

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 1-E-25-SU **Related File Number:**
Application Filed: 11/26/2024 **Date of Revision:**
Applicant: CANDICE KIO

PROPERTY INFORMATION

General Location: West side of Central Avenue Pike, south of its intersection with Elyria Dr
Other Parcel Info.:
Tax ID Number: 68 L C 019 **Jurisdiction:** City
Size of Tract: 0.88 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 22 ft of pavement width within a 48-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Auto repair shop **Density:**
Planning Sector: North City **Plan Designation** MU-SD (Mixed Use Special District)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The I-75 right-of-way runs adjacent to the southwest of the subject property. Central Avenue Pike primarily features commercial and office uses leading to the commercial node at the intersection with Merchant Drive. There are single-family and multi-family residential uses to the east.

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

Street: 4507 CENTRAL AVENUE PIKE
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 R-2 (General Residential) to O-1 (Office, Medical, and Related Services) in 1995 (12-J-95-RZ); rezoned from O-1 to C-3 (General Commercial) in 2000 (case # 3-B-00-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District)

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 an auto repair shop in the C-G-1 (General Commercial) district, subject to 3 conditions.

Staff Recomm. (Full):
1) Meeting all applicable requirements of the City of Knoxville Zoning 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.

Comments: This is a special use request for a 3-bay auto repair shop on a parcel that contains two existing structures – a 4,620 -sq ft warehouse and 1,722-sq ft house. The applicant wants to use the warehouse structure as the repair shop and the house as office space, waiting rooms, and additional storage. The applicant has stated that the business would typically serve five customers daily and vehicles being repaired would remain on the premises overnight, ranging from 3-5 vehicles. The applicant is not proposing any exterior renovations to the existing structures.

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 re-use of existing structures is consistent with the General Plan's Development Policy 9.3 that encourages ensuring that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. An auto repair shop will be compatible with other nonresidential uses in this area.

B. The MU-SD NC-14 (Mixed Use Special District, Inskip Small Area Plan) land use classification of the North City Sector Plan and the One Year Plan refers to the Inskip Small Area Plan that was adopted in 2011. The proposed use is consistent with the Inskip Small Area Plan's recommendation for this property, which states that this area is ideal for office or small commercial uses due to its proximity to the I-75/I-640 (p. 27).

C. 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.

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. The proposed use at this corridor of commercial and office use meets the intent of the district.

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 compatible with the character of this area. As described above, the corridor is predominantly characterized by commercial and office uses.

B. No building additions are proposed that would change the scale or size of the existing structures.

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. No significant adverse impact is anticipated with the proposed use. The existing house on the property has been vacant for several years as the previous tenants have only occupied the warehouse.

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

TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Central Avenue Pike is classified as a minor arterial street, and the proposed use should draw similar traffic as the property's past nonresidential uses.

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 an auto repair shop in the C-G-1 (General Commercial) district, subject to 3 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:**