

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 6-E-22-SU **Related File Number:**
Application Filed: 4/25/2022 **Date of Revision:**
Applicant: PALMETTO KNOXVILLE-WESTERN AVE., LLC

PROPERTY INFORMATION

General Location: North of Western Ave., west of Sanderson Rd & east of I-75
Other Parcel Info.:
Tax ID Number: 93 D K 001 (PART OF) **Jurisdiction:** City
Size of Tract: 3.65 acres
Accessibility: Access is via Sanderson Road, a two-lane minor collector with a pavement width of 50-ft within a right-of-way width of 60-ft. Access is also via Western Avenue, a divided, six-lane major arterial with a pavement width of 87-ft within a right-of-way width of 112-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: CO (Commercial)
Surrounding Land Use:
Proposed Use: Gas station with convenience store **Density:**
Sector Plan: Central City **Sector Plan Designation:** CC (Community Commercial)
Growth Policy Plan: N/A
Neighborhood Context: This is a commercial corridor along Western Avenue adjacent to an interstate interchange, and abutting a residential neighborhood.

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

Street: 3935 Western Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: 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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the request to redevelop a portion of the site to a gas convenience store with 12 fueling positions in the C-G-1 zone, subject to 3 conditions.

Staff Recomm. (Full):

- 1) Meeting all other applicable requirements of the City of Knoxville Engineering Department.
- 2) Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 12.
- 3) Meeting all other applicable requirements of the Tennessee Department of Transportation (TDOT).

With the conditions noted, this plan meets the requirements for approval in the C-G-1 zone and the criteria for approval of a special use.

Comments:

This proposal is to redevelop a portion of a parcel currently consisting of multi-tenant strip commercial building into a gas convenience store with 12 fueling pumps. A portion of the multi-tenant retail building will remain occupied by other tenants, while a portion of the building (20,695 square feet) will be demolished to accommodate the new gas convenience store.

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

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

A. The One Year Plan and Sector Plan designations for this site are MU-CC (Community Mixed Use Center), which recommends a mix of residential, office, and commercial uses.

B. The redevelopment of a portion of the property to a gas convenience store with pedestrian connections from the convenience store to a new sidewalk along Sanderson Road is consistent with the MU-CC land use designation.

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

A. The proposed gas convenience store is consistent with the principal use standards for a gas station (Article 9.3.O) in the C-G-1 zone district.

B. The areas for landscaping may need to be adjusted during permitting to meet the standards of Article 12.

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 one-story structure is consistent in design and character as the other developments in the C-G-1 zone district in this vicinity.

B. A gas station with a convenience store is located across Sanderson Road, also at this intersection with Western Avenue.

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 proposed gas station will not significantly injure the value of the adjacent property or detract from the immediate environment, particularly as the landscaping provisions of the zoning ordinance will buffer the adjacent residential zoned properties.

C. The subject property is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL

TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposal will not draw additional traffic through residential streets, particularly as access to the site is along a commercially zoned intersection, near an interstate interchange and along a major arterial.

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 immediately surrounding the subject site that poses a potential hazard or undesirable environment for the proposed use.

Action: Approved **Meeting Date:** 6/9/2022

Details of Action:

Summary of Action: Approve the request to redevelop a portion of the site to a gas convenience store with 12 fueling positions in the C-G-1 zone, subject to 3 conditions.

Date of Approval: 6/9/2022 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:**