Lakeshore Park. We specialize in hot and iced coffee as well as other specialty beverages, targeting families in the Bearden Area of Knoxville, TN. We also offer "provisions" which include basic picnic supplies, gourmet packaged foods, simple meal alternatives, and locally crafted branded and unbranded merchandise. The owner, Whitney, was raised in the neighborhood and resides in the same community she is looking to serve. See "Attachment A" for business plan with additional information including visualization of the future establishment.

Topographic information: See "Attachment B" for details.

Off-street parking and loading plan (including total area): See "Attachment E" for details.

Circulation diagram to indicate ingress/egress and the movement of vehicles, goods, and people: See "Attachment D" and "Attachment E" for details.

Species specific landscape plan: No landscaping will be changed.

Building footprint (include floor plan): See "Attachment B" for details.

Architectural elevations: See "Attachment B" for details.

Proposed signage: A low hanging branded sign in neutral colors will be hung where existing the real estate sign sits along the side of Lyons View Pike. Other similar signage is currently present in the area. A flush branded sign in neutral colors will be hung above the front door facing Lyons View Pike.

Conformance to required building setbacks: See "Attachment B" for details.

Preliminary drainage plan as required by City and/or County Engineering Departments: See "Attachment B" for details.

Garbage dumpster location(s): See "Attachment B" for details.

Also Included:

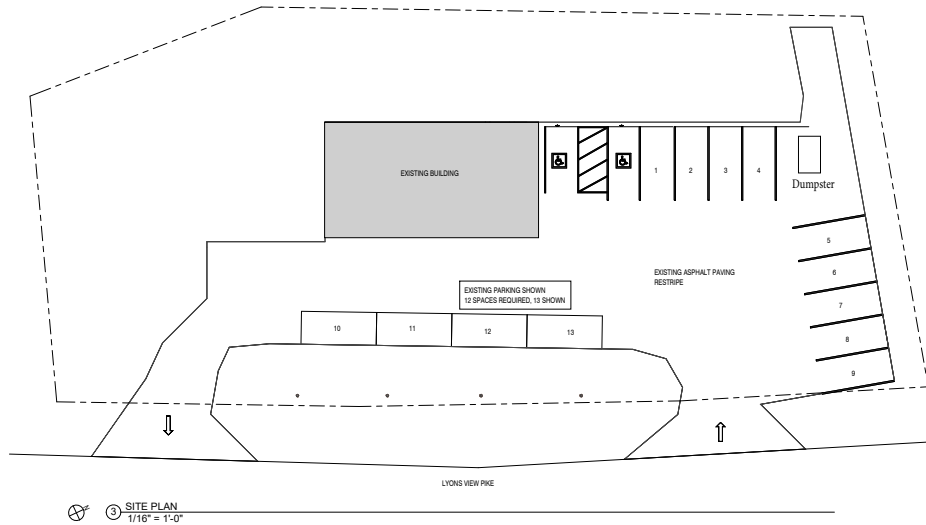
Knoxville Planning Development Request Application

Check for Fee: \$1,600

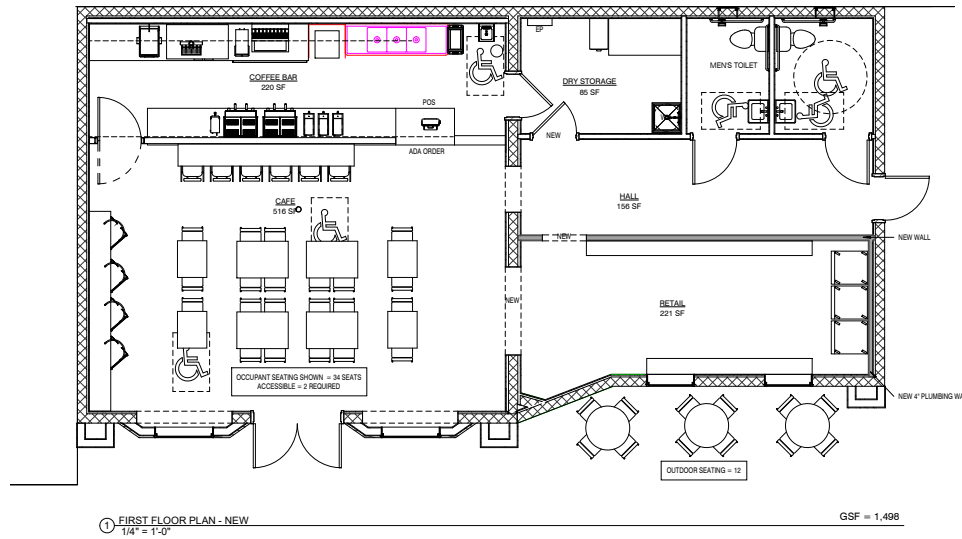
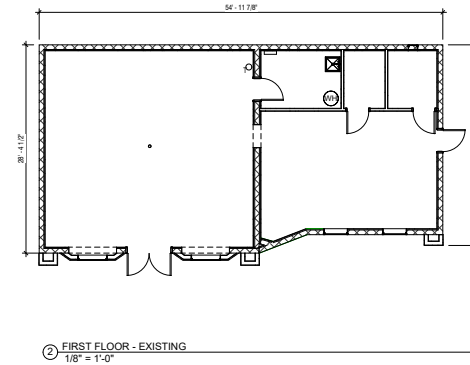
Supporting Documents Provided By:

TAC (The Architecture Collaborative) – Knoxville, TN

Camp Honey, LLC.



7-B-24-SU
Attachment B
6.25.2024



Revisions:

No.	Date

Drawing Title:
FLOOR PLANS

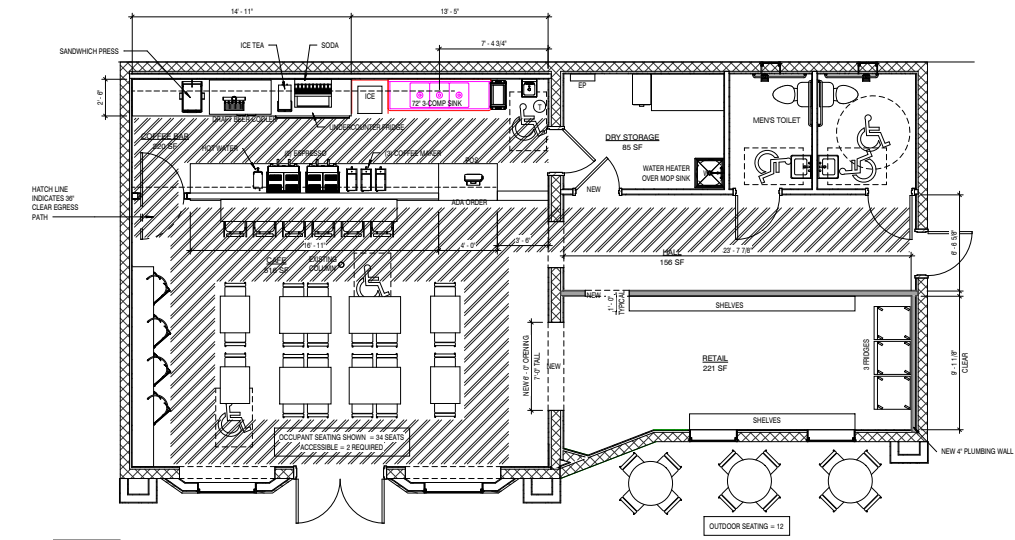
Date: 05/24/2024

Project No.
24021

Sheet No.
A1.1

Attachment C

7-B-24-SU
5.28.2024



1 FIRST FLOOR PLAN - EQUIPMENT
1/4" = 1'-0"

GSF = 1,498



A NEW DEVELOPMENT FOR:
CAMP HONEY COFFEE & PROVISIONS
5819 LYONS VIEW PIKE
KNOXVILLE, TN 37919

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

THIS DRAWING IS ISSUED FOR:
REVIEW ONLY
ALL COPYRIGHTS RESERVED BY
THE ARCHITECTURE COLLABORATIVE, LLC
THIS ORIGINAL DOCUMENT, INCLUDING ITS
ELECTRONIC FORM AND ITS PRINTED COPY,
AND REMAINS THE PROPERTY OF THE
ARCHITECT. IT MAY NOT BE COPIED,
REPRODUCED, OR TRANSMITTED IN ANY
MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE
DESIGN PROFESSIONAL'S NAME AND FIRM
IDENTIFICATION AND CREDENTIALS MUST
APPEAR ON ALL DOCUMENTS. THE
DESIGN INTENT MUST BE MAINTAINED
AND THE DESIGN INTENT MUST BE
MAINTAINED. ANY CHANGES TO THE
DESIGN MUST BE APPROVED BY THE
DESIGN PROFESSIONAL. ANY CHANGES
TO THE DESIGN MUST BE APPROVED BY
THE DESIGN PROFESSIONAL. ANY
CHANGES TO THE DESIGN MUST BE
APPROVED BY THE DESIGN
PROFESSIONAL. ANY CHANGES TO
THE DESIGN MUST BE APPROVED BY
THE DESIGN PROFESSIONAL.

Revisions:

No.	Date

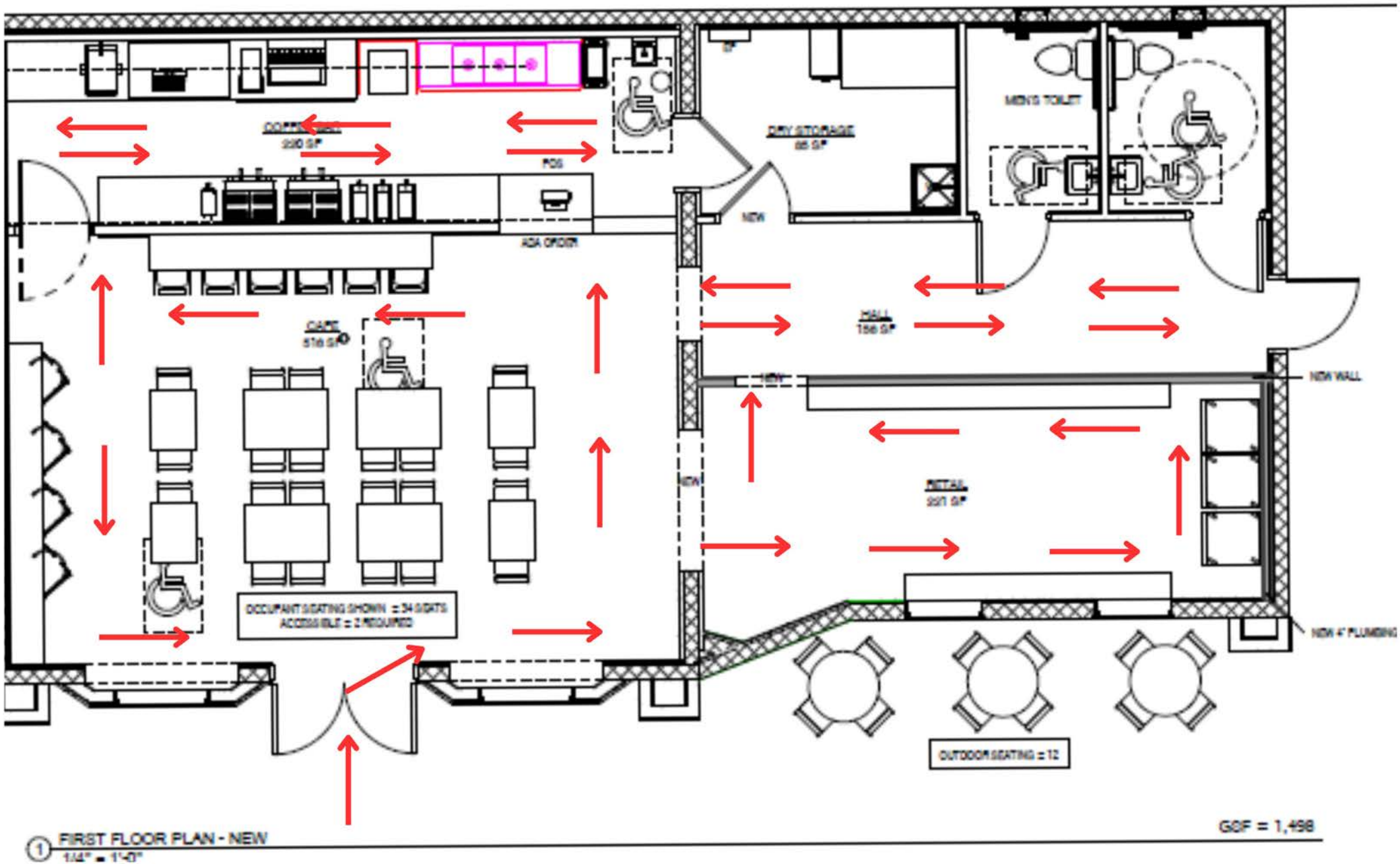
Drawing Title:
FLOOR PLAN
EQUIPMENT

Date: 05/24/2024

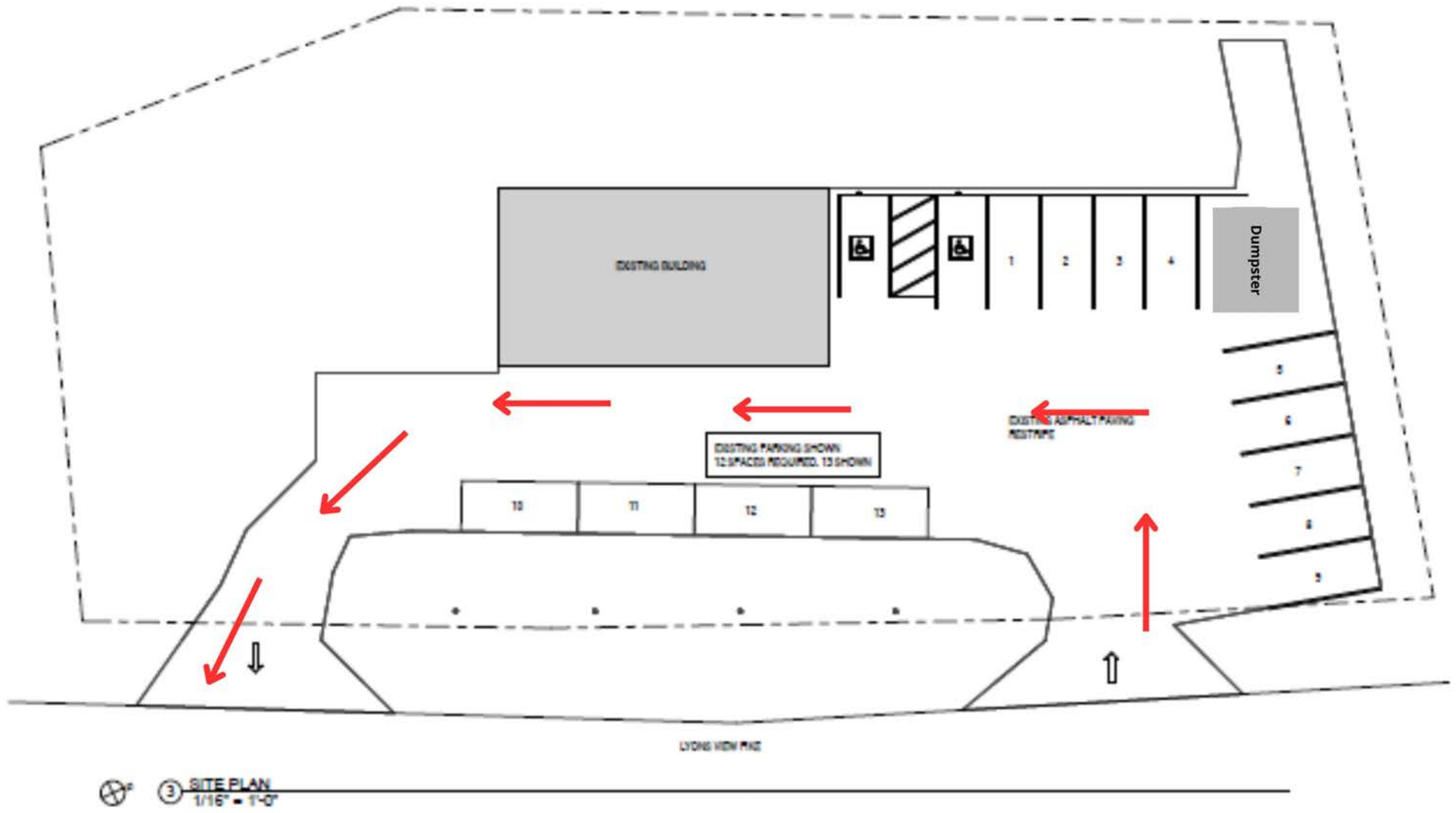
Project No.
24021

Sheet No.
A1.2

Camp Honey Coffee & Provisions



Camp Honey Coffee & Provisions





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Whitney Holliday

Applicant Name

Affiliation

5/28/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-B-24-SU

File Number(s)

CORRESPONDENCE

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

Whitney Holliday Camp Honey Coffee

Name / Company

5444 Smoky Trl Knoxville TN 37909

Address

865-242-7924 / whitney@camhoneycoffee.com

Phone / Email

CURRENT PROPERTY INFO

Tony Cappiello

Owner Name (if different)

4424 Sutherland

Owner Address

865-482-1214

Owner Phone / Email

5819 LYONS VIEW PIKE

Property Address

121 G G 01603

Parcel ID

0.53 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Lyons View Pike, south of Harley Dr

General Location

☒ City

Council District 2

C-N (Neighborhood Commercial), HP (Hillside Protection Overlay)

Office

☐ County

District

Zoning District

Existing Land Use

West City

C-N (Neighborhood Commercial), HP (Hillside Protection Overlay), HP (Hillside Ridgetop Protection)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) **Coffee shop**

Related City Permit Number(s)

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 Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$1,600.00

Total

Fee 2

Fee 3

AUTHORIZATION

- ☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Whitney Holliday

5/28/2024

Applicant Signature

Please Print

Date

Phone / Email

Tony Cappiello

5/28/2024

Property Owner Signature

Please Print

Date



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

Whitney Holliday

Camp Honey Coffee

Applicant Name

Affiliation

05/24/2024

07/11/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

7-B-24-SU

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

Whitney Holliday

Camp Honey Coffee

Name

Company

5444 Smoky Trail

Knoxville

TN

37909

Address

City

State

ZIP

865-242-7924

whitney@camphoneycoffee.com

Phone

Email

CURRENT PROPERTY INFO

Tony Cappiello

4424 Sutherland Avenue

865-482-1214

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5819 Lyons View Pike

121GG01603

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Special Use - Coffee in the C-N Zone

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

☐ Combine Parcels

☐ Divide Parcel

Unit / Phase Number

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)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review

☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders

☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat*)

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Whitney Holliday

Digitally signed by Whitney Holliday
Date: 2024.05.24 14:35:00 -04'00'

Whitney Holliday

5/24/2024

Applicant Signature

Please Print

Date

865-242-7924

whitney@camphoneycoffee.com

Phone Number

Email

6600 KP PARTNERSHIP

By: 

Anthony P. Cappiello, Jr., Vice President

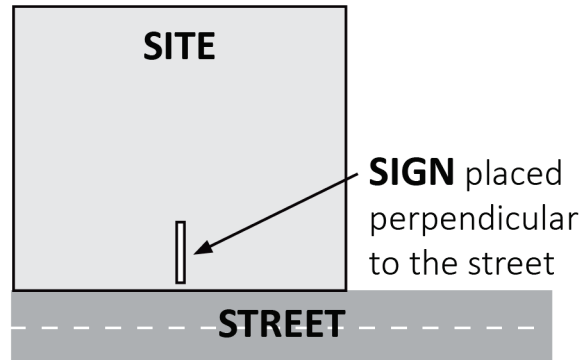
05/29/2024, SG

Property Owner Signature

Please Print

Date Paid

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:

_____ **06/28/2024** _____ and _____ **07/12/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Whitney Holliday

Date: 05/28/2024

File Number: 7-B-24-SU



Sign posted by Staff



Sign posted by Applicant