

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 9-F-24-SU **Related File Number:**
Application Filed: 7/29/2024 **Date of Revision:**
Applicant: ANDY STOLL

PROPERTY INFORMATION

General Location: Southeast side of W Scott Ave, east of I-275
Other Parcel Info.:
Tax ID Number: 81 N M 01801, 020, 021, 022 **Jurisdiction:** City
Size of Tract: 1.47 acres
Accessibility: Access is via W. Scott Avenue, a local street with a pavement width of 22-26 ft within 40 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Vehicle repair facility (primary use) and outdoor storage yard **Density:**
(secondary use)
Planning Sector: Central City **Plan Designation:** MU-SD (Mixed Use Special District), MU-CC10 (Downtown)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is located in the southeast quadrant of the I-275/Woodland Avenue interchange. The surrounding area consists of small-scale businesses, office, and single family houses. Holston Gases is to the south.

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

Street: 546 W. Scott Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the request for a vehicle repair/service business and an outdoor storage yard as a secondary use, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all requirements of the City of Knoxville Zoning Ordinance, including but not limited to the principal use standards of Article 9.3.DD. (Vehicle Repair/Service).
2. Meeting all applicable requirements of the Knoxville Department of Engineering, including but not limited to platting the property to consolidate the lots and modifying the parking lot if required during permitting, and meeting the requirements of the stormwater ordinance (Chapter 22.5).

With the conditions noted above, this request meets the requirements of the I-MU (Industrial Mixed-Use) zone, the principal use standards for vehicle repair/service businesses, and the criteria for approval of a special use.

Comments: This proposal is for a vehicle repair/service business with outdoor storage as a secondary use in the I-MU (Industrial Mixed-Use) zone. Access to the site is from W. Scott Avenue via Cline Street, a short, narrow road with three 90-degree turns. The properties on these streets are zoned I-MU, with one zoned O (Office).

This business installs accessories for emergency vehicles. It does not perform general vehicle repairs for the general public. The principal use standards for vehicle repair/service only allow vehicles to be stored on a site for 30 days. The business does not anticipate vehicles being stored on the site for over 30 days, but the request for the outdoor storage yard as a secondary use will allow vehicle storage for longer than 30 days if needed. A secondary use must be associated with a primary use. If the vehicle repair/service use moves from this site, the property cannot be used solely as an outdoor storage yard.

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 One Year Plan and Central City Sector Plan designation for this site are MU-SD, MU-CC10 (Downtown North/I-275 Corridor Redevelopment and Urban Renewal Plan) which recommends including office, light manufacturing, wholesale and retail commercial, and residential. Office buildings and office components of industrial buildings should be closer to I-275. Industrial and warehouse distribution uses should be located toward the interior portion of the corridor where rail access is provided.
- B. The property is located near I-275, with the structure located between the parking and storage area and I-275.
- C. The Knoxville zoning ordinance defines the business as a vehicle repair/service business because the service is to vehicles. However, the business is also similar to a light manufacturing use because it converts standard vehicles to emergency vehicles by adding accessories.
- D. The proposed vehicle repair/service business is consistent with the adopted plans.

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

- A. The I-MU zone is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments. This mix is designed to promote the reuse of older, character-giving structures that may no longer be suitable for their original industrial purposes but that can accommodate a variety of alternative types of uses. Residential uses are also permitted in the I-MU zone, both above the ground floor in mixed-use development, and in multi-family dwellings.
- B. The business model for the proposed vehicle repair/service business is similar to light

manufacturing/industrial uses as outlined above.

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 applicant does not anticipate modifying the exterior of the structure. If the parking lot has to be modified, it may have to come into compliance with the current zoning standards. The portion of the parking lot along W. Scott Avenue may extend into the public right-of-way.

B. The proposed business is similar in nature to other permitted uses in the I-MU zone.

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 applicant has stated the business operates from 7 am to 4 pm on weekdays.

B. All work on vehicles is to be performed inside the structure only.

C. Given these parameters, no adverse impacts are expected on adjacent properties resulting from this approval.

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

A. The proposed business will generate traffic similar to other permitted uses in the I-MU zone.

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 in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

Action: Approved with Conditions **Meeting Date:** 9/12/2024

Details of Action:

Summary of Action: Approve the request for a vehicle repair/service business and an outdoor storage yard as a secondary use, subject to 2 conditions.

Date of Approval: 9/12/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**