

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 1-B-25-SU                      **Related File Number:**  
**Application Filed:** 11/25/2024                      **Date of Revision:**  
**Applicant:** AMY SHERRILL BENEFIELD RICHTERS

## PROPERTY INFORMATION

**General Location:** North side of Dutch Valley Dr, west side of Old Broadway, east side of Anderson Pl  
**Other Parcel Info.:**  
**Tax ID Number:** 69 D A 01502                      **Jurisdiction:** City  
**Size of Tract:** 0.65 acres  
**Accessibility:** Access is via Old Broadway, a local street with a 25-ft pavement width within a right-of-way ranging from 28 to 48 ft. Access is also via Dutch Valley Drive, a minor arterial street with a 35-ft pavement width within a 660-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Surface parking lot                      **Density:**  
**Planning Sector:** North City                      **Plan Designation** GC (General Commercial), SP (Stream Protection)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This property is near the intersection of Old Broadway Avenue and Dutch Valley Drive and the interchange of N Broadway and Interstate 640. It is mostly comprised of commercial, warehousing and office uses, though it is adjacent to four single family detached dwellings on a single lot, which is KGIS shows as being multiresidential.

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

**Street:** 4657 OLD BROADWAY  
**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:** Rezoned from I-2 (Restricted Manufacturing and Warehousing) to C-6 (General Commercial Park) in 2002 (5-C-02-RZ); rezoned from I-MU (Industrial Mixed-Use) to C-G-1 (General Commercial) in 2024 (5-A-24-RZ).

**PLAN INFORMATION (where applicable)**

Current Plan Category: GC (General Commercial), 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 request for a parking lot in the C-G-1 (General Commercial) district, subject to 4 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including, but not limited to, ensuring that the existing structure complies with the ordinance. 2) Meeting all applicable requirements of the City of Knoxville Engineering Department. 3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department. 4) During the permitting phase, submitting a detailed landscape plan to Planning staff for review and approval for the proposed buffer yard abutting the western property.

Comments: This special use request is for a 40-space parking lot on a 0.65-acre parcel to be used for overflow parking for the restaurant across the street (Louis' Restaurant). The Planning Commission recently approved a rezoning request (5-A-24-RZ) from I-MU (Industrial Mixed-Use) to the C-G-1 district for this property that currently accommodates a nonconforming parking lot. The applicant intends to keep the existing garage located along the western boundary of the property; however, this structure is not subject to this special use approval and any use of this structure will need to adhere to the zoning ordinance.

The proposal features a buffer yard around the perimeter of the property. A mix of trees and shrubs will be planted along the Dutch Valley Drive frontage, and additional trees and shrubs will be planted in the northwest corner of the site where the subject property abuts property used for single family residences.

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 proposed parking lot is consistent with the GC (General Commercial) land use classification of the North City Sector Plan and the One Year Plan. The SP (Stream Protection) designation indicates this property is within the 100-year and 500-year flood plains. The parking lot will be subject to all applicable stormwater regulations during the permitting phase.

B. The proposed landscaping is consistent with the General Plan's Development Policy 8.11 that encourages to improve the appearance of existing commercial strips by providing better landscaping.

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

A. The C-G-1 district intends to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. With the recommended conditions, the parking lot meets the intent of the district.

B. The site plan as provided meets the requirements of Article 11 (Off-Street parking) and the preliminary landscape plan aligns with the requirements of Article 12 (Landscape).

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 use is consistent with the auto-oriented character of this commercial node that has several buildings with large parking lots. The abutting northern parcel is currently being used as a

parking lot.

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. A parking lot is compatible with other commercial uses in the vicinity.

B. Although no landscape buffer is required by Article 12.8 (Buffer Yards), the applicant is proposing a retaining wall with a variable height (maximum 5.5 ft) and a landscape yard similar to the Class A Buffer along the northwestern boundaries that abut a house. A detailed landscape plan shall be submitted for Planning staff approval during the permitting stage, as recommended in condition # 4. The retaining wall and landscaping should mitigate light, air, and noise pollution for the house.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Both Dutch Valley Drive and Old Broadway are classified as minor arterials streets, and the proposed use will not draw additional traffic through any residential streets.

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 property that would pose a potential hazard or undesirable environment for the proposed use.

**Action:** Approved with Conditions **Meeting Date:** 1/9/2025

**Details of Action:**

**Summary of Action:** Approve the request for a parking lot in the C-G-1 (General Commercial) district, subject to 4 conditions.

**Date of Approval:** 1/9/2025 **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:**