

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 9-H-24-DP Related File Number:
Application Filed: 7/29/2024 Date of Revision:
Applicant: LKM PROPERTIES, LP

PROPERTY INFORMATION

General Location: Southwest quadrant of the intersection of Clinton Hwy & W Emory Rd
Other Parcel Info.:
Tax ID Number: 67 00904 **Jurisdiction:** County
Size of Tract: 3.14 acres
Accessibility: Access is via Bill Bell Way, a private right-of-way with a 25-ft pavement width. A secondary access is proposed through the adjacent property owned by the same owner.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Carwash **Density:**
Planning Sector: Northwest County **Plan Designation:** TCMU (Town Center Mixed-use), SP (Stream Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is part of a commercial corridor with single family and multifamily residential uses in close proximity. 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: CA (General Business), SC (Shopping Center)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1999, part of the parcel was rezoned from A to SC, although the applicant requested CA (3-E-99-RZ). In 2005, the same portion of the subject parcel was included in a rezoning request from SC to CA but was withdrawn prior to County Commission action (8-S-05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

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 7 conditions.

Staff Recomm. (Full):

- 1) Ensuring that dryer blowers at the end of the car wash tunnel face Clinton Highway, as noted on the plan.
- 2) Obtaining an access easement for the northern access through the abutting property via the platting process, as noted on the plan.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to, ensuring that the proposed driveway meets access control standards.
- 4) During the permitting phase, obtaining approval from the Knox County Codes Administration Department that the development plan meets all landscaping requirements, including that of the SC zone (Article 5.34.05.C).
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Installing all landscaping, as shown in the landscape plan and required by the zoning ordinance, 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.
- 7) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into an MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

Comments:

This proposal is for a car wash facility with 125' conveyor tunnel, 22 vacuum stations, and 3 queuing drive lanes with access from Bill Bell Way and adjacent gas station/convenience store (Weigel's) to the southeast. The Planning Commission has previously approved a similar request for this property last year (9-G-23-DP). The proposed carwash has a different operator and site layout; therefore, this requires a new development plan approval.

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 (case # 3-B-23-OB). The proposed car wash is at a commercial node at the intersection of W Emory Road and Clinton Highway. It has access through the adjacent Weigel's gas 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 proposed access through the adjacent business and Bill Bell Way, a private street developed for this commercial area, is consistent with the intent of the SC zone to promote safe and efficient movement of traffic within the site of the shopping center and in connection with adjacent access streets.

C. The plans comply with the height, yard, and parking requirements. 10-ft wide planted parkways are required along the street-facing sides of the SC-zoned portion of the subject property (Article 5.34.05.C). The plan proposes a 10-ft wide strip of shrubs along Clinton Highway along with supplementary Type C landscape screening. No landscaping is provided along the SC-zoned portion of West Emory Road where the site has steep slopes in the 25-40% and over 40% ranges. However,

additional landscaping is provided in other parts of the site to compensate for the missing planted parkway along West Emory Rd.

D. 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) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Policy 2) – The carwash is consistent with the character of the commercial corridor. The location of the building closer to W Emory Road where the site has an approximate 20-ft lower elevation than the street, orientation of the dryer blowers away from any residential developments, and the proposed lighting and landscaping are sensitive to the surrounding development.

B. Promote connectivity with new development. (Policy 11) – The proposed connection with the adjacent business is consistent with this policy and would result in a unified development.

3) FUTURE LAND USE MAP

A. The property has the TCMU (Town Center Mixed-Use) place type which recommends commercial uses as one of the primary uses. The carwash building exceeds the suggested setback (0-20 ft) and is lower than the suggested height (2-5 stories). However, it does meet the SC zone's building setback of 60 ft from the street and is under the maximum height requirement. Although the place type is intended for large and compact walkable developments with connectivity to surrounding neighborhoods, lack of sidewalks and auto-oriented uses renders this area as less walkable. The proposed use would be consistent with the character of the area, as mentioned above.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the action of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services.

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

Details of Action:

Summary of Action: Approve the development plan for a car wash facility in the SC (Shopping Center) zone, subject to 7 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:**