



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 11-D-22-DP

AGENDA ITEM #: 30

AGENDA DATE: 11/10/2022

▶ **APPLICANT:** THOMAS DUGAN

OWNER(S): Capital Investment Partners, GP Joshua Bishop, Capital Investment Partners, GP

TAX ID NUMBER: 91 001.08

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7676 OAK RIDGE HWY

▶ **LOCATION:** North side of Oak Ridge Hwy, east of Byington Beaver Ridge Rd

▶ **APPX. SIZE OF TRACT:** 1.04 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Highway, a two lane major arterial with turn lane within a right-of-way width of 112-ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Automotive repair facility

HISTORY OF ZONING: 2-K-90-RZ: CA, RA, A to PC

SURROUNDING LAND USE AND ZONING: North: Multi-tenant commercial/office building - PC (Planned Commercial)

South: Office building - OB (Office, Medical and Related Services)

East: Multi-tenant commercial/office building - PC (Planned Commercial)

West: Commercial building - PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This area of Oak Ridge Highway is a mix of commercial and office uses, there are some single family residential homes with frontage on Oak Ridge Highway in this area also.

STAFF RECOMMENDATION:

▶ **Approve the development plan for an automotive repair shop with floor area of approximately 5,980 square feet with up to 10 bays, subject to the following 5 conditions:**

- 1) Installation of all landscaping as shown on the development plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Additional landscaping between the parking area and the property lines on the east and west sides,

mimicing the adjacent side yard landscaping for the abutting parcel to the east (see case: 7-J-06-UR). Minor modifications can be approved by Planning Commission staff during permitting.

3) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.

4) Meeting all applicable requirements of the Knox County Engineering and Public Works.

5) Meeting all applicable requirements of the Tennessee Department of Transportation.

COMMENTS:

This proposal is to build a 10-bay automotive repair shop of approximately 5,890-sqft within a PC (Planned Commercial) district that began building out in 2007. The adjacent retail center to the east that is also zoned PC was approved in 2006 and included site landscaping between the parking area along the western boundary of the property. To be consistent with the other development approvals in this PC district, staff recommends that the parking on the east and western sides of the parking areas for the automotive repair shop also have side yard landscaping.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC (Planned Commercial):

A) The PC zone is not intended to restrict potential development by limiting uses and in general, permits office, commercial services and light distributions centers. An automotive repair shop falls within commercial services generally.

B) A landscaping plan has been submitted that demonstrates a landscaped area of trees for the front yard parking as demonstrated on the site plan (see: 5.33.08).

C) Staff recommends additional landscaping between the parking areas in the side yard and the adjacent parcel on both the east and west boundaries of the subject property to be consistent with previously approved adjacent development within the PC zone district (See condition 2 above).

2) GENERAL PLAN - DEVELOPMENT POLICIES

A) Policy 9.3: Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The proposed building is a one-story building that is slightly less than 27-ft in height, which is consistent with the 45-ft height limitation recommended by the PC zone and consistent with the adjacent one story commercial and office buildings.

3) NORTHWEST COUNTY SECTOR PLAN

A) Although this area is shown as MDR/O (Medium Density Residential/Office) in the Northwest County Sector Plan the proposed automotive repair shop is consistent with surrounding commercial uses that include an automotive supply retail store, and multi-tenant centers that consist of commercial and office uses.

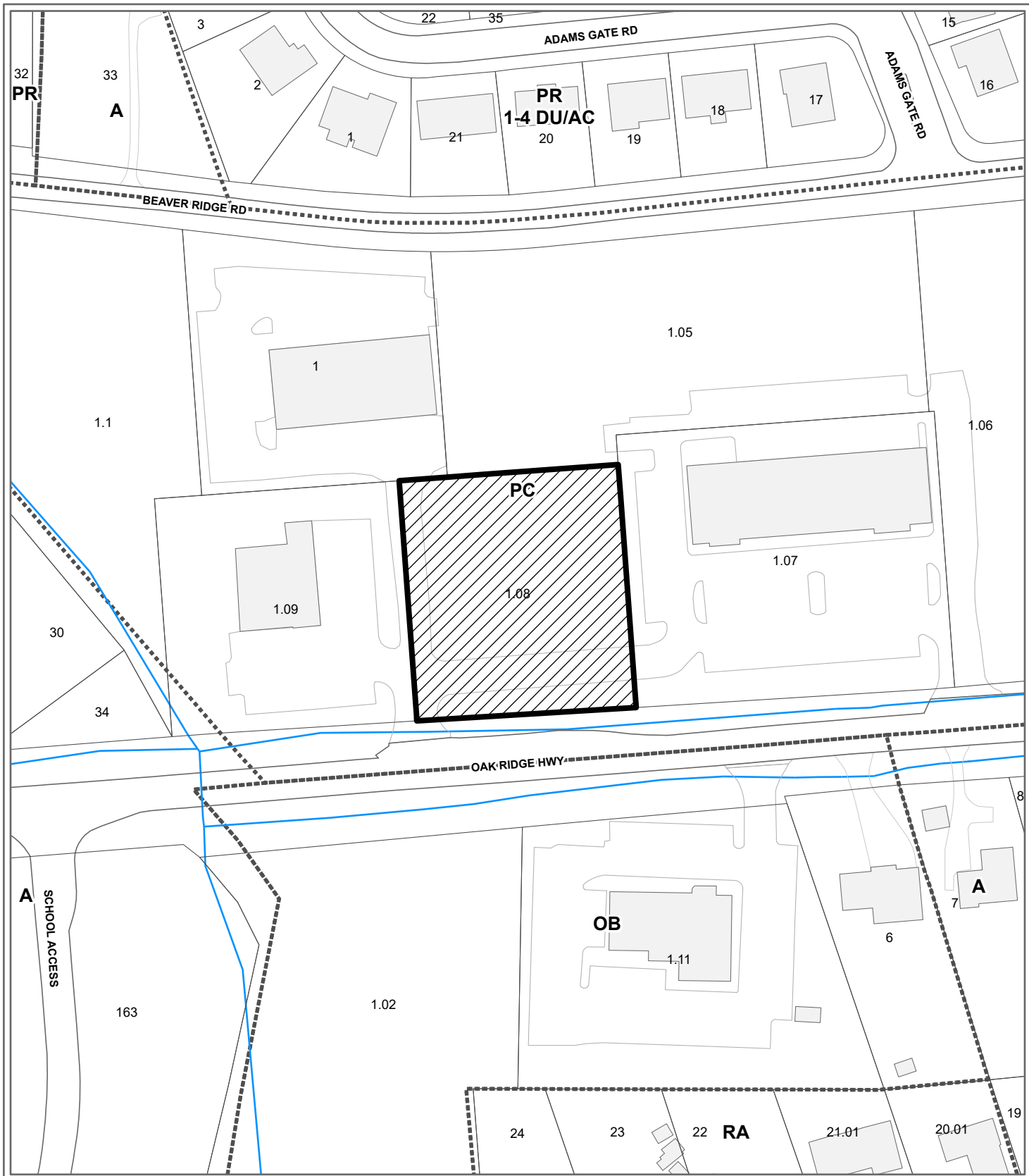
4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: Not required.

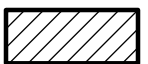
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the . The date of the hearing will depend on when the appeal application is filed.



**11-D-22-DP
DEVELOPMENT PLAN**

Petitioner: Thomas Dugan



Automotive repair facility in PC (Planned Commercial)

Original Print Date: 10/17/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 91
 Jurisdiction: County

0 125
 Feet





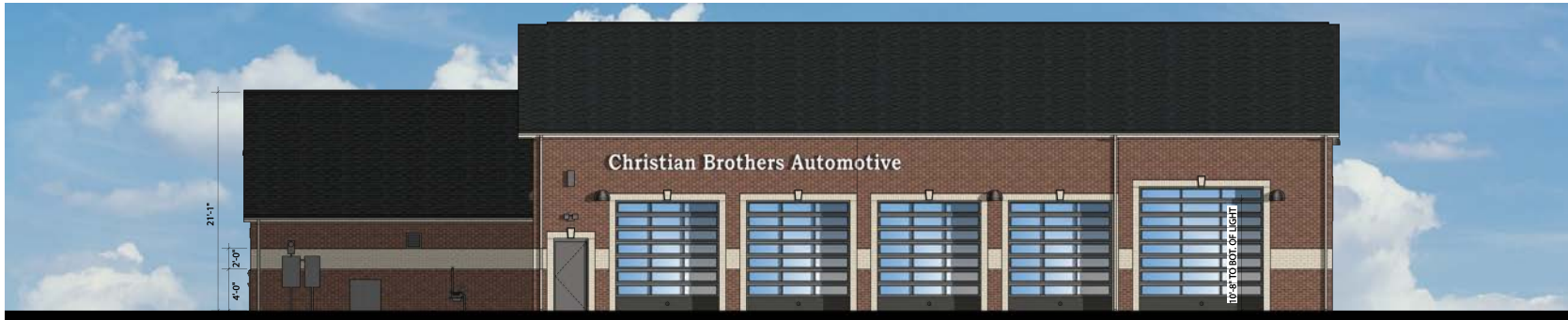
Christian Brothers Automotive
Knoxville, TN



Christian Brothers Automotive
Knoxville, TN



5 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



4 BACK ELEVATION
SCALE: 3/16" = 1'-0"



3 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

- 
 PC-5
SHERWIN-WILLIAMS PAINT
SW 7001 MARSHMALLOW
- 
 PC-6
SHERWIN-WILLIAMS PAINT
SW 6258 TRICORN BLACK
- 
 M-6
ROOF SHINGLES
CERTAINTED LANDMARK 30 AR
COLOR: MOIRE BLACK
- 
 M-5
ACME BRICK CO.
8" X 2 1/4" MODULAR BRICK
COLOR: BURGANDY
MORTAR: WHITE
- 
 M-8
ACME BRICK CO.
8" X 2 1/4" MODULAR BRICK
COLOR: GLACIER WHITE
MORTAR: WHITE
- 
 M-10
4" NATURAL LIMESTONE
SALADO QUARRY
MORTAR: WHITE

Christian Brothers Automotive
Knoxville, TN



Christian Brothers Automotive®



From: Christian Brothers Automotive Corporation
17725 Katy Freeway, Suite 200
Houston, TX 77094

To: Planning and Development

RE: Letter of Intent - Christian Brothers Automotive

Following your review, it is our hope we will be granted permission to continue the development process. Thank you for your time and consideration.

Architecture:

All plans, specifications, and uses will be in compliance with local code, ordinances and are in keeping with the neighboring developments or higher in standard. Variances will be addressed on case by case basis with City Staff and Reviewing Agencies.

Setting the aesthetic standard for automotive repair.





This finished store is 100% representative of our standard prototype.

Hours of Operation and Standard Procedures

Unlike most other light automotive service facilities, Christian Brothers keep a more conservative schedule. We open at 7 am and close no later than 6 pm, Monday through Friday. We are open on Saturday for the first 180 days of operation. Most vehicles left overnight are stored within our secure bays for customer peace of mind and insurance parameters. We do not perform tire recapping or body repair. These two activities are major noise and storage generators and are not a component of our scope of work.

Additionally, repairs occasionally designated as Heavy Vehicle Services are not a major component of our scope of work, comprising less than 1% of all tasks performed. Typically this level of service is only offered if a vehicle is brought to us in an unsafe or otherwise terminal condition. In many cases, the customer may be referred to a specialist engine / transmission repair / replacement facility.



The business is manned by 8 to 10 employees and the owner / franchisee.

You will find we operate our stores to the highest possible standards. Our shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All automotive fluids are contained in federal EPA and state compliant, double hulled, above ground containment vessels.

Working Interior Photos





Office Interior

Summary:

Based on architecture alone, we are essentially a small cottage with a nine car garage. Our footprint is very non-intrusive and fits well with any neighboring residential community. We truly believe our development brings a unique experience to the automotive repair arena and enhances quality of life. Since our lobby and reception more closely resemble something you would find in a doctor's office, the maintenance and repair process becomes less threatening to people of all walks of life.

It is our hope that you can truly appreciate our presence and will find us to be a valued member of the community.



Site Plans and Criteria



PURCHASABLE PROPERTY



3 Mile Population:
Greater than 30,000 people



3 Mile Income:
Greater than \$85,000
(Average Household Income)



Frontage Required:
100 - 120 Feet



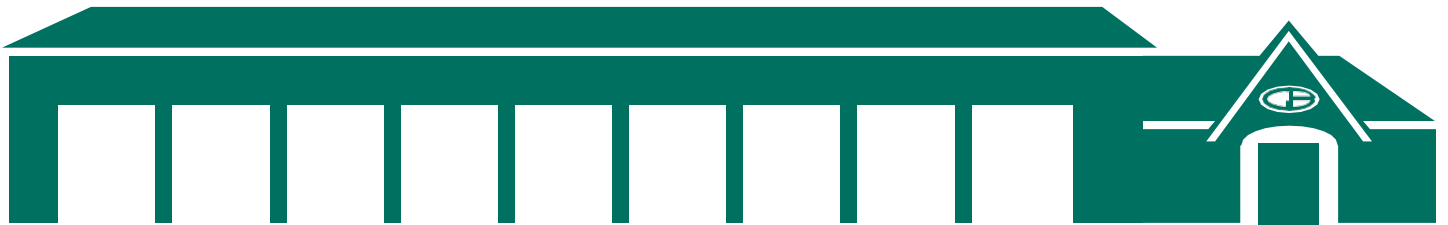
Depth Required:
225 - 300 Feet



Size:
Greater than 25,000 ft²
(Typically .7 - 1.0 acres)



Use:
Light / Minor Automotive







For Questions Please Contact:

Michael Suttle | Chief Development Officer
(281) 675-6102 • Michael.Suttle@cbac.com

Billy Green Jr. | Director of Land Acquisitions & Permitting
(281) 675-6192 • Billy.Green@cbac.com

ChristianBrothersRealEstate.com





RealEstate@cbac.com

11-D-22-DP
9/21/2022



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Thomas Dugan

Applicant Name

Affiliation

9/26/2022

Date Filed

11/10/2022

Meeting Date (if applicable)

11-D-22-DP

File Number(s)

CORRESPONDENCE

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

Thomas Dugan Gaskins + LeCraw

Name / Company

3475 Corporate Way Ste A Duluth GA 30096

Address

678-257-1918 / tdugan@gaskinslecrew.com

Phone / Email

CURRENT PROPERTY INFO

Capital Investment Partners, GP Joshua 311 S Weisgarber Rd Knoxville TN 37919

Owner Name (if different)

Owner Address

Owner Phone / Email

7676 OAK RIDGE HWY

Property Address

91 001.08

Parcel ID

Part of Parcel (Y/N)?

1.04 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Oak Ridge Hwy, east of Byington Beaver Ridge Rd

General Location

City **Commission District 6 PC (Planned Commercial)**

County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

Northwest County

Planning Sector

MDR/O (Medium Density Residential/Office), SP (Stream

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Automotive repair facility	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre)	Proposed Plan Designation(s)	
Previous Zoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature: **Thomas Dugan** Please Print Date: **9/26/2022**

Phone / Email: _____
Property Owner Signature: **Capital Investment Partners, GP Joshua Bishop, Capital Investment Pa** Please Print Date: **9/26/2022**

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

Thomas Dugan

Gaskins + LeCraw

Applicant Name

Affiliation

9/21/2022

11/10/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

11-D-22-DP

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

Thomas Dugan

Gaskins + LeCraw

Name

Company

3475 Corporate Way, Suite A

Duluth

GA

30096

Address

City

State

ZIP

678-257-1918

tdugan@gaskinslecrew.com

Phone

Email

CURRENT PROPERTY INFO

CAPITAL INVESTMENT PARTNERS GP

311 S Weisgarber Rd, Knoxville, TN 37919

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7676 OAK RIDGE HWY

091 00108

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

See digital application

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

11-D-22-DP

9/21/2022

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) _____
 Other (specify) Automotive Repair

Related City Permit Number(s)

SUBDIVISION REQUEST

N/A

Proposed Subdivision Name _____

Unit / Phase Number _____

Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____
 Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 Proposed Zoning N/A
 Plan Amendment Change
 Proposed Plan Designation(s) N/A

Proposed Density (units/acre) _____
 Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

<p>PLAT TYPE</p> <p> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission </p> <p>ATTACHMENTS</p> <p> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request </p> <p>ADDITIONAL REQUIREMENTS</p> <p> <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>) </p>	Fee 1 Fee 2 Fee 3	Total
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AUTHORIZATION

Thomas Dugan <small>Digitally signed by Thomas Dugan DN: cn=Thomas Dugan, o=US, ou=Geo+Engineering, Inc., email=thomas.dugan@gaskinsleecraw.com Date: 2022.09.21 16:02:07 -0400</small>	Thomas Dugan Please Print	9/21/2022 Date
678-257-1918 Phone Number	tdugan@gaskinsleecraw.com Email	
	Joshua B Bishop, Partner Please Print	9/26/2022 Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

11-D-22-DP
9/21/2022

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify)

Automotive Repair

Other (specify)

SUBDIVISION REQUEST

N/A

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

Zoning Change

N/A

Proposed Zoning

Pending Plat File Number

Plan Amendment Change

N/A

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
Fee 2	
Fee 3	

AUTHORIZATION

M. Jones 9/26/22

Thomas Dugan

Digitally signed by Thomas Dugan
DN: cn=Thomas Dugan, o=JL, ou=Craw Engineering, Inc.
email=thomas.dugan@jlcraweng.com
Date: 2022.09.21 14:03:47 -0400

Thomas Dugan

9/21/2022

Applicant Signature

Please Print

Date

678-257-1918

tdugan@gaskinslecrew.com

Phone Number

Email *Tim@hatcherhill.com*

Timothy M. Hill

Timothy M. Hill

9/26/22

Property Owner Signature

Please Print

Date

CAPITAL INVESTMENT PARTNERS *865-719-7538*

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

11-D-22-DP
9/21/2022



Development Request

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- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Thomas Dugan

Gaskins + LeCraw

Applicant Name

Affiliation

9/21/2022

11/10/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

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

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STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

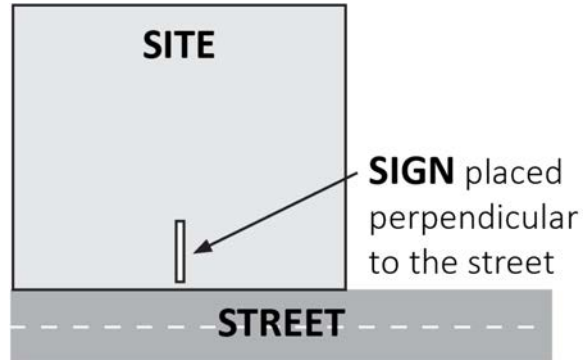
Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

11-D-22-DP
9/21/2022

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 10/26/2022 _____ and _____ 11/11/2022 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Thomas Dugan

Date: 9/26/22

File Number: 11-D-22-DP

- Sign posted by Staff
 Sign posted by Applicant