

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 1-D-22-SU **Related File Number:**
Application Filed: 11/24/2021 **Date of Revision:**
Applicant: STELLA BLUE VENTURE LLC / CIVILOGISTIX

PROPERTY INFORMATION

General Location: East side of Chapman Highway, south of E. Young High Pike, north of Woodlawn Pike
Other Parcel Info.:
Tax ID Number: 109 O K 04101 **Jurisdiction:** City
Size of Tract: 0.46 acres
Accessibility: Access is via Chapman Hwy, a major arterial street with 4 lanes and a center turning lane within 110' of right-ofway.

GENERAL LAND USE INFORMATION

Existing Land Use: OF (Office)
Surrounding Land Use:
Proposed Use: Vehicle repair/service establishment **Density:**
Sector Plan: South City **Sector Plan Designation:** MU-SD, SC-5 (Mixed Use Special District, Chapma
Growth Policy Plan: N/A
Neighborhood Context: The property is located on Chapman Hwy in an area developed with small, stand alone business and larger shopping centers.

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

Street: 4420 & 4418 Chapman Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-3 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

Postpone the request until the February 10, 2022, Planning Commission meeting as recommended by staff, pending additional information from the applicant.

Staff Recomm. (Full):

Staff is recommending a 30-day postponement pending verification that the adjacent property owner does not oppose this request. If the applicant provides this information before the agenda review meeting on January 11, 2022, staff may revise the recommendation. This site plan includes a driveway for queuing vehicles extending onto the adjacent property to the rear and will not function without significant modifications if the adjacent property owner opposes this request.

Comments:

This proposal is for converting an existing retail building to a Take 5 Oil Change with 3 service bays. The modification to the existing site design includes relocating the parking spaces directly in front of the building to the left (west) side of the property to allow for the installation of the new service bays and creating a one-way driveway to the rear of the lot that extends onto the adjacent property. The property is zone C-G-3, which requires special use approval for vehicle repair/service businesses.

The driveway extending onto the adjacent property will require grading because it is approximately 4-ft higher in elevation than the subject site. It is unknown how much grading onto the adjacent property is necessary because a preliminary driveway profile has not been provided.

Action:

Approved with Conditions

Meeting Date: 1/13/2022

Details of Action:

Approve the special use subject to a code required easement that will satisfy [planning] staff and counsel.

Summary of Action:

Approve the special use subject to a code required easement that will satisfy [planning] staff and counsel.

Date of Approval:

1/13/2022

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: