

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 3-A-25-SU **Related File Number:**
Application Filed: 1/24/2025 **Date of Revision:**
Applicant: SHANNON HARPER

PROPERTY INFORMATION

General Location: South side of Parkside Dr, west of Wakefield Rd
Other Parcel Info.:
Tax ID Number: 131 J A 00102 **Jurisdiction:** City
Size of Tract: 6.59 acres
Accessibility: Access is via Parkside Drive, a 4-lane, median-divided major arterial street within a 100-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Extension of a parking lot for auto dealership **Density:**
Planning Sector: Southwest County **Plan Designation:** GC (General Commercial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The property is located on the Parkside Drive corridor that features commercial, office, and industrial uses, with multifamily and single-family residential uses to the south. It is approximately one mile from the Lovell Road interchange of I-40/I-75, which runs north of the property.

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

Street: 10534 PARKSIDE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-2 (Highway Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1983, the property was part of a large governmental rezoning to add the TO (Technology Overlay) zone, which is no longer on the property despite the absence of a rezoning case to remove it (12-FF-83-RZ). In 1988, the property was rezoned from A (Agricultural) to PC (Planned Commercial); the applicant requested the CB (Business and Manufacturing) zone (3-O-88-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

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 expansion of a parking lot in the C-H-2 (Highway Commercial) zoning district for up to 287 additional spaces, subject to 3 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, Including, but not limited to, providing a Class B landscape buffer along the southern boundary or obtaining approval for an Alternative Landscape Design.
2. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

Comments: In 2023, the Planning Commission approved a special use for a 118-space standalone parking lot on this 6.59-acre parcel. The applicant is requesting to expand the parking lot for an additional 287 spaces that is currently being used by an auto dealership.

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. This segment of Parkside Drive includes commercial, industrial, and office uses. Expansion of the parking lot on this auto-oriented corridor is consistent with the General Plan's development policy 8.11 that encourages promotion of commercial infill development rather than greenfield development.

B. The proposed use is consistent with the One Year Plan and Southwest County Sector Plan's GC (General Commercial) land use classification.

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

A. The C-H-2 district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The proposed parking lot is consistent with the district's intent.

B. The site plans as provided comply with the requirements of Article 12.5 (Parking Lot Perimeter Landscape Yard) and Article 12.6 (Interior Parking Lot landscape). Article 12.8 (Buffer Yards) requires a 20-ft Class B Buffer Yard as the property abuts a residential district in the south. The applicant is pursuing an Alternative Landscape Design to incorporate the existing vegetation along the south boundary to meet the zoning ordinance's intent, subject to review and approval by the City's Administrative Review Committee.

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 area is primarily characterized by commercial uses with several auto dealerships with large parking lots. There are a few offices and industrial uses on the north side of Parkside Drive, which also have relatively large parking lots. The proposed addition will be consistent with this automobile-oriented commercial area and the previous approval to use this site for 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. The proposed use is not expected to have any significant adverse impacts on adjacent properties. As mentioned above, the applicant is pursuing an Alternative Landscape Design. The property has an

existing forested area along the south boundary which works as a buffer for the low-density neighborhood on the south.

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

A. The subject property is accessed via a major arterial street, Parkside Drive. Although the use will increase traffic to the area, it is not expected to draw substantial traffic through 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 or environmental factors immediately surrounding the subject property that would pose a potential hazard or have an undesirable impact on the proposed use.

Action: Approved with Conditions **Meeting Date:** 3/13/2025

Details of Action:

Summary of Action:

Date of Approval: 3/13/2025 **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:**