

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 9-G-23-DP Related File Number:
Application Filed: 8/2/2023 Date of Revision:
Applicant: JHONATAN AGUIRRE

PROPERTY INFORMATION

General Location: North side of Bill Bell Way, southeast of W Emory Rd, southwest of Clinton Hwy
Other Parcel Info.:
Tax ID Number: 67 009.04 Jurisdiction: County
Size of Tract: 3.14 acres
Accessibility: Access is proposed off of Bill Bell Way, a private right-of-way with a 25-ft pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Car Wash Density:
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential), SP (Stream Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is part of a commercial corridor with single family and mobile home residences in close proximity. A gas station and convenience store was recently built next to the subject property to the southeast. Beaver Creek runs across this section of Clinton Hwy to the south.

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

Street: 7590 BILL BELL WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC (Shopping Center), CA (General Business)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1999, part of the parcel was included in a rezoning request from A (Agricultural) to CA (General Business), a rezoning to SC (Shopping Center) was approved (3-E-99-RZ). In 2005, the same portion of the subject parcel was included in a rezoning request from SC (Shopping Center) to CA (General Business), which was withdrawn (8-S-05-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), SP (Stream 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the development plan for a car wash facility in the SC (Shopping Center) zone, subject to 3 conditions.

Staff Recomm. (Full):

- 1) Installing all landscaping, as shown in 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) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including the requirement no grading occur within the W Emory Road right-of-way.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: This proposal is for a car wash facility with three queuing drive lanes, an area with numerous vacuum stations, and two driveways from Bill Bell Way with a parking lot in between access points.

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, and the Planning Commission previously determined that a car wash facility is a similar use to a gasoline service station. The proposed car wash is at a commercial node at the intersection of W Emory Road and Clinton Highway. It abuts a gasoline station/convenience store to the southeast and is across the street from a commercial strip center to the northwest. This provides a continuous stretch of auto-oriented development, which contributes to the unified shopping experience intended by the SC zone.
B. The location and orientation of the proposed car wash facility is also compatible with the intent of the SC zone, as proposed access is located exclusively on Bill Bell Way, a private street developed for this commercial area south of the W Emory Road and Clinton Highway intersection.
C. The plans comply with the SC zone height and yard requirements. The car wash building is below the 40-ft height maximum and meets the 20-ft setback requirements from public rights-of-way. 10-ft wide planted parkways are provided along the sides of the SC-zoned portion of the subject property, as required. 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).

2) GENERAL PLAN - DEVELOPMENT POLICIES
A. Policy 5.2, Encourage development in areas with excess utility capacity or in areas where utilities may be easily extended -- The proposed car wash is located along a developed commercial corridor on Clinton Highway with access to sewer and water.
B. Policy 9.11, Locate community-serving commercial areas where they can be easily shared by several neighborhoods -- The proposed car was facility is accessible to many residential communities through major arterial streets that abut two sides of the property.

3) NORTHWEST COUNTY SECTOR PLAN
A. The property is classified as LDR (Low Density Residential) with a SP (Stream Protection) overlay on the southern corner where it nears Beaver Creek. A car wash facility does not meet the intent of this residential classification, but this location does not align with the location criteria for LDR. The surrounding zoning and the development trajectory of this commercial corridor is likewise not

compatible with this land use designation. As mentioned previously, this property is located at the corner of two major arterial streets, which is more conducive to a commercial environment than a low-density residential subdivision. No buildings are proposed within the SP area, and plans will be reviewed by Engineering for stormwater management compliance during permitting.

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. The proposed development meets the relevant standards of the Planned Growth Boundary.

Action: Approved **Meeting Date:** 9/14/2023

Details of Action:

Summary of Action: Approve the development plan for a car wash facility in the SC (Shopping Center) zone, subject to 3 conditions.

Date of Approval: 9/14/2023 **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:**