



December 27th, 2024

Candice Kio | Outlaw Offroad

Staff Comments

Property Address: 4511 Central Avenue Pike, Knoxville, TN 37912
Current Zoning: G-G-1
Proposed Use: Auto Repair Shop

4511 Central Avenue Pike, Knoxville, TN is a parcel that contains the below two existing structures:

- 4,620 SF Warehouse
- 1,722 SF House

Outlaw Offroad ("Tenant") and Tim McGowan ("Owner") have entered into a Lease Agreement that will commence in January 2025. Neither the Tenant nor the Owner intends to add any improvements to the parcel. Otherwise, the Premises are being leased "AS-IS".

Outlaw Offroad will typically see five (5) physical customers daily. Vehicles being repaired will remain on the Premises overnight, ranging from 3-5 vehicles.

[Space left blank intentionally]

~~Staff Comment 1:~~

The “site plan” is attached to this email. The eight (8) existing parking spots are drawn to scale – one of which is accessible.

~~Staff Comment 2:~~

In the attached site plan, you will see the blue area—this is an existing fenced area where Outlaw Offroad plans to store vehicles overnight. Outlaw Offroad expects three to five vehicles to be stored overnight. Most nights, vehicles will be left inside the warehouse.

~~Staff Comment 3:~~

Outlaw Offroad’s services include:

- Suspension installation
- Wheels and tire installation
- Bumpers, armor, and sliders installation
- Steering upgrades and installation
- Gears and driveline repair
- Repairs and maintenance
- LED lighting upgrade and installation
- Accessory sales and installation

A majority of the work Outlaw Offroad performs on vehicles is the installation and upgrading of exterior parts and accessories to off-road vehicles. While they do offer services such as oil changes, it is a very minimal part of their day-to-day business. Outlaw Offroad will conduct all activities in a manner that respects the peace and quiet enjoyment of neighboring properties. This includes ensuring that no excessive noise, bright lights, strong fumes, unpleasant odors, noticeable vibrations, or other disruptive conditions arise as a result of their occupancy.

The existing house on the Premises has been vacant for a handful of years. Previous tenants have only occupied the warehouse. Outlaw Offroad plans to use the house as office space, waiting rooms, and additional storage. There is no additional landscaping planned.

~~Engineering Planning Review Comments:~~

Outlaw Offroad plans to install three (3) bays/lifts. Vehicle Repair/Service requires two parking spots per bay for a minimum of six parking spots and a maximum of twelve parking spots. There are a total of seven parking spots in the front of the warehouse/house.

Article 11.9 indicates that 4 bike parking spaces will be required. Attached with this document are the owner’s plans to install two “post and ring” bike racks – located in the front of the house.

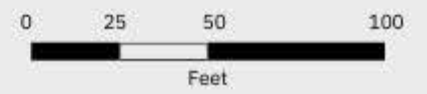


Proposed two (2) "post and ring" bike racks

Existing gated area. 3-5 vehicles will be kept here overnight, if any.



1-E-25-SU
2022 Aerial Image
4507 Central Avenue Pike



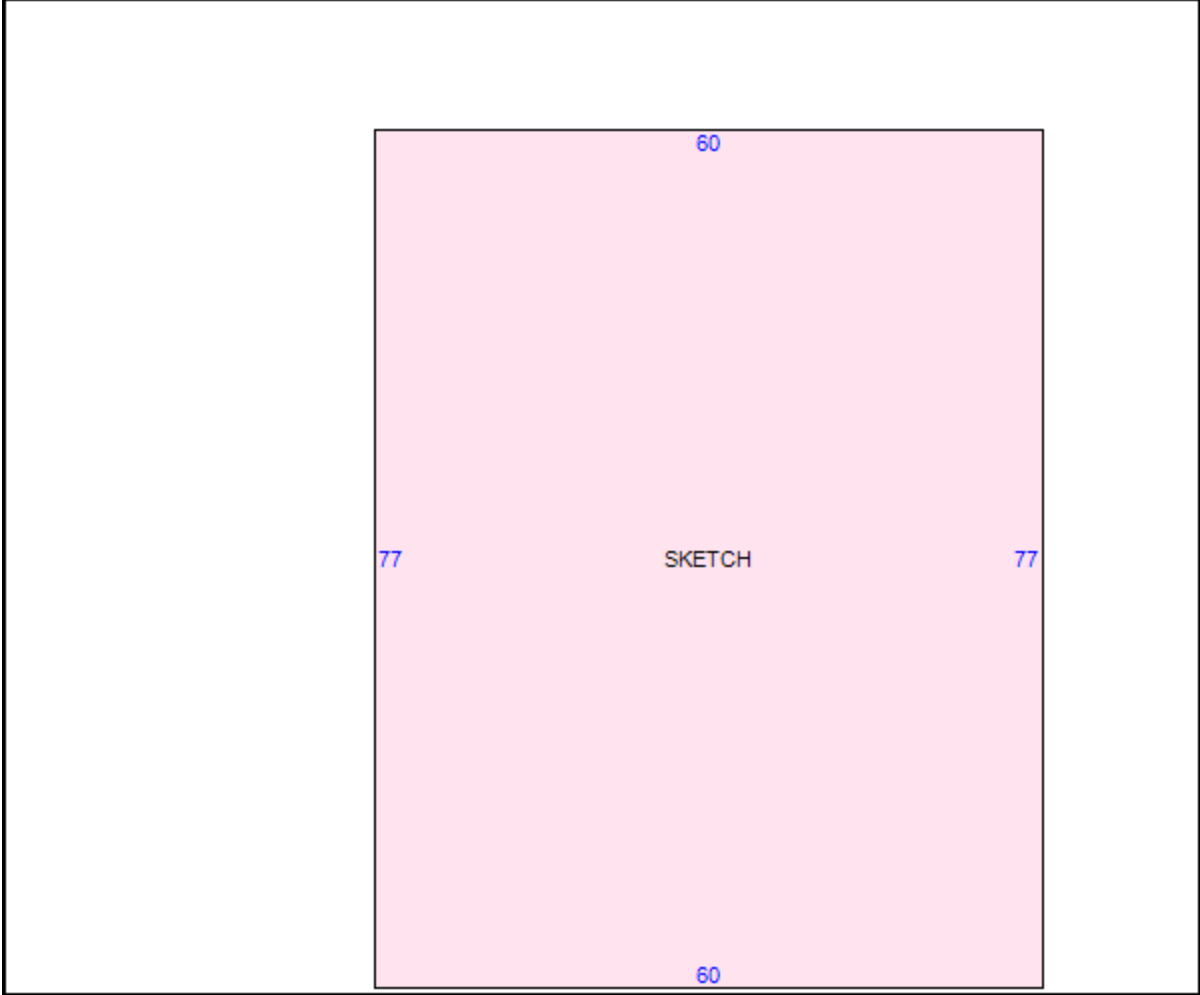
Street View of Ingress:



Street View of Egress:



Warehouse Floor Plan Sketch:



House Floor Plan Sketch:

