



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

▶ **FILE #:** 1-B-15-UR

AGENDA ITEM #: 29

AGENDA DATE: 1/8/2015

▶ **APPLICANT:** **ARLAND CAR WASH, LLC**

OWNER(S): Arland Car Wash, LLC

TAX ID NUMBER: 132 02715

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 106 Moss Grove Blvd

▶ **LOCATION:** **South side of Kingston Pike, east of Moss Grove Blvd.**

▶ **APPX. SIZE OF TRACT:** **2.681 acres**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Moss Grove Blvd., a private Joint Permanent Easement with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** **PC-1 (Retail and Office Park) (k)**

▶ **EXISTING LAND USE:** **Car wash**

▶ **PROPOSED USE:** **Car Wash**

HISTORY OF ZONING: Rezoning to PC-1 (k) (Retail and Office Park) was approved by Knoxville City Council on 9/25/07.

SURROUNDING LAND USE AND ZONING: North: Mixed Commercial / PC-1 (Retail and Office Park) (k) & SC-3 (Regional Shopping Center)

South: Vacant lot / PC-1 (Retail and Office Park) (k)

East: Shopping center and residence / SC (Shopping Center) & RB (General Residential)

West: Mixed Commercial / PC-1 (Retail and Office Park) (k)

NEIGHBORHOOD CONTEXT: The Sherrill Hill mixed use development has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

STAFF RECOMMENDATION:

▶ **APPROVE the revised development plan for the existing car wash facility, subject to 9 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance and conditions of the PC-1 (Retail and Office Park) (k) rezoning approval.
2. Meeting all applicable requirements of the approved Master Plan for the Sherrill Hill development (11-A-07-

PA).

3. The area at the southeast corner of the site that is designated on the plan as a "No-build easement" is required by the approved zoning and Master Plan to remain as an undisturbed buffer area.
4. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
5. The required revisions to the driveway entrance and dumpster location are subject to approval by the Knoxville Department of Engineering.
6. Retaining the existing bail-out driveway at the south end of the parking area and increasing the curb radius into the driveway to a minimum of 5'.
7. Obtaining a special pollution abatement permit as required by the Knoxville Department of Engineering.
8. Meeting all applicable requirements of the Knoxville Department of Engineering.
9. Installing all landscaping, as shown on the plan, within six months of the revised use on review approval for this project.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

COMMENTS:

The applicant had received a use on review approval from the Planning Commission for a car wash facility on this 2.681 acre lot located on the south side of Kingston Pike and east of Moss Grove Blvd. on July 11, 2013. While under construction, the applicant had revised the development plan and construction drawings without obtaining approval of the changes and completed the construction of the car wash. While the car wash is currently operating, approvals are required for the revised development plan and some site modifications will be required.

The car wash facility has a building area of approximately 5,400 square feet and 28 vacuum stations. Access to the site is from a shared driveway off of Moss Grove Blvd. that parallels Kingston Pike. There is no direct access from the site to Kingston Pike.

The traffic impact study that had been prepared for the entire Sherrill Hill development covered the proposed commercial development on this site. The recommended improvements at the Kingston Pike and Moss Grove Blvd. intersection have been put in place.

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

1. All public utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development recommended improvements that will address the traffic impacts of this development.
3. The proposed development is compatible with the scale and intensity of the surrounding development. The majority of the site borders existing or future commercial development. The impact to residences that adjoin the Sherrill Hill development to the southeast will be minimal due to the buffer requirements of the zoning approval and the adopted Master Plan.

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

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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 since the development is located off an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

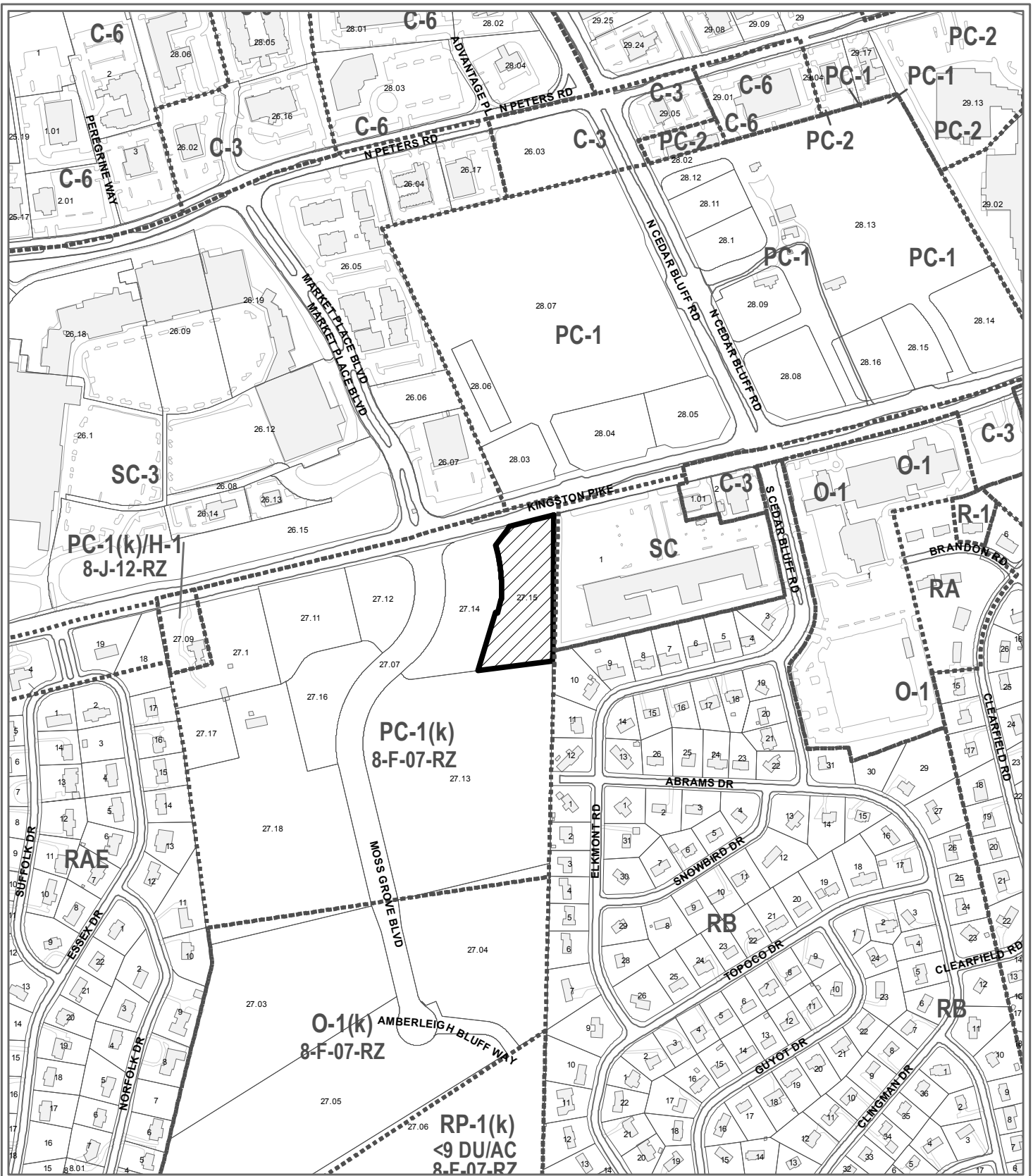
1. The Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

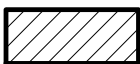
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



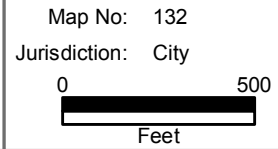
**1-B-15-UR
USE ON REVIEW**



Car Wash in PC-1 (Retail and Office Park) (k)

Petitioner: Arland Car Wash, LLC

Original Print Date: 12/22/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





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Knoxville Express Car Wash

Arland Car Wash, LLC
106 Moss Grove Boulevard, Knoxville, Tennessee
City Block Number: 46346, CLT Number: 132 027.15

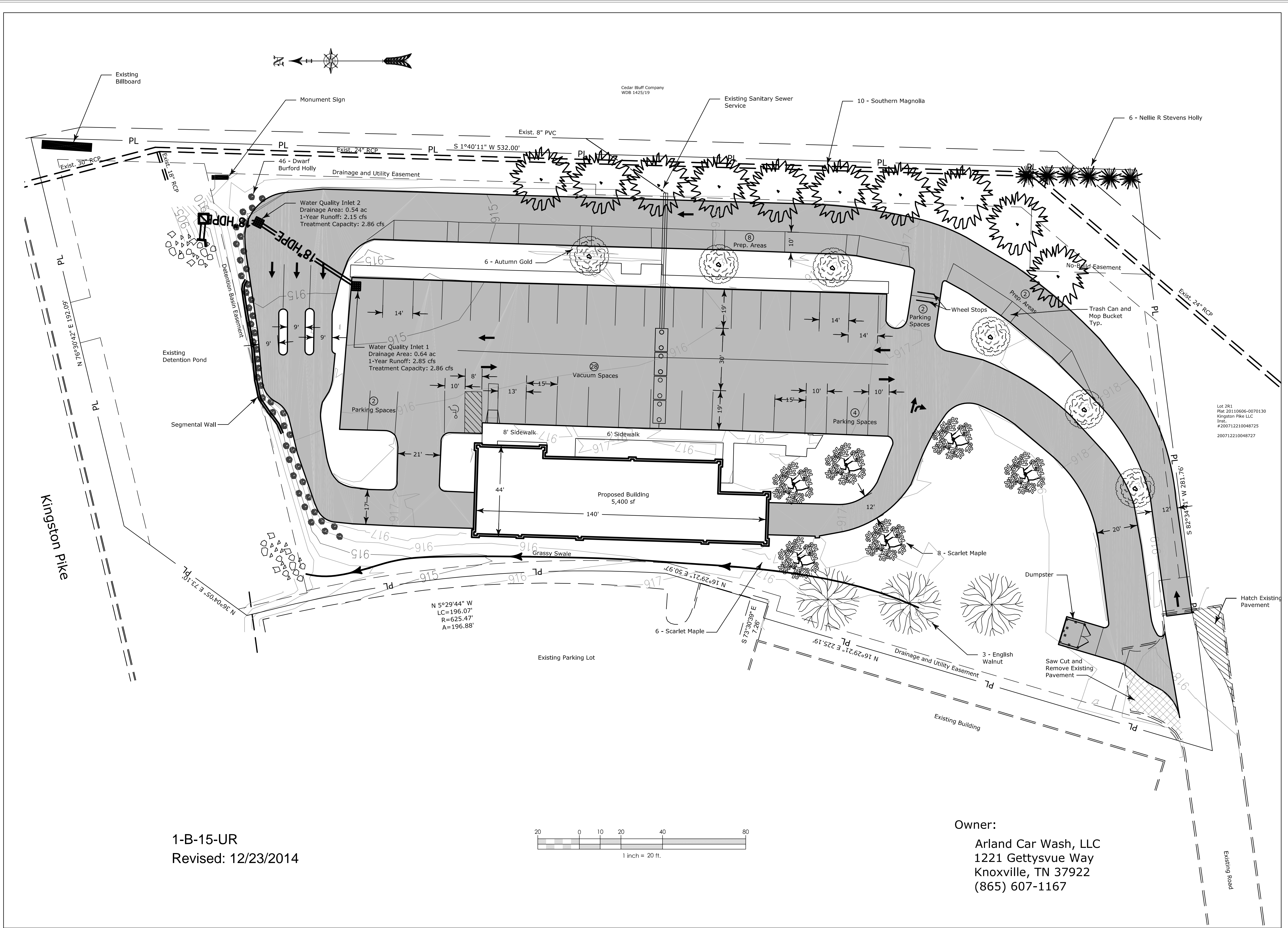


No.	Description	By	Date
1	Revised Per City Review Comments	RAC	8/13/13
2	Revised Per City Review Comments	RAC	8/15/13
3	Revised Per City Review Comments	RAC	8/21/13
4	Revised Per City Review Comments	RAC	8/23/13
5	Revised Per City Review Comments	RAC	8/23/13
6	Revised Site Plan	RAC	11/14/14
7	Revised Site Plan	RAC	12/11/14

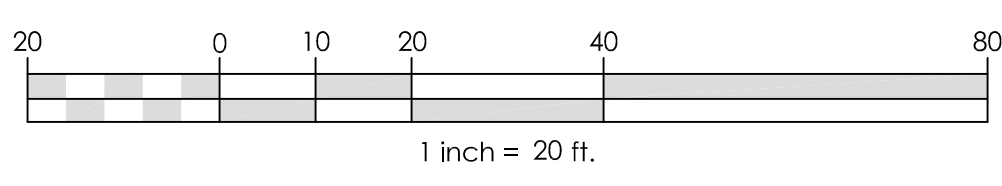
Project Number: 0013069
Date Issued: July 17, 2013
Designed By: RAC
Drawn By: RAC
Checked By: KYC

Sheet Number:
S101

Site Plan



1-B-15-UR
Revised: 12/23/2014



Owner:
Arland Car Wash, LLC
1221 Gettysvue Way
Knoxville, TN 37922
(865) 607-1167