

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-B-15-UR **Related File Number:**
Application Filed: 11/19/2014 **Date of Revision:**
Applicant: ARLAND CAR WASH, LLC

PROPERTY INFORMATION

General Location: South side of Kingston Pike, east of Moss Grove Blvd.
Other Parcel Info.:
Tax ID Number: 132 02715 **Jurisdiction:** City
Size of Tract: 2.681 acres
Accessibility: Access is via Moss Grove Blvd., a private Joint Permanent Easement with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Car wash
Surrounding Land Use:
Proposed Use: Car Wash **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** MU & GC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The Sherrill Hill mixed use development has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 106 Moss Grove Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park) (k)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoning to PC-1 (k) (Retail and Office Park) was approved by Knoxville City Council on 9/25/07.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the revised development plan for the existing car wash facility, subject to 9 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance and conditions of the PC-1 (Retail and Office Park) (k) rezoning approval.
2. Meeting all applicable requirements of the approved Master Plan for the Sherrill Hill development (11-A-07-PA).
3. The area at the southeast corner of the site that is designated on the plan as a "No-build easement" is required by the approved zoning and Master Plan to remain as an undisturbed buffer area.
4. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
5. The required revisions to the driveway entrance and dumpster location are subject to approval by the Knoxville Department of Engineering.
6. Retaining the existing bail-out driveway at the south end of the parking area and increasing the curb radius into the driveway to a minimum of 5'.
7. Obtaining a special pollution abatement permit as required by the Knoxville Department of Engineering.
8. Meeting all applicable requirements of the Knoxville Department of Engineering.
9. Installing all landscaping, as shown on the plan, within six months of the revised use on review approval for this project.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

Comments: The applicant had received a use on review approval from the Planning Commission for a car wash facility on this 2.681 acre lot located on the south side of Kingston Pike and east of Moss Grove Blvd. on July 11, 2013. While under construction, the applicant had revised the development plan and construction drawings without obtaining approval of the changes and completed the construction of the car wash. While the car wash is currently operating, approvals are required for the revised development plan and some site modifications will be required.

The car wash facility has a building area of approximately 5,400 square feet and 28 vacuum stations. Access to the site is from a shared driveway off of Moss Grove Blvd. that parallels Kingston Pike. There is no direct access from the site to Kingston Pike.

The traffic impact study that had been prepared for the entire Sherrill Hill development covered the proposed commercial development on this site. The recommended improvements at the Kingston Pike and Moss Grove Blvd. intersection have been put in place.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. All public utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development recommended improvements that will address the traffic impacts of this development.
3. The proposed development is compatible with the scale and intensity of the surrounding development. The majority of the site borders existing or future commercial development. The impact to residences that adjoin the Sherrill Hill development to the southeast will be minimal due to the buffer requirements of the zoning approval and the adopted Master Plan.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING

ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development is located off an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 1/8/2015

Details of Action:

Summary of Action: APPROVE the revised development plan for the existing car wash facility, subject to 9 conditions

Date of Approval: 1/8/2015 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**