

**SPECIAL USE**

**6-E-25-SU**



Drive-through eating and drinking establishment in C-G-1 (General Commercial)

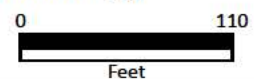
**Original Print Date:** 4/30/2025

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

**Petitioner:** Robert Sullivan - Taco Bell of America, LLC

**Map No:** 121

**Jurisdiction:** City





# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ PA  
☐ Rezoning

Robert Sullivan - Taco Bell of America, LLC

Representative for Lessee

Applicant Name

Affiliation

04/28/2025

5/8/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

6-E-25-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

Sarah Dowling

GPD Group, Professional Corporation

Name

Company

520 S. Main St., STE 2531

Akron

OH

44311

Address

City

State

ZIP

678.781.5074

Phone

Email

## CURRENT PROPERTY INFO

CAP-TN BEARD LLC

PO BOX 11505 KNOXVILLE, TN 37939

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5900, 5902 Kingston Pike

201708040012522

121BA013, 014

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) <u>No</u> Other (specify) <u>A2 Drive-through restaurant</u>	Related City Permit Number(s)
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**SUBDIVISION REQUEST** N/A

		Related Rezoning File Number
Proposed Subdivision Name		
Unit / Phase Number <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Total Number of Lots Created	
<input type="checkbox"/> Other (specify) _____		
<input type="checkbox"/> Attachments / Additional Requirements		

**ZONING REQUEST** N/A

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment Change	
Proposed Plan Designation(s)	
Proposed Density (units/acre)	Previous Rezoning Requests
<input type="checkbox"/> Other (specify)	

**STAFF USE ONLY**

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission  <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request ( <i>Comprehensive Plan</i> )  <b>ADDITIONAL REQUIREMENTS</b> <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 <b>1,600.00</b>
	0405	1,600.00	
	Fee 2		
	Fee 3		

## AUTHORIZATION

**By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**

**Signed by:**

Applicant's signature

Robert Sullivan - Taco Bell of America, LLC

3/4/2025

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Print Name / Affiliation

Date \_\_\_\_\_

949.233.8598

Phone Number

Email

Property Owner Signature

Anthony P. Cappiello CAP-TN Beard, LLC  
Please Print

3/19/2025 **4/28/2025**  
Date Paid





# Public Notice and Community Engagement

## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

**05/30/2025**

~~no later than 4/26/25~~

**06/13/2025**

~~5/9/25~~

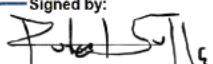
Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

☐ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting

Signed by:  
  
 359F2B91D6F7438...

**Robert Sullivan**

Applicant Name

**3/4/2025**

Date

**6-E-25-SU**

**FILE NUMBER**