

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 2-D-23-SU Related File Number:
Application Filed: 12/27/2022 Date of Revision:
Applicant: SETH SCHWEITZER

PROPERTY INFORMATION

General Location: Northwest side of E. Fourth Ave, northeast side of Lamar St
Other Parcel Info.:
Tax ID Number: 94 D K 009, 010 Jurisdiction: City
Size of Tract: 12184 square feet
Accessibility: Access is via Lamar Street, a local street with a pavement width of 40-ft within a right-of-way width of 60-ft; and via Fourth Avenue, a local street with a pavement width of 40-ft within a right-of-way width of 60-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking Lot
Surrounding Land Use:
Proposed Use: Vehicle wrapping, support spaces, and business office Density:
Sector Plan: Central City Sector Plan Designation: MU-SD (Mixed Use Special District), MU-CC1 (Bro
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property adjacent to the Historic Fourth and Gill neighborhood, one block east of Central Street.

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

Street: 600 LAMAR ST
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-2 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was previously zoned C-3 (General Commercial).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), MU-CC1 (Broadway-Central-Emory Place Small Area Plan)

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.):

Approve the Special Use for a vehicle wrap facility with one (1) service bay in the C-G-2 zone, subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the Article 5.4 (Design Standards) for the C-G-2 zoning district, Article 9.3.DD. (Vehicle Repair/Service), and Article 12 (Landscape).
2. Meeting all applicable requirements of the City of Knoxville Engineering Department, including but not limited to safety related parking improvements to the existing Graphic Creations site at 213 E. Fourth Avenue (parcel 094DK008).
3. Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections.
4. Any proposed signage will be required to meet all applicable requirements of the City of Knoxville Zoning Ordinance.
5. This approval is for a vehicle wrap facility with one (1) service bay only. A change of use to a different type of vehicle repair/service establishment must obtain a new Special Use approval from the Planning Commission.

Comments:

With the conditions noted, this plan meets the requirements for approval of a vehicle wrap facility in the C-G-2 zoning district, and the criteria for approval of a special use.

This Special Use review is for the a vehicle wrap facility. This use has been determined to be similar to a vehicle repair/service facility, which is listed as a Special Use in the C-G-2 (General Commercial) zoning district. The proposed vehicle wrap facility will have one service bay, with vehicles entering from the parking lot off of Lamar Street, and exiting onto E. Fourth Avenue. Vehicles entering and exiting the enclosed facility should be infrequent.

The facility is associated with the adjacent Graphic Creation business. In addition to the vehicle wrap service bay, the new structure will have support space and business offices for the existing and proposed Graphic Creations business.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan and Central City Sector Plan both have this property designated as MU-SD, MU-CC1 (Downtown North Mixed Use District) which allows consideration of various commercial, office, and medium density residential uses.

B. The MU-CC1 district recommends structures have a residential scale when located on local streets. The proposed structure is on local streets, and the flat roof, 2-story building is compatible with the scale of the surrounding buildings.

C. The proposed vehicle wrap facility is consistent with the sector plan and One Year Plan.

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

A. The C-G-2 (General Commercial) zoning district is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces..

B. The subject property's location is on the edge of the Historic Fourth and Gill Neighborhood, but does not abut residential uses or zoning. The existing Graphic Creations site does abut a residential property that is under construction. This proposal will not significantly impact this nearby residence because the property is currently used as a parking lot, and the portion of this site closest to the residence will remain a parking lot.

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 proposed 2-story structure has a flat roof, similar to the surrounding non-residential structures. From the exterior, the building looks as if it is a tall 1-story building with a mezzanine level.

B. The commercial exterior design of the structure is compatible with the surrounding non-residential buildings.

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 vehicle wrapping process is completed within the enclosed building, which will reduce concerns with noise.

B. This proposal only has one service bay which limits the number of vehicles that can be wrapped in a day. The traffic volume attributed to customers will be low compared to other vehicle repair/service establishments.

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

A. The property is located local streets and on the edge of a residential neighborhood, however, the site is only one block from Central Street and between nearby Fifth Avenue and Broadway. Most customers going to this site will not travel on the surrounding 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 in the area that could be a potential hazard or create an undesirable environment for future uses on this site.

Action: Approved with Conditions

Meeting Date: 2/9/2023

Details of Action:

Summary of Action: Approve the Special Use for a vehicle wrap facility with one (1) service bay in the C-G-2 zone, subject to 5 conditions.

Date of Approval: 2/9/2023

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: