



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

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Chapman Hwy, a major arterial street with 4 lanes and a center turning lane within 110' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

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 USE AND ZONING: North: Parking, vacant land -- C-G-3 (General Commercial)

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.

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.

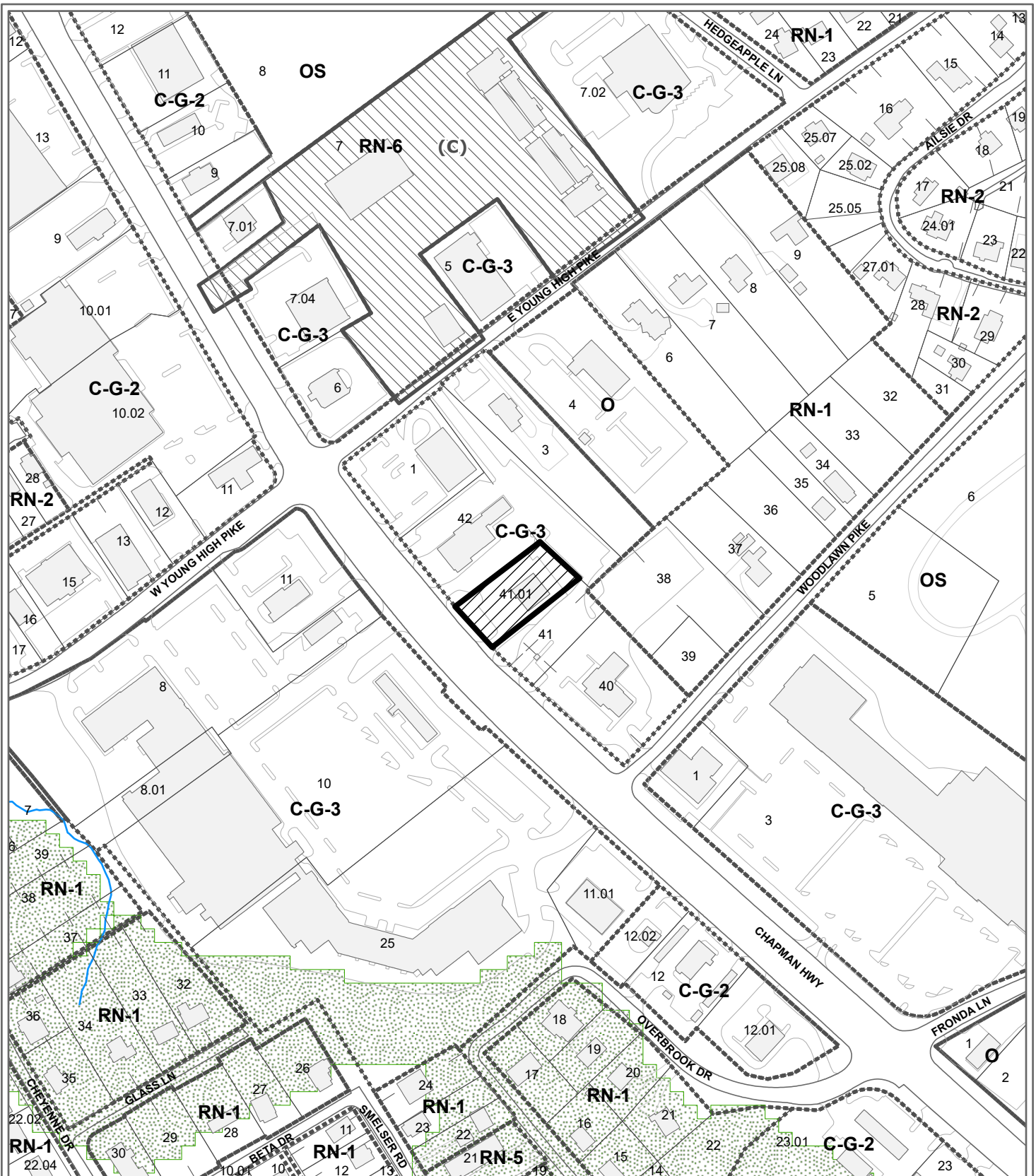
The driveway extending onto the adjacent property will require grading because it is approximately 4-ft higher in elevation than the subject site. It is unknown how much grading onto the adjacent property is necessary because a preliminary driveway profile has not been provided.

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.



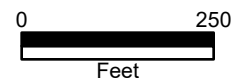
**1-D-22-SU
SPECIAL USE**

Petitioner: Stella Blue Venture LLC /
Civilogistix



Vehicle repair/service establishment in C-G-3 (General Commercial)

Map No: 109
Jurisdiction: City



Original Print Date: 12/2/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



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

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

of counsel
JASON T. MURPHY

December 30, 2021

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

Via e-mail only:
dori.caron@knoxplanning.org

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

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

STELLA BLUE VENTURE LLC/CIVIOLOGISTIX

APPLICANT/ENGINEER

Applicant Name

Affiliation

11-24-2021

1/13/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

1-D-22-SU

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

MICHAEL ALTERMAN

STELLA BLUE VENTURES LLC

Name

Company

3715 NORTHSIDE PKWY SUITE 4-515

ATLANTA

GA

30327

Address

City

State

ZIP

(727) 518 4656

ERIC.BROWN@FRANKLINST.COM

Phone

Email

CURRENT PROPERTY INFO

CAPSO PROPERTIES LLC

11980 SE 22nd AVENUE RD OCALA, TN 344 (865) 482-1214

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4420 AND 4418 CHAPMAN HWY KNOXVILLE, TN

109OK04101

Property Address

Parcel ID

KNOXVILLE UTILITIES BOARD

KNOXVILLE UTILITIES BOARD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Chapman Hwy south of E. Young High Pk and north of Woodlawn Pk

0.46 acres (or 19,943 s.f.)

General Location

Tract Size

City County

1st

C-G-3

Commercial

District

Zoning 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 REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

SPECIAL USE PERMIT FOR TAKE 5 OIL CHANGE USE

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 Proposed Zoning _____

Plan Amendment Change
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0401	\$1,500	\$1,500
Fee 2		
Fee 3		

AUTHORIZATION

Permits@civilogistix.com; Jkalen@h
 Applicant Signature

STELLA BLUE VENTURE LLC/CVILOGISTIX

11/24/2021

Please Print

Date

(404) 649-6280

ERIC.BROWN@FRANKLINST.COM

Phone Number

Email

See contract (attached)

Property Owner Signature

Please Print

Date

received-MMP
 payment by MSP