

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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Knoxville, Tennessee 37902  
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www.knoxmpc.org

File Number: 8-G-16-UR                      Related File Number:  
Application Filed: 6/27/2016              Date of Revision:  
Applicant: EUROPEAN AUTO GARAGE

## PROPERTY INFORMATION

General Location: West side of Lovell Rd., north of Snyder Rd.  
Other Parcel Info.:  
Tax ID Number: 118 H A 034 & 035                      Jurisdiction: County  
Size of Tract: 5.03 acres  
Accessibility: Access is via Lovell Rd., a minor arterial street with a 5 lane section with a 60' pavement width within a 100' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land  
Surrounding Land Use:  
Proposed Use: Auto repair facility                      Density:  
Sector Plan: Northwest County              Sector Plan Designation: Commercial  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: The properties fronting along this section of Lovell Rd. between Yarnell Rd. and Snyder Rd. are zoned and developed with residential, commercial and office uses, under PC, A, PR and OB zoning, all within the TO overlay.

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

Street: 1229 Lovell Rd  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / TO (Technology Overlay) (k) & A (Agricultural) / TO (Technology Overlay)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: Portion of property rezoned to CA (General Business) / TO (Technology Overlay) (k) by Knox County Commission on April 25, 2016 with the condition that any proposed development shall be subject to MPC approval as a use on review.

## 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for an auto repair facility containing approximately 13,715 sq. ft. subject to 9 conditions.

Staff Recomm. (Full):

1. Issuance of a Certificate of Appropriateness for the proposed auto repair facility by the Tennessee Technology Corridor Development Authority (TTCDA) and compliance with any conditions of that certificate (8-B-16-TOB).
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Site clearing and grading shall not encroach beyond the "Limits of Disturbed Area" as designated on the site grading plan. This area shall be clearly marked in the field prior to any clearing or grading activity.
4. Installing all landscaping as shown on the approved landscape plan, within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
5. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
6. Obtaining any required permit from the Tennessee Department of Transportation (TDOT) for the modifications to the existing driveway connection to Lovell Rd.
7. Proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to Planning Commission Staff and TTCDA approval.
8. Approval of a final plat consolidating the existing tax parcels into the proposed development lot.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the noted conditions, this plan meets the requirements for approval in the CA (General Business) district and the other criteria for approval of a use on review.

Comments: The applicant is proposing to develop an auto repair facility containing approximately 13,715 sq. ft. on this 5.03 acre site located on the west side of Lovell Rd., just north of Snyder Rd. Access to the site will be an existing driveway onto Lovell Rd. that will be slightly modified to improve the angle of the driveway intersection.

The Planning Commission considered the rezoning of this property to CA (General Business) / TO (Technology Overlay) at their meeting on March 10, 2016. The Planning Commission recommended that Knox County Commission approve the request subject to the condition that any proposed development located on the portion of the property that is still zoned A (Agricultural) will remain as a residence. Knox County Commission approved the rezoning with the recommended condition on April 25, 2016. The rezoning left the northern portion of the property with a depth of 130' as A (Agricultural) / TO (Technology Overlay).

The applicant is proposing to construct a new 12,000 square foot one story building for the auto repair facility. The existing residence near Lovell Rd. will be used as the office for the facility. An existing residence located on the portion of the property that is still zoned A (Agricultural) will remain as a residence. The site will include 45 parking spaces to serve the facility. There will be some limited auto sales associated with the repair facility.

Due to site constraints, the new building will be located closer to the western property line that adjoins a 328 unit apartment development that is presently under construction (8-B-14-UR - approved August 14, 2014). Since that portion of the apartment complex includes an access driveway, a future commercial site and a maintenance building, there should be minimal impact on the residential portion of the development.

A "Limits of Disturbed Area" has been designated on the site grading plan to minimize the development impact on approximately three quarters of that portion of the site that is zoned A (Agricultural) and presently a wooded area. Staff has recommended a condition that site clearing and grading shall not encroach beyond the "Limits of Disturbed Area" as designated on the site grading plan. This area shall be clearly marked in the field prior to any clearing or grading activity on site.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on August 8, 2016.

#### EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposed development will have minimal impact on local services since utilities are available to serve this site.
2. With the recommended conditions, the development as proposed will be compatible with the mix of uses in the surrounding area.
3. The site has access to Lovell Rd., a minor arterial street that has sufficient capacity to handle the additional traffic that will be generated by the proposed facility.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed auto repair facility meets the standards for development within the CA (General Business) district and the other criteria for approval of a use on review.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this property for commercial development. The proposed development is consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 8/11/2016

- Details of Action:**
1. Issuance of a Certificate of Appropriateness for the proposed auto repair facility by the Tennessee Technology Corridor Development Authority (TTCDA) and compliance with any conditions of that certificate (8-B-16-TOB).
  2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
  3. Site clearing and grading shall not encroach beyond the "Limits of Disturbed Area" as designated on the site grading plan. This area shall be clearly marked in the field prior to any clearing or grading activity.
  4. Installing all landscaping as shown on the approved landscape plan, within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
  5. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
  6. Obtaining any required permit from the Tennessee Department of Transportation (TDOT) for the modifications to the existing driveway connection to Lovell Rd.
  7. Proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to Planning Commission Staff and TTCDA approval.
  8. Approval of a final plat consolidating the existing tax parcels into the proposed development lot.
  9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the noted conditions, this plan meets the requirements for approval in the CA (General Business) district and the other criteria for approval of a use on review.

**Summary of Action:** APPROVE the development plan for an auto repair facility containing approximately 13,715 sq. ft. subject to 9 conditions.

**Date of Approval:** 8/11/2016 **Date of Denial:** **Postponements:**  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**