

# CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS



File Number: 3-B-23-OB                      Related File Number: 3-C-23-DP  
Application Filed: 2/6/2023                      Date of Revision:  
Applicant: GONZALEZ-STRENGTH & ASSOCIATES, INC.

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 999 999                      Jurisdiction:  
Size of Tract:  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                      Density:  
Sector Plan:                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street:  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason: This is a similar use determination request for a car wash facility to be a permitted use in the SC (Shopping Center) zone. This request is paired with development plan, 3-C-23-DP

## ZONING INFORMATION (where applicable)

Current Zoning:  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## 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.:** This is a similar use determination request for a car wash facility to be a permitted use in the SC (Shopping Center) zone. This request is paired with development plan, 3-C-23-DP

## **PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Jessie Hillman

**Staff Recomm. (Abbr.):** Approve a car wash business as a permitted use in the SC (Shopping Center) zone.

**Staff Recomm. (Full):**

**Comments:** The property at 0 Norris Freeway (Parcel ID 038 CG 005), Knoxville, TN is zoned SC (Shopping Center). This zone district does not identify car washes as a permitted use, but it does permit a gasoline service station. This request is to determine whether a car wash business is similar enough in form and function to a gas station to be permitted on the subject property.

The Knox County Zoning Code authorizes the Planning Commission to allow other uses to locate in the SC zone upon finding that the intent of the zone district is maintained. The general intent of the SC zone is to encourage and ensure the development of unified retail shopping centers which will promote the general welfare for the citizens of the County.

Gasoline service stations are primarily engaged in retailing automotive fuels, but they are also common locations for other auto-oriented services such as car washes and automotive repair facilities. In the SC zone, gasoline service stations must be an integral part of the shopping center building group in order to be a permitted use. The subject property is part of the North Fork Station shopping center, and the proposed car wash business would face inward towards the anchor "big box" stores. The property is adjacent to a new tire store which is also part of the shopping center, and this provides a convenient assemblage of auto-oriented services.

Considering the related nature and common pairing of gas stations and car washes, and the subject property's integral location and orientation to the existing shopping center, it is the opinion of the staff that a car wash business is a similar use to a gas station and a suitable use at this location in the SC zone. Staff also maintain that a car wash operation next to another auto-oriented business is consistent with the intent of the SC zone, and contributes to the unified retail experience.

**Action:** Approved

**Meeting Date:** 3/9/2023

**Details of Action:**

**Summary of Action:** Approve a car wash business as a permitted use in the SC (Shopping Center) zone.

**Date of Approval:** 3/9/2023

**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:**