

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 11-A-23-SU **Related File Number:**
Application Filed: 9/25/2023 **Date of Revision:**
Applicant: SHANNON HARPER

PROPERTY INFORMATION

General Location: Southeast side of Parkside Dr, west of Wakefield Rd
Other Parcel Info.:
Tax ID Number: 131 J A 001.02 **Jurisdiction:** City
Size of Tract: 6.59 acres
Accessibility: Access is via Parkside Drive, a 4-lane, median-divided, major arterial street within 100-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land
Surrounding Land Use:
Proposed Use: 118-space parking lot in C-H-2 (Highway Commercial) zoning district **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The property is located on a commercial corridor along Parkside Drive. The corridor includes several automobile dealerships with large parking lots on properties zoned C-H-2.

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

Street: 0 PARKSIDE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-2 (Highway Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1988, the property was part of a rezoning from AG (Agricultural) and RA (Residential A) zones to CB (Commercial B) zone. [3-O-88-RZ]

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)
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: Samiul Haque

Staff Recomm. (Abbr.): Approve the request for a 118-space parking lot in the C-H-2 (Highway Commercial) zoning district, subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 12 (Landscape).
2. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

Comments: This special use request is for a 118-space parking lot on a 5.69-acre parcel to be used for overflow parking for a carwash facility being built on the adjacent lot to the east. There are no buildings proposed as part of this Special Use request.

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 proposed parking lot is consistent with the General Plan's development policy 8.11 that encourages to improve the appearance of existing commercial strips by providing better landscaping.
B. The proposed use is consistent with the One Year Plan and Southwest County Sector Plan's GC (General Commercial) land use classification.

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

A. The C-H-2 district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The proposed parking lot is consistent with the district's intent.

B. The site plans as provided comply with the requirements of Article 12.5 (Parking Lot Perimeter Landscape Yard) and Article 12.6 (Interior Parking Lot landscape). Article 12.8 (Buffer Yards) requires a 20-ft Class B Buffer Yard as the property abuts a residential district in the south. However, staff's interpretation is that the existing vegetation along the south boundary meets the zoning ordinance's intent, and it may qualify for an Alternative Landscape Design subject to approval from the City's Department of Plans Review and Inspections.

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 area is primarily characterized by commercial uses with several auto dealerships with large parking lots. There are a few offices and industrial uses on the north side of Parkside Drive, which also have relatively large parking lots. The proposed use will be consistent with this automobile-oriented commercial area.

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 use is not expected to have any significant adverse impacts on adjacent properties. As mentioned above, the property has an existing forested area along the south boundary which works as a buffer for the low-density neighborhood on the south. If the existing vegetation is cleared, a 20-ft Class B buffer yard will be required.

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

A. The subject property is accessed via a major arterial street, Parkside Drive. Although the use will increase traffic to the area, it is not expected to draw substantial traffic through residential streets.

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 or environmental factors immediately surrounding the subject property that would pose a potential hazard or have an undesirable impact on the proposed use.

Action: Approved with Conditions **Meeting Date:** 11/9/2023

Details of Action:

Summary of Action: Approve the request for a 118-space parking lot in the C-H-2 (Highway Commercial) zoning district, subject to 3 conditions.

Date of Approval: **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**