



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 12-F-07-UR

AGENDA ITEM #: 116

AGENDA DATE: 12/13/2007

▶ **APPLICANT:** JOHN PIERCE
OWNER(S): JOHN & KATHERIN PIERCE

TAX ID NUMBER: 38 089

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side of Maynardville Pike, northeast of Norris Freeway

▶ **APPX. SIZE OF TRACT:** 0.8 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maynardville Hwy., a major arterial street with a 250' wide right-of-way at this location

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** SC (Shopping Center)

▶ **EXISTING LAND USE:** Vacant commercial building

▶ **PROPOSED USE:** Car wash facility in a shopping center out parcel

HISTORY OF ZONING: The development plan for the existing building was approved by MPC on January 14, 1993.

SURROUNDING LAND USE AND ZONING: North: Church and Halls Middle & High Schools / CA Commercial & A agricultural

South: Beaver Creek and retail uses / F Floodway & CA commercial

East: Beaver Creek and retail uses / F Floodway & CA commercial

West: Shopping center / SC commercial

NEIGHBORHOOD CONTEXT: Property in the area is zoned SC and CA commercial, A agricultural and F floodway. Development in the area consists of a community shopping center, various other retail uses, a large church and the Halls Middle and High Schools.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a car wash at this location as shown on the development plan subject to 4 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
3. Installing the proposed landscaping as shown on the revised landscape plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of

Engineering and Public Works to guarantee such installation.

4. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the SC Zone.

COMMENTS:

The applicant is proposing to construct a drive-through carwash on this .8 acre lot in an existing Shopping Center along Maynardville Hwy. The site is the location of the vacant building that was formerly occupied by the Dunkin Doughnuts shop. The car wash plan shows that the existing driveway at Maynardville Hwy. will continue to provide access to this site. Additionally, a driveway will be constructed that will tie into the parking lot of the adjoining shopping center.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed use and structure will have minimal impact on local services since all utilities and streets are in place to serve this development.
2. The proposed use is consistent with the other commercial uses found within the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed use will meet the standards for development within the SC (Shopping Center) Zone.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property as being within an area designated for commercial use. The proposed development is consistent with the Sector Plan and the other development within the area.

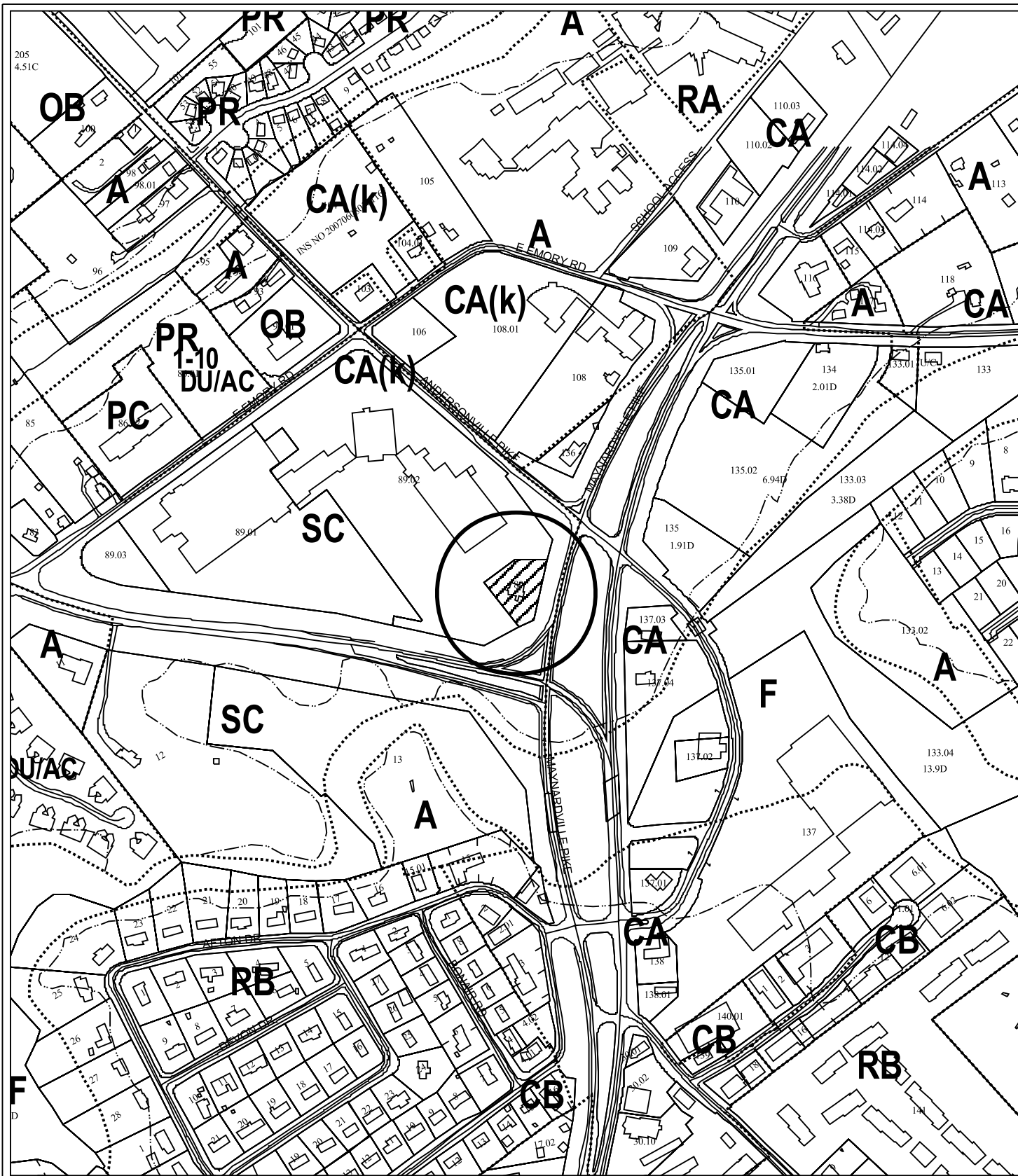
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.


Schools affected by this proposal: , , and .

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



12-F-07-UR
 USE ON REVIEW

 Car wash facility in a shopping center outparcel in SC (Shopping Center)

Original Print Date: 11/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: John Pierce

Map No: 38

Jurisdiction: County



Maynardville Pike
Proposed Car Wash

12-F-07-UR

