

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-C-23-DP **Related File Number:**
Application Filed: 1/23/2023 **Date of Revision:**
Applicant: GONZALES-STRENGTH & ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: Northeast side of Norris Freeway, north of Sam Walton Way
Other Parcel Info.:
Tax ID Number: 38 C G 005 **Jurisdiction:** County
Size of Tract: 1.55 acres
Accessibility: Access is via Norris Frwy, a minor arterial street with an 80-ft pavement width within a 112-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Car wash business; coinciding similar determination for the proposed use in the SC (Shopping Center) Zone District **Density:**
Sector Plan: North County **Sector Plan Designation:** CC (Community Commercial), HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is part of a developing shopping center near single family and multifamily residences.

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

Street: 0 NORRIS FRWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC (Shopping Center)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: 10-N-00-RZ: PR to SC; 8-H-96-RZ: A to PR

PLAN INFORMATION (where applicable)

Current Plan Category: CC (Community Commercial), HP (Hillside 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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the development plan for a car wash business in the SC (Shopping Center) zone, subject to 4 conditions.

Staff Recomm. (Full):

- 1) Installing all landscaping, as shown on the landscape plan, within six months of issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
- 2) The detached monument sign shall have a maximum height of 6 feet, as shown in the attached signage plan, to be consistent with the approved master sign plan for the general shopping center development (12-N-06-UR).
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

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

SC (Shopping Center):

A) The SC zone permits gasoline service stations if they are designed as an integral part of the shopping center building group. The applicant's development plan for a car wash business is paired with a similar use determination request to evaluate whether their car wash business is similar enough to a gas station to be a permitted use in the SC zone. Staff determined that the proposed car wash is similar in nature to a gas station, as both provide auto-oriented retail services and gas stations frequently feature car washes as an amenity. The location and orientation of the proposed car wash business is also compatible with the intent of the SC zone. The property is clearly part of a shopping center layout, and the building will face inward towards the anchor stores of the shopping center. The property is also adjacent to another auto-oriented retail establishment in the form of a tire store, which contributes to the unified shopping experience intended by the SC zone.

The administrative procedures for the SC zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.34.10).

B) The site plan and architectural elevations comply with the SC zone height and yard requirements. The car wash buildings are well below the 40 ft height maximum, and meet the 20 ft setback requirement from the public right-of-way.

C) There are residential zoned districts across Norris Freeway from the subject property northwest of the SC district. The applicant has provided lighting and landscaping plans that reflect consideration for these residential properties and consistency with the adjacent shopping center landscaping.

D) Signage will be consistent with other businesses in the shopping center district, with a maximum monument height sign of 6 ft.

2) GENERAL PLAN – DEVELOPMENT POLICIES

A) Encourage development in areas with excess utility capacity or in areas where utilities may be easily extended (Policy 5.2) – The development is in a shopping center district that has already built out sewer and water access.

B) Locate community-serving commercial areas where they can be easily shared by several neighborhoods (Policy 9.11) – The proposed car wash would be part of the North Fork Station shopping center, which is accessible to many different neighborhoods through collector and arterial streets.

3) NORTH COUNTY SECTOR PLAN

A) The subject property meets the location criteria for its land use classification of CC (Community

Commercial). The site is relatively flat, and it is located along a minor arterial street that is near a major intersection. There is adequate utility infrastructure, and there is an existing sidewalk network to navigate between stores and outparcel developments.

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

Details of Action:

Summary of Action: Approve the development plan for a car wash business in the SC (Shopping Center) zone, subject to 4 conditions.

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:

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: