

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-C-20-UR **Related File Number:**
Application Filed: 7/24/2020 **Date of Revision:**
Applicant: DISCOUNT TIRE COMPANY, INC.

PROPERTY INFORMATION

General Location: Northeast side of Norris Freeway, northwest side of Sam Walton Way
Other Parcel Info.:
Tax ID Number: 38 C G 005 PART OF **Jurisdiction:** County
Size of Tract: 1.24 acres
Accessibility: Access is via Sam Walton Way and Fork Station Way, the Joint Permanent Easements that serve the shopping center and provide access out to Norris Freeway, a minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Retail wheel & tire store including service for installation **Density:**
Sector Plan: North County **Sector Plan Designation:** CC (Community Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Residential development within RAE, RA and PR zoning districts is the predominant development found to the north and west of the site. Institutional and residential uses are located to the east on Andersonville Pike. In addition to the approved shopping center, commercial uses are located south of the site along E. Emory Rd. and Norris Freeway.

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: Property rezoned to SC (Shopping Center) in 2000. The Planning Commission had recommended denial of the request at that time. The rezoning was approved on appeal to the Knox County Commission on November 20, 2000.

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for the retail wheel and tire store with approximately 8,000 sqft, subject to 8 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. 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.
3. Installation of sidewalks as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA).
4. 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 commercial development (12-N-06-UR). The proposed business signs shall meet all other applicable sign standards of the Knox County Zoning Ordinance.
5. This approval is for a retail wheel and tire store only and is not to be construed to permit a vehicle repair/service establishment as defined by the Knox County Zoning Ordinance.
6. Providing a cross access easement to the adjoining property to the north, as shown on the development plan or as otherwise approved by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the SC (Shopping Center) zoning district and the criteria for approval of a use on review.

Comments:

This is a request for approval of a tire center within the North Fork Station shopping center that is located on the northeast side of Norris Fwy. and northwest side of Sam Walton Way, just north of E. Emory Rd. The 8,000 square foot tire center will be located on a 1.24 acre lot with access of Fork Station Way. There is no direct access from the site to Norris Freeway. It has been determined that the proposed use is permissible in the SC (Shopping Center) zone because it is more closely related to a typical retail establishment than a vehicle repair/service establishment because they do not provide general repair services.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed use is compatible and consistent with surrounding development and zoning in the area.

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

1. The proposed tire center with the recommended conditions meets the standards for development within the SC (Shopping Center) zoning district and all other relevant requirements of the Zoning Ordinance. The Knox County Department of Codes Administration and Enforcement made the

determination that this particular use is permissible within this zone because this use is primarily a retail tire store and does not offer general car repair.

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 neighborhood 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 since the site is located in a commercial shopping center and has access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes community commercial uses for this site and the proposed use has been determined to be a permitted use in the SC zone district. The proposed tire store 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:** 9/10/2020

Details of Action:

Summary of Action: APPROVE the development plan for the retail wheel and tire store with approximately 8,000 sqft, subject to 8 conditions.

Date of Approval: 9/10/2020 **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:**