

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN



**File Number:** 11-D-22-DP                      **Related File Number:**  
**Application Filed:** 9/26/2022              **Date of Revision:**  
**Applicant:** THOMAS DUGAN

### PROPERTY INFORMATION

**General Location:** North side of Oak Ridge Hwy, east of Byington Beaver Ridge Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 91 001.08                      **Jurisdiction:** County  
**Size of Tract:** 1.04 acres  
**Accessibility:** Access is via Oak Ridge Highway, a two lane major arterial with turn lane within a right-of-way width of 112-ft.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Automotive repair facility                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** MDR/O (Medium Density Residential/Office), SP (S  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area of Oak Ridge Highway is a mix of commercial and office uses, there are some single family residential homes with frontage on Oak Ridge Highway in this area also.

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

**Street:** 7676 OAK RIDGE HWY  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** 2-K-90-RZ: CA, RA, A to PC

### PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR/O (Medium Density Residential/Office), SP (Stream Protection)  
**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: Liz Albertson

Staff Recomm. (Abbr.): Approve the development plan for an automotive repair shop with floor area of approximately 5,980 square feet with up to 10 bays, subject to 5 conditions.

Staff Recomm. (Full):  
1) Installation of all landscaping as shown on the development plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.  
2) Additional landscaping between the parking area and the property lines on the east and west sides, mimicing the adjacent side yard landscaping for the abutting parcel to the east (see case: 7-J-06-UR). Minor modifications can be approved by Planning Commission staff during permitting.  
3) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.  
4) Meeting all applicable requirements of the Knox County Engineering and Public Works.  
5) Meeting all applicable requirements of the Tennessee Department of Transportation.

Comments: This proposal is to build a 10-bay automotive repair shop of approximately 5,890-sqft within a PC (Planned Commercial) district that began building out in 2007. The adjacent retail center to the east that is also zoned PC was approved in 2006 and included site landscaping between the parking area along the western boundary of the property. To be consistent with the other development approvals in this PC district, staff recommends that the parking on the east and western sides of the parking areas for the automotive repair shop also have side yard landscaping.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE  
PC (Planned Commercial):  
A) The PC zone is not intended to restrict potential development by limiting uses and in general, permits office, commercial services and light distributions centers. An automotive repair shop falls within commercial services generally.  
B) A landscaping plan has been submitted that demonstrates a landscaped area of trees for the front yard parking as demonstrated on the site plan (see: 5.33.08).  
C) Staff recommends additional landscaping between the parking areas in the side yard and the adjacent parcel on both the east and west boundaries of the subject property to be consistent with previously approved adjacent development within the PC zone district (See condition 2 above).

2) GENERAL PLAN - DEVELOPMENT POLICIES  
A) Policy 9.3: Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The proposed building is a one-story building that is slightly less than 27-ft in height, which is consistent with the 45-ft height limitation recommended by the PC zone and consistent with the adjacent one story commercial and office buildings.

3) NORTHWEST COUNTY SECTOR PLAN  
A) Although this area is shown as MDR/O (Medium Density Residential/Office) in the Northwest County Sector Plan the proposed automotive repair shop is consistent with surrounding commercial uses that include an automotive supply retail store, and multi-tenant centers that consist of commercial and office uses.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN  
A) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of

the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

**Action:** Approved

**Meeting Date:** 11/10/2022

**Details of Action:**

**Summary of Action:** Approve the development plan for an automotive repair shop with floor area of approximately 5,980 square feet with up to 10 bays, subject to 5 conditions.

**Date of Approval:** 11/10/2022

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**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:**