



**AGENDA ITEM #: 71**

**MEMORANDUM**

**TO:** Metropolitan Planning Commission  
**FROM:** Ken Pruitt, Assistant Development Services Manager  
**DATE:** Wednesday, October 01, 2008  
**SUBJECT:** Use Determination for a drive-thru express car wash at 513 North Cedar Bluff in the CN (Neighborhood Commercial) district  
10-A-08-OB

---

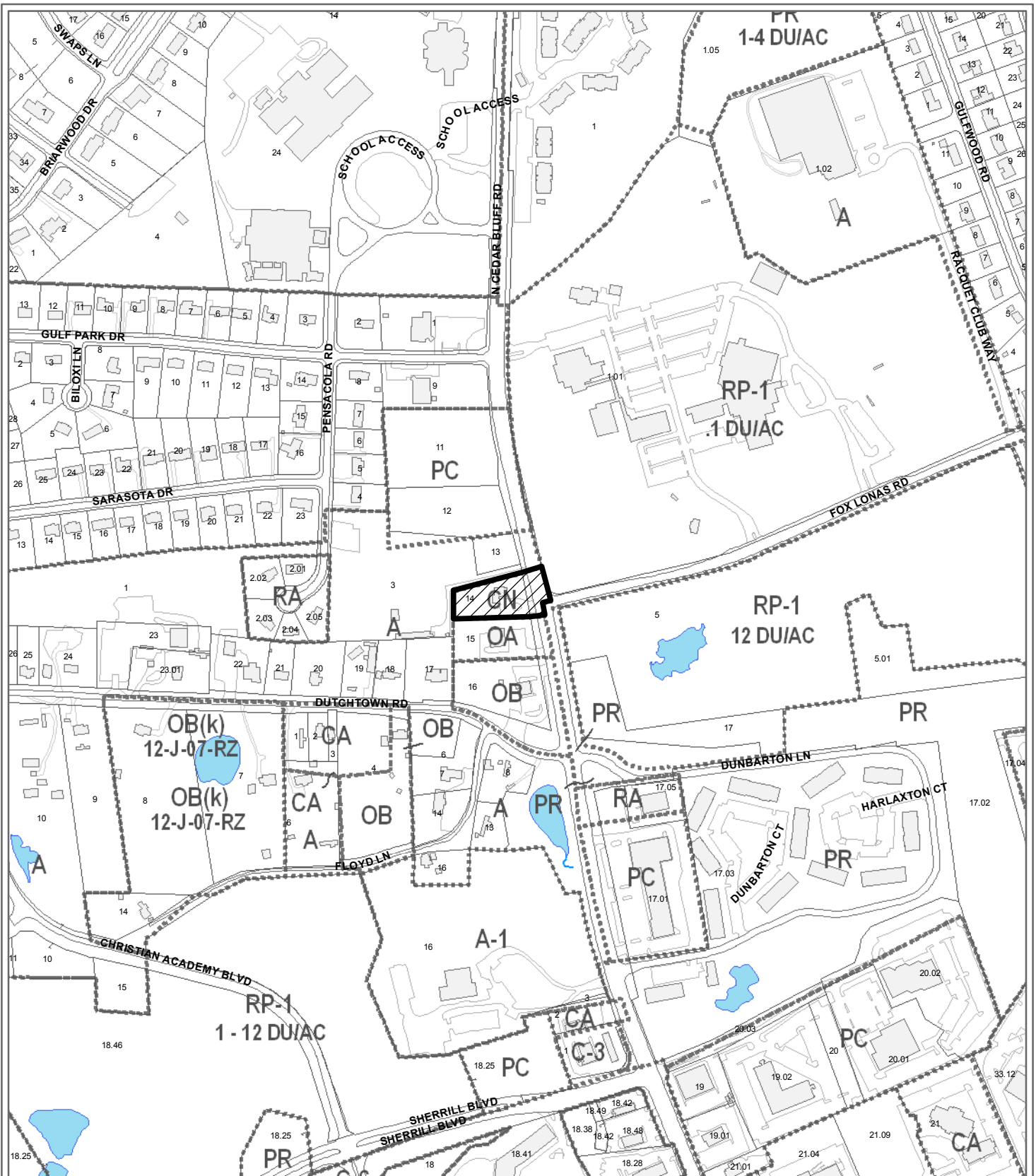
**STAFF RECOMMENDATION:**

APPROVE EXPRESS CAR WASH FACILITIES within CN (Neighborhood Commercial) zones that have direct access to a major arterial street carrying in excess of 15,000 average daily traffic volumes.

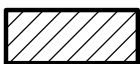
**BACKGROUND:**

The neighborhood commercial zone is intended to provide convenience retail and service uses to the surrounding neighborhood to keep area residents from driving long distances to obtain needed goods and services. An express car wash facility relies on the surrounding neighborhood residents and impulse drive buy patrons for it's business. It is unlikely that such a business would draw cross town traffic to the site and be a disruptive activity in the area.

Approval of this request will allow this business within any CN (Neighborhood Commercial ) zone that complies with the stated criteria



**10-A-08-OB  
USE DETERMINATION**

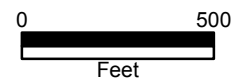


Car Wash in CN (Neighborhood Commercial)

Petitioner: D & M Enterprise, Inc

Map No: 119

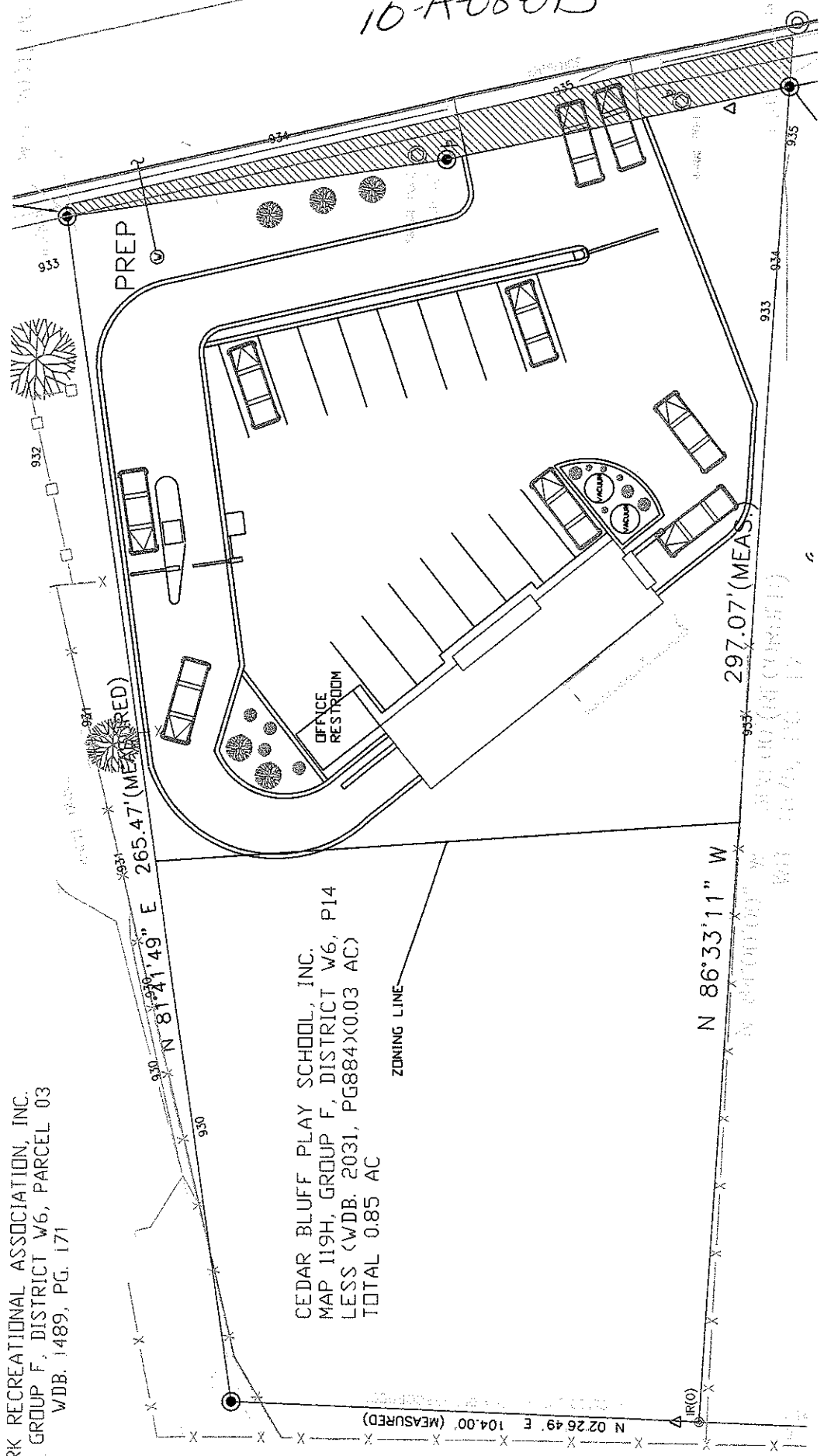
Jurisdiction: County



Original Print Date: 9/23/2008      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

10-A-080B

GULF PARK RECREATIONAL ASSOCIATION, INC.  
MAP 119H, GROUP F, DISTRICT W6, PARCEL 03  
WDB. 1489, PG. 171



265.47' (MEASURED)

N 81°41'49" E

CEDAR BLUFF PLAY SCHOOL, INC.  
MAP 119H, GROUP F, DISTRICT W6, P14  
LESS (WDB. 2031, PG884)(0.03 AC)  
TOTAL 0.85 AC

ZONING LINE

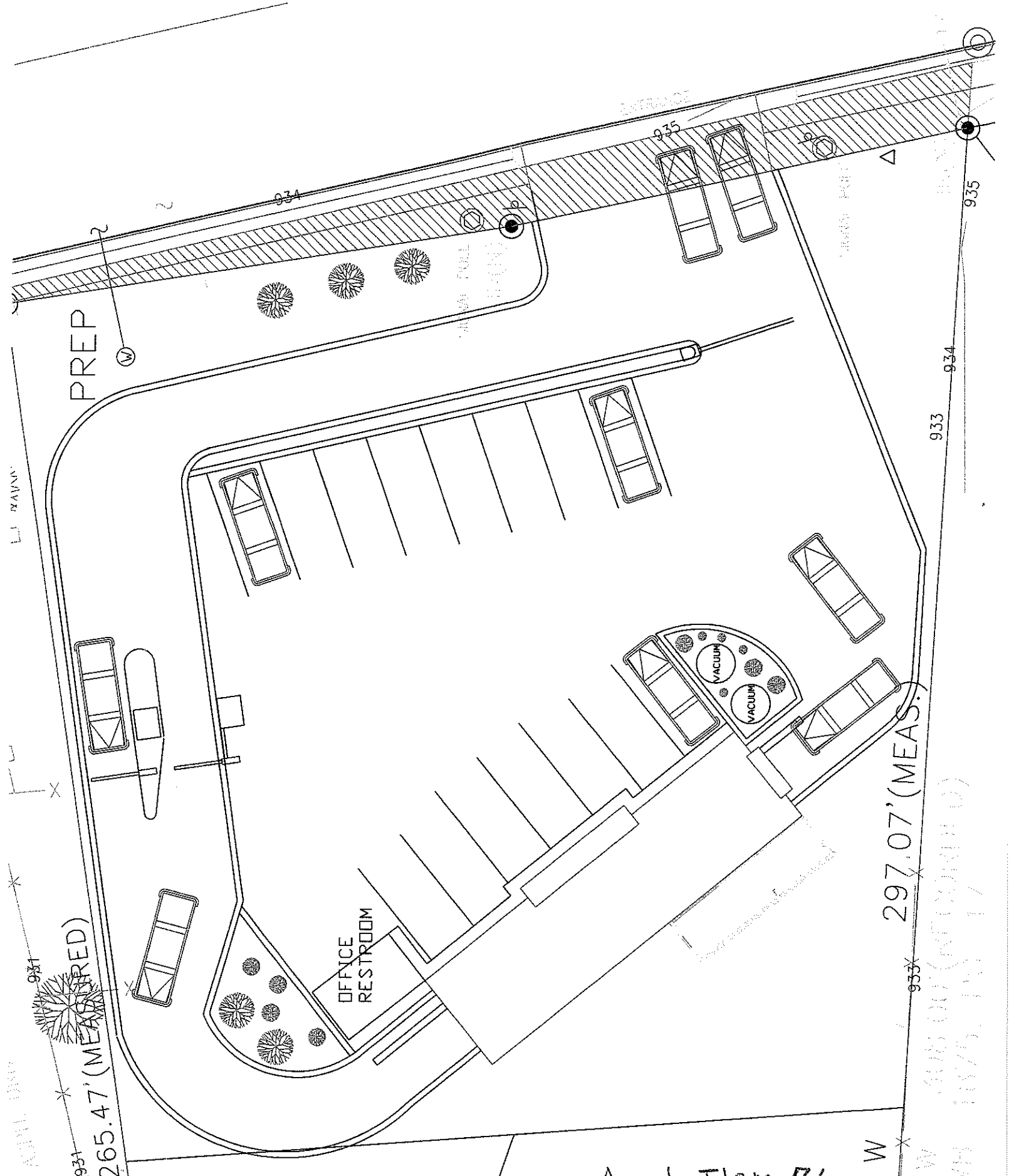
N 86°33'11" W

297.07' (MEAS)

N 02°26'49" E 104.00' (MEASURED)

Agenda Item 71

10-A-08-0B



PREP

OFFICE RESTROOM

VACUUM

VACUUM

STORAGE

ACTUAL DIMS

931

265.47' (MEASURED)

W

297.07' (MEASURED)

Agenda Item 71

W 508.00' (RECORDED)  
NS 1875.10' (17)

933

934

935