

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 11-C-21-SU **Related File Number:**
Application Filed: 9/23/2021 **Date of Revision:**
Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: Western end of Anderson Drive, south of Kingston Pike, west of S. Northshore Drive
Other Parcel Info.:
Tax ID Number: 121 A B 013 **Jurisdiction:** City
Size of Tract: 3.2 acres
Accessibility: Access is from Anderson Road, a local road with a 24-ft pavement width within a 36.5-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Surface parking lot
Surrounding Land Use:
Proposed Use: Car wash and parking lot **Density:**
Sector Plan: West City **Sector Plan Designation:** O (Office) (pending GC (General Commercial))
Growth Policy Plan: N/A (Within City limits)
Neighborhood Context: This parcel is at the western end of Anderson Road just south of Kingston Pike and west of S. Northshore Drive. The area consists of various commercial, office, and institutional properties. Central Baptist Church and Cemetery are to the north.

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

Street: 6238 Anderson Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-H (Heavy Industrial) (pending C-G-1 (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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve the development plan for a car wash facility in the C-G-1 zone, subject to five conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Engineering Department.
3. Meeting all applicable requirements of the City of Knoxville Fire Department.
4. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
5. Any proposed signage will be required to meet all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a car wash facility in the C-G-1 zone.

Comments:

This is a request for a car wash at the western terminus of Anderson Drive. The application states that the requested use is for a car wash and a parking lot. The original intention was to use part of the church parking lot to the north for access, which would have displaced a number of parking spaces. However, that easement is no longer being sought, and the additional parking spaces to offset those taken by the easement were not needed. The revised site plan shows the car wash, the required parking for that use, and access off of Anderson Drive.

A rezoning with plan amendments to the West City Sector Plan and the One Year Plan are pending City Council approval. The Planning Commission voted to recommend approval of the C-G-1 zone and the GC land use classification at the October 14, 2021 meeting. The requests are pending City Council approval and are scheduled to be heard on November 16, 2021 and November 30, 2021.

The car wash is similar to other full-service car washes, with the difference being that the Harper Auto Wash model consists of a monthly subscription membership with two different levels of plans. Both the express plan and the full-service plan call for the exterior of the vehicle to pass through a semi-automated washing system. The full service plan also includes hand drying the vehicle, tire dressing, and cleaning of various interior components. The external car wash and hand finishing occur indoors, and customers are served on a first-come basis. Hours of operation are stated as Monday-Friday, from 8am-7pm, and on Saturdays from 9am-6pm. The facility would be closed on Sundays.

The building housing the car wash facility is placed lengthwise along the southern edge of the property. There are two means of access for cars entering the facility, one on either side of the building, with cars traveling into the building from opposite directions in separate lanes. There are 7 parking spaces on the right of the site reserved for vacuuming the vehicles.

The zoning ordinance requires a minimum of 0.5 parking spaces per employee and allows a maximum of 1 space per employee. The car wash intends to employ 40 people. 39 spaces are proposed, which is within the range allowed for a car wash. The existing parking lot would be removed and the area outside of the parking area would be resodded to contain grass and other plantings.

Article 9.3.D of the City's Zoning Ordinance contains the criteria for a car wash as a special use. The ordinance requires a Class B buffer when a car wash facility abuts a residential district, open space or institutional use. Churches are typically considered an institutional use, so a Class B landscaping buffer will be required along the northern and eastern property lines. A Class B buffer must have a minimum width (or depth) of 20 feet with a specified blend of trees and shrubs planted within the buffer. There is ample space to accommodate the buffer areas in both required locations. A landscaping plan is not required for a special use application, but will be required to meet zoning ordinance requirements.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
 - A. The property is designated O (Office) in the West City Sector Plan, but the GC (General Commercial) land use designation is pending City Council approval as a plan amendment from the Office land use classification. The GC (General Commercial) land use allows various commercial zones within the city, one of which is C-G.
 - B. A car wash is allowed as a special use in the C-G zone, and there are additional criteria for approval of a car wash as a special use approval.
 - C. For this Special Use application to be approved in the GC land use classification, the Planning Commission must find that the proposed use is “consistent with, and not in conflict with” the sector plan.

- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
 - A. The C-G-1 (General Commercial) zone is pending City Council approval as a rezoning from the I-H (Heavy Industrial) zone. The C-G-1 zone is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville’s commercial nodes and corridors.
 - B. With the recommended conditions, the car wash meets the intent of the C-G district.

- 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. Other uses in the area include office and commercial uses in addition to the neighboring church to the north and east.
 - B. The church runs a preschool and an after school program for kids, both of which are accessory uses (program information is listed below). There is a drop-off and pick-up area on Anderson Drive with a covered walkway to offer protection from the elements to parents and children. That area appears to be able to hold approximately 4 cars at a time (roughly 90 ft long). Any overflow pick-up/drop-off traffic would utilize the church parking lots to park and walk to the facility. Presumably, children are accompanied by adults during these times, and any travel outside for playtime or other activities would also occur under adult supervision. Travelers to and from the car wash facility would need to be aware of their surroundings. However, the same could be said of drivers to other uses across the City.
 - C. The day care and the car wash are anticipated to have different peak times. Peak activity for the day care will occur during the drop-off and pick-up times. Those times are: early care drop off: 8:30 am; main drop-off: 9am; main pick-up: 2pm; late care pick-up: 4pm. Based on activity at existing Harper Auto Wash facilities, peak hours for the proposed car wash are 11am-2pm, with the busiest days being Friday and Saturday.
 - D. Since children are escorted by adults into and out of day care at drop-off and pick-up times, and presumably, any travel outside for playtime or other activities would also occur under adult supervision, it is not anticipated that children will be unattended off of church property.

- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
 - A. The proposed use should have little impact on the adjacent property value as this area already contains a myriad of commercial uses.

- 5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
 - A. The development will not draw traffic through residential areas as Anderson Drive is lined on both sides with non-residential uses. Additionally, Anderson Drive is accessed (via S. Weisgarber Drive and Wilda Place) off of S. Northshore Drive and Kingston Pike, both of which are major arterials.

- 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 in the area that could be a potential hazard for the proposed use.
 - B. The peak times of the day care and car wash have the potential to cause conflicts at certain times of the day, but the car wash would be the party more affected as the drop-off/pick-up lines will move more slowly than people traveling Anderson Road to access the car wash, and parents can opt to use the parking lots that do not require crossing Anderson Drive.

Action: Approved with Conditions **Meeting Date:** 11/10/2021

Details of Action:

Summary of Action: Approve the development plan for a car wash facility in the C-G-1 zone, subject to five conditions.

Date of Approval: 11/10/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 12/23/2021

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/11/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Withdrawn

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: