

SPECIAL USE REPORT

► FILE #: 1-D-22-SU AGENDA ITEM #: 35

AGENDA DATE: 1/13/2022

► APPLICANT: STELLA BLUE VENTURE LLC / CIVILOGISTIX

OWNER(S): Capso Properties, LLC

TAX ID NUMBER: 109 O K 04101 View map on KGIS

JURISDICTION: City Council District 1

STREET ADDRESS: 4420 & 4418 Chapman Hwy.

► LOCATION: East side of Chapman Highway, south of E. Young High Pike, north of

Woodlawn Pike

► APPX. SIZE OF TRACT: 0.46 acres

GROWTH POLICY PLAN:

SECTOR PLAN: South City

ACCESSIBILITY: Access is via Chapman Hwy, a major arterial street with 4 lanes and a center

turning lane within 110' of right-ofway.

UTILITIES: Water Source: Knoxville Utilities Board

N/A

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

► ZONING: C-G-3 (General Commercial)

EXISTING LAND USE: OF (Office)

► PROPOSED USE: Vehicle repair/service establishment

HISTORY OF ZONING: None noted

SURROUNDING LAND North: Parking, vacant land -- C-G-3 (General Commercial)

USE AND ZONING: South: Chapman Hwy, shopping center -- C-G-3 (General Commercial)

East: Bank -- C-G-3 (General Commercial)

West: Bank -- C-G-3 (General Commercial)

NEIGHBORHOOD CONTEXT: The property is located on Chapman Hwy in an area developed with small,

stand alone business and larger shopping centers.

STAFF RECOMMENDATION:

► Postpone the request until the February 10, 2022, Planning Commission meeting as recommended by staff, pending additional information from the applicant.

Staff is recommending a 30-day postponement pending verification that the adjacent property owner does not oppose this request. If the applicant provides this information before the agenda review meeting on January 11, 2022, staff may revise the recommendation. This site plan includes a driveway for queuing vehicles extending onto the adjacent property to the rear and will not function without significant modifications if the adjacent property owner opposes this request.

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COMMENTS:

This proposal is for converting an existing retail building to a Take 5 Oil Change with 3 service bays. The modification to the existing site design includes relocating the parking spaces directly in front of the building to the left (west) side of the property to allow for the installation of the new service bays and creating a one-way driveway to the rear of the lot that extends onto the adjacent property. The property is zone C-G-3, which requires special use approval for vehicle repair/service businesses.

The driveway extending onto the adjacent property will require grading because it is approximately 4-ft higher in elevation than the subject site. It is unknown how much grading onto the adjacent property is necessary because a preliminary driveway profile has not been provided.

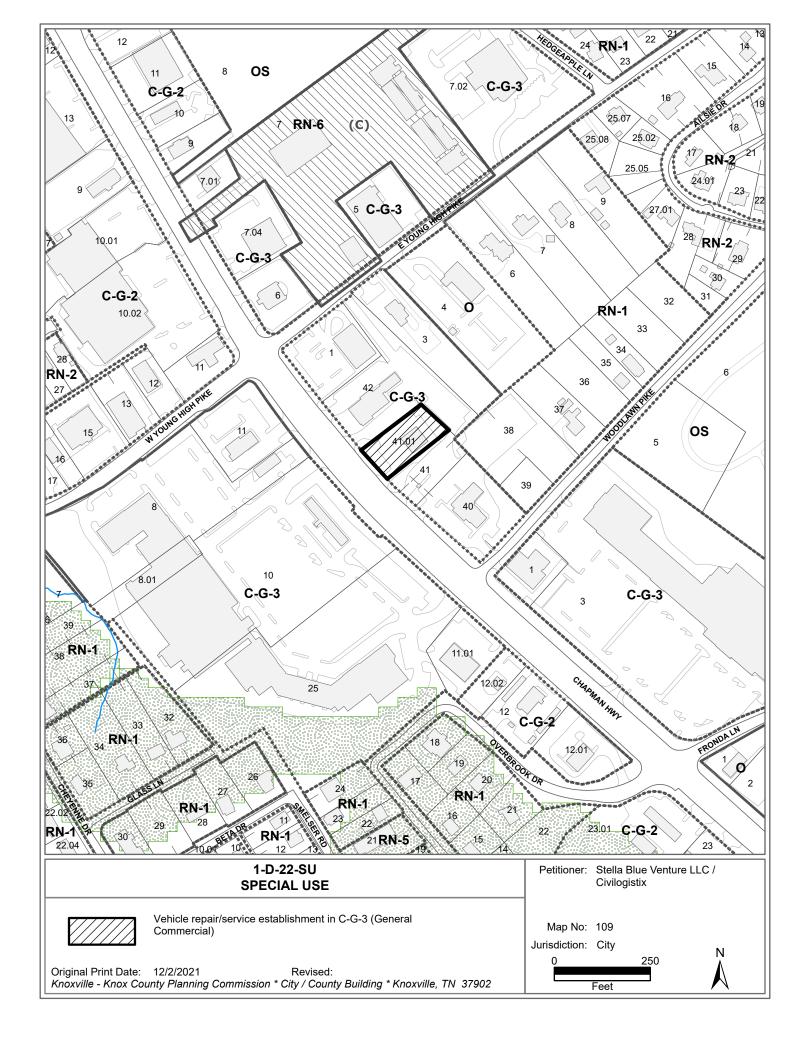
ESTIMATED TRAFFIC IMPACT: 75 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the City.

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GENERAL NOTES

- 1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF KNOXVILLE, STATE OF TENNESSEE REGULATIONS AND CODES, AS WELL AS ALL O.S.H.A. STANDARDS.
- 2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY ASA ENGINEERING & CONSULTING, DATED 11-30-2021.
- "THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED ON F.I.R.M. NO. 47093C0292F, DATED 05-02-2007".
- 4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS, FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURB & GUTTER ARE TO "FACE OF CURB".
- 5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF THE BUILDING EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
- 7. CONTRACTOR IS TO NOTIFY CITY OF KNOXVILLE INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS. (INCLUDING GA DOT UTILITY ENCROACHMENT PERMIT).

- 10. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH THE CITY OF KNOXVILLE PLANNING AND ZONING DEPARTMENT.
- 12. THE EXACT LOCATION OF HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE. AND ENTRANCE DRIVES.
- 13. ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 5% AND MAX CROSS SLOPE OF 2%.
- 15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
- 16. BUILDING LOCATION IS TO THE OUTSIDE FACE OF BLOCK, CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

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SITE ANALYSIS

BUILDING AREA	2,627 SF
REQUIRED PARKING	2 PER BAY (6 SPACES)
MAX PARKING	4 PER BAY (12 SPACES)
PROPOSED PARKING	10 SPACES
REQUIRED BIKE PARKING	4 SPACES
PROPOSED BIKE PARKING	4 SPACES
TOTAL SITE AREA	0.46 ACRES



TAKE

CHAPMAN HWY
4418 CHAPMAN HWY
KNOXVILLE, TN 37902 N

21413

DECEMBER 3, 2021 REVISIONS CITY COMMENTS 12-20-21





1-D-22-SU 12/20/2021

ROBERT L. KAHN REGGIE E. KEATON Donald D. Howell DEBRA L. FULTON MICHAEL W. EWELL JOHN M. LAWHORN JAMES E. WAGNER BEVERLY D. NELMS MARY ELIZABETH MADDOX BENJAMIN C. MULLINS RICHARD T. SCRUGHAM, JR. MATTHEW A. GROSSMAN KEVIN A. DEAN DANIEL P. ZYDEL SHARON H. KIM RICHARD E. GRAVES REBEKAH P. HARBIN



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December 30, 2021

Via e-mail only:

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ARTHUR G. SEYMOUR, JR. (1945 - 2019)

of counsel
JASON T. MURPHY

Knoxville-Knox County Planning

City-County Building 400 Main Street, Suite 403 Knoxville, TN 37902

Attn: Dori Caron

Re: January 13, 2022 Planning Commission Meeting

Agenda Item No. 35, Applicant: Stella Blue Venture LLC/Civilogistix File No. 1-D-22-SU

Dear Dori:

Please allow this letter to confirm that I have been retained to speak on behalf of the above-referenced Applicant (Stella Blue Venture LLC/ Civilogistix) for the referenced Agenda Item at the January 13, 2022 Knoxville-Knox County Planning Commission meeting.

Thank you for your assistance in this matter.

Sincerely,
Benjamin C. Mullins
Benjamin C. Mullins
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:erl



Development Request DEVELOPMENT SUBDIVISION ZONING ☐ Plan Amendment ☐ Development Plan ☐ Concept Plan ☐ Final Plat ☐ SP ☐ OYP ☐ Planned Development Use on Review / Special Use ☐ Rezoning ☐ Hillside Protection COA APPLICANT/ENGINEER STELLA BLUE VENTURE LLC/CIVILOGISTIX Affiliation Applicant Name File Number(s) 11-24-2021 1/13/2022 Meeting Date (if applicable) Date Filed 1-D-22-SU **CORRESPONDENCE** All correspondence related to this application should be directed to the approved contact listed below. ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect Applicant ☐ Property Owner ☐ Option Holder STELLA BLUE VENTURES LLC MICHAEL ALTERMAN Company Name . GA 30327 **ATLANTA** 3715 NORTHSIDE PKWY SUITE 4-515 ZIP City State Address ERIC.BROWN@FRANKLINST.COM (727) 518 4656 Email Phone **CURRENT PROPERTY INFO** 11980 SE 22nd AVENUE RD OCALA, TN 344 (865) 482-1214 CAPSO PROPERTIES LLC Property Owner Phone Property Owner Address Property Owner Name (if different) 1090K04101 4420 AND 4418 CHAPMAN HWY KNOXVILLE, TN Parcel ID Property Address N KNOXVILLE UTILITIES BOARD KNOXVILLE UTILITIES BOARD Septic (Y/N) Water Provider Sewer Provider

STAFF USE ONLY

0.46 acres (or 19,943 s.f.) West side of Chapman Hwy south of E. Young High Pk and north of Woodlawn Pk Tract Size General Location Commercial C-G-3 1st City County Zoning District District Existing Land Use

South City

MU-SD, SC-5 (Chapman Highway District (Taliwa Ct to Fronda Ln)

N/A (within City limits)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Development Plan Use on Review / Special Use Hillside Protection COA Residential Non-Residential ome Occupation (specify)				Related City Permit Number(s)	
Other (specify) SPECIAL USE PERMIT FOR TAKE	KE 5 OIL CHANGE	USE			
SUBDIVISION REQUEST					
p	<u> </u>			Related Re	zoning File Number
Proposed Subdivision Name					•
	Divide Parcel				
Unit / Phase Number	Tota	al Number of Lots (Created	7,	
Other (specify)					
☐ Attachments / Additional Requirements					
ZONING REQUEST				Dan diu -	Diat Eila Nussia
Zoning Change				Pending Plat File Number	
Proposed Zoning					
☐ Plan Amendment Change	CONTRACTOR A				
Proposed Plan Design	nation(s)				
Proposed Density (units/acre) Previo	ous Rezoning Reques	ts			
Other (specify)					
STAFF USE ONLY			91		
PLAT TYPE	Fee 1			Total	
☐ Staff Review ☐ Planning Commission		0401	\$1,500		\$1,500
ATTACHMENTS ☐ Property Owners / Option Holders ☐ Variance Request Fee					
	Request				
ADDITIONAL REQUIREMENTS ☐ Design Plan Certification (Final Plat)					
☐ Use on Review / Special Use (Concept Plan) Fee 3					
☐ Traffic Impact Study					
COA Checklist (Hillside Protection)					
AUTHORIZATION					
A STATE OF THE STATE OF T					
Permits acivilogistix com; Skalonh	its acivilogistix com; Statenh STELLA BLUE VENTURE LLC/CIVILOGIST		/ILOGISTIX		
Applicant Signature	Please Print			Date	
(404) 649-6280	ERIC.BROWN@FRANKLINST.COM				
Phone Number	Email				
See contract (attached)					
Property Owner Signature	Please Print			Date	received-MMF payment by MS