



**MEMORANDUM**

**TO:** Knoxville-Knox County Planning Commission

**FROM:** Jessie Hillman, Senior Planner

**DATE:** Thursday, March 2, 2023

**SUBJECT:** This is a similar use determination request for a car wash facility to be a permitted use in the SC (Shopping Center) zone. This request is paired with development plan, 3-C-23-DP  
3-B-23-OB

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**STAFF RECOMMENDATION:**

Approve a car wash business as a permitted use in the SC (Shopping Center) zone.

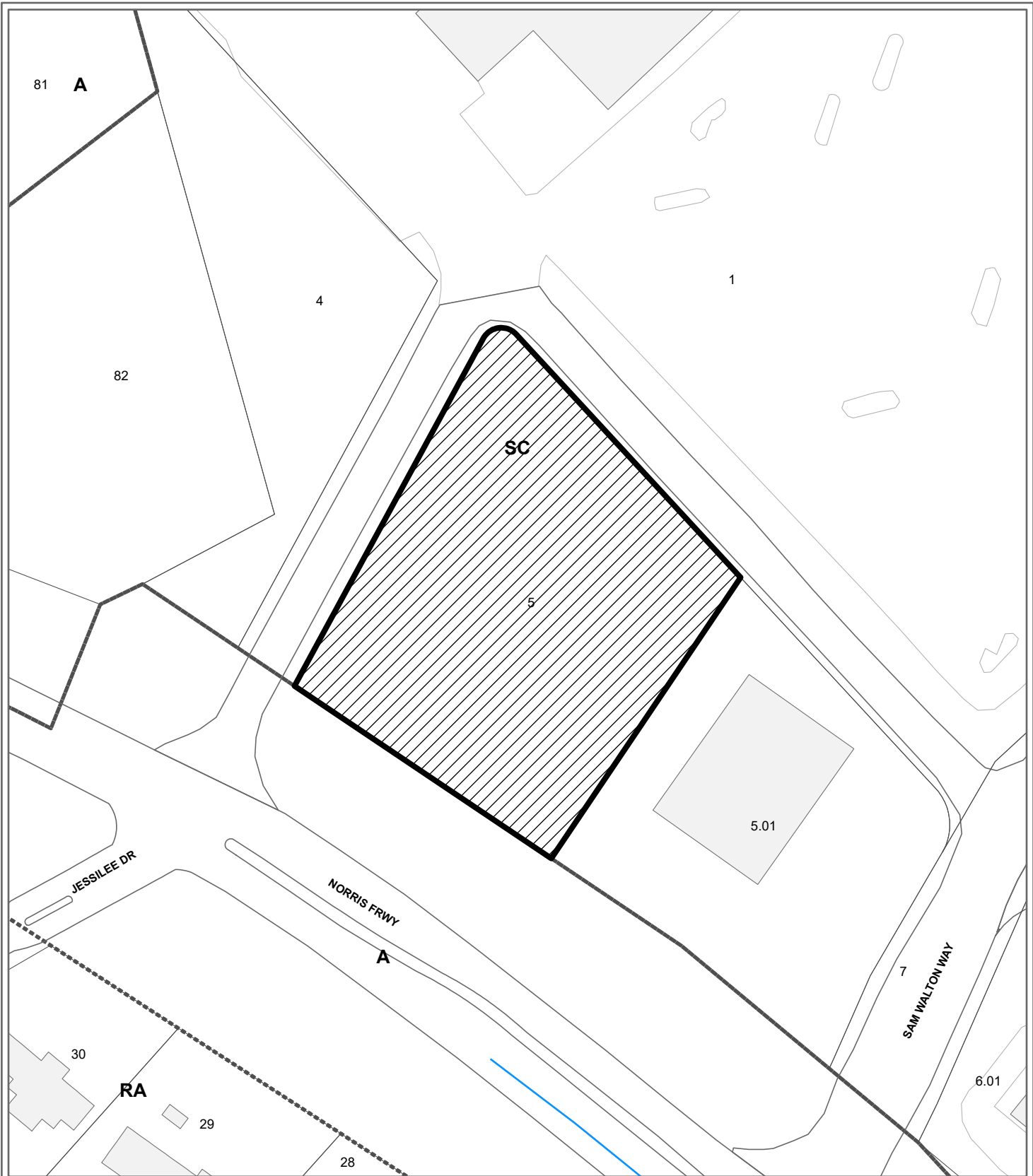
**BACKGROUND:**

The property at 0 Norris Freeway (Parcel ID 038 CG 005), Knoxville, TN is zoned SC (Shopping Center). This zone district does not identify car washes as a permitted use, but it does permit a gasoline service station. This request is to determine whether a car wash business is similar enough in form and function to a gas station to be permitted on the subject property.

The Knox County Zoning Code authorizes the Planning Commission to allow other uses to locate in the SC zone upon finding that the intent of the zone district is maintained. The general intent of the SC zone is to encourage and ensure the development of unified retail shopping centers which will promote the general welfare for the citizens of the County.

Gasoline service stations are primarily engaged in retailing automotive fuels, but they are also common locations for other auto-oriented services such as car washes and automotive repair facilities. In the SC zone, gasoline service stations must be an integral part of the shopping center building group in order to be a permitted use. The subject property is part of the North Fork Station shopping center, and the proposed car wash business would face inward towards the anchor "big box" stores. The property is adjacent to a new tire store which is also part of the shopping center, and this provides a convenient assemblage of auto-oriented services.

Considering the related nature and common pairing of gas stations and car washes, and the subject property's integral location and orientation to the existing shopping center, it is the opinion of the staff that a car wash business is a similar use to a gas station and a suitable use at this location in the SC zone. Staff also maintain that a car wash operation next to another auto-oriented business is consistent with the intent of the SC zone, and contributes to the unified retail experience.



**3-B-23-OB / 3-C-23-DP  
OTHER BUSINESS**

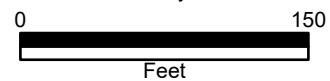
Petitioner: Gonzales-Strength & Associates, Inc.



Purpose of Request: Auto car wash; Coinciding similar use determination for the proposed use

Map No: 38

Jurisdiction: County



Original Print Date: 2/13/2023 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Similar Use Determination

Knox County Only

Name of Applicant: Gonzalez-Strength & Associates, Inc.

Date Filed: 01/23/2023 Application Accepted by: Michelle Portier

Fee Amount: \$250.00 Meeting Date: 03/09/2023 File Number: \_\_\_\_\_

### PROPERTY INFORMATION

Address: 0 Norris Freeway Knoxville, KY 37938  
General Location: North side of Norris Freeway, West of Sam Walton Way (PID: 038CG005)  
Tract Size: 1.55 AC No. of Units: 1  
Zoning District: SC-Shopping Center  
Existing Land Use: Vacant

Planning Sector: North County  
Sector Plan Proposed Land Use Classification: CC-Community Commercial  
Growth Policy Plan Designation: Planned Growth  
Census Tract: 62.05  
Traffic Zone: \_\_\_\_\_  
Parcel ID Number(s): 038CG005  
Jurisdiction:  County Commission 7 District

### USE REQUESTED

Auto Spa/ Car Wash

ATTACH AS A SEPARATE DOCUMENT:

- A detailed description of the proposed specific use.** Including: number of employees, hours of operation, products made or sold, services performed, special equipment used.
- A statement indicating how the various permitted uses listed in the zoning regulations are similar in nature, operations, and character to the proposed use in this application and how they would be compatible.**
- Floor/site plan factors.** Details regarding limitations (such as maximum floor area or site area) on building and site development for the following: office areas, warehousing areas, manufacturing areas, showroom/retail areas.

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT  
Name: Mark Tarver  
Company: TTC Halls, LLC  
Address: PO Box 23170  
City: Nashville State: TN Zip: 37202  
Telephone: 615-440-6337  
Fax: \_\_\_\_\_  
E-mail: mark@tarverproperties.com

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:  
PLEASE PRINT  
Name: Carey Daniel or Evan Houston  
Company: Gonzalez-Strength & Associates, Inc.  
Address: 1550 Woods of Riverchase Drive  
City: Hoover State: AL Zip: 35244  
Telephone: 205-942-2486  
Fax: 205-942-3033  
E-mail: cdaniel@gonzalez-strength.com or ehouston@gonzalez-strength.com

### APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]  
PLEASE PRINT  
Name: MARK TARVER  
Company: TTC HALLS, LLC  
Address: P.O. Box 23170  
City: NASH State: TN Zip: 37202  
Telephone: 615-440-6337  
E-mail: mark@tarverproperties.com



## GONZALEZ – STRENGTH & ASSOCIATES, INC.

CIVIL ENGINEERING • TRAFFIC & TRANSPORTATION ENGINEERING • LAND SURVEYING  
LAND PLANNING • LANDSCAPE ARCHITECTURE

January 19, 2023

Knoxville-Knox County Planning  
Attn: Applications Department  
400 Main St, Suite 403  
Knoxville, TN 37902

Re: SIMILAR USE DETERMINATION  
Tidal Wave Auto Spa  
GSA Project #22-0698  
0 Norris Freeway  
Knoxville, TN 37938  
Parcel I.D. 038CG005

To whom it may concern,

It is our belief that the proposed Tidal Wave Auto Spa (Car Wash) is similar in use to the permitted uses listed in *Section 5.34.02 of Knox County, TN Code of Ordinances*. It is our belief that the proposed Auto Spa is similar in use to that of item KK. in *Section 5.34.02* which states,

KK. Gasoline service station provided that such gasoline service station is designed as an integral part of the shopping center building group.

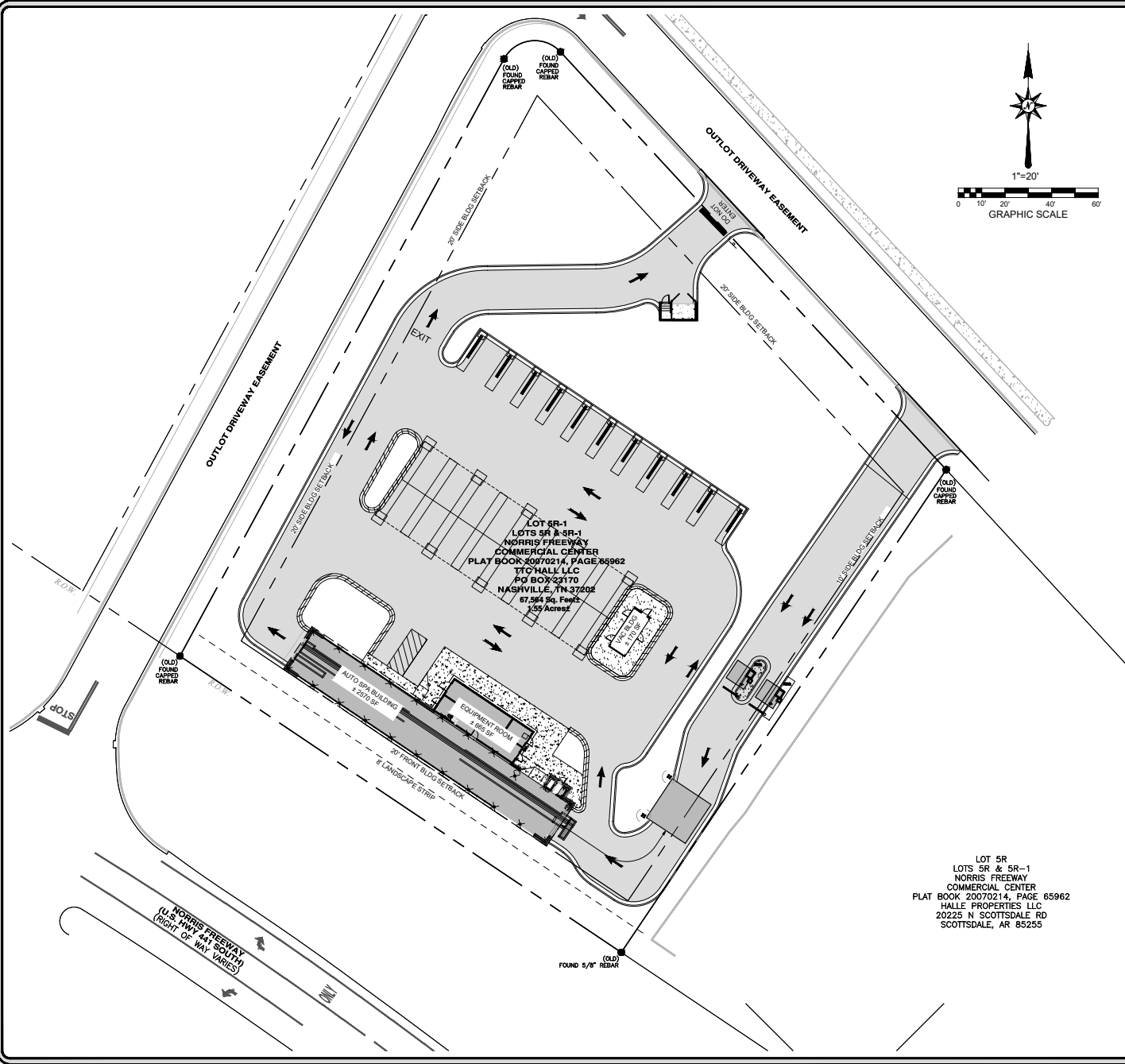
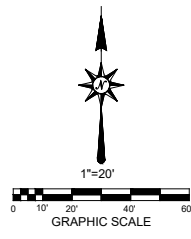
As gasoline service stations can, and typically, have adjoining or integral car wash facilities and that the proposed Tidal Wave Auto Spa is located on an outparcel that is an integral part of the Walmart and local Shopping Center, we believe that a car wash can be subject to a similar use permitted under this ordinance.

It is also our understanding that the proposed Tidal Wave Auto Spa will meet the previous recommendations and requirements set forth of a conditionally approved Auto Spa within a Shopping Center (SC) zoning according to File# 12-F-07-UR.

Respectfully,

Evan C. Houston

Gonzalez-Strength and Associates, Inc.  
1550 Woods of Riverchase Drive, Ste. 200  
Hoover, AL 35244



SITE DATA TABLE	
PROPERTY AREA:	467,530 SF / ±1.550 ACRES
LOCAL JURISDICTION:	KNOX/KNOXVILLE, TENNESSEE
ZONING:	SC-SHOPPING CENTER
<b>BUILDING HEIGHT:</b>	
MAX. ALLOWED	40'
PROPOSED	21.5'
<b>PARKING:</b>	
PROVIDED:	
STANDARD	26
ADA ACCESSIBLE	2
TOTAL	28
<b>BUILDING SETBACKS, (FROM ZONING)</b>	
FRONT	20'
SIDE	10'
REAR	0'
<b>PERIMETER LANDSCAPE SETBACKS, (FROM ZONING)</b>	
FRONT	8'
STREET SIDE	10'
<b>PROJECT DESCRIPTION:</b>	
	AUTOMATED CAR WASH WITH VACUUM SYSTEM
HOURS OF OPERATION	8AM - 8PM
EMPLOYEES	3 PER SHIFT

LOT SR  
 LOTS SR & SR-1  
 NORRIS FREEWAY  
 COMMERCIAL CENTER  
 PLAT BOOK 20070214, PAGE 65962  
 HALLE PROPERTIES LLC  
 20225 N SCOTTSDALE RD  
 SCOTTSDALE, AR 65255

CALL THREE WORKING DAYS  
 BEFORE YOU DIG  
 1-800-351-1111  
 IN NASHVILLE: 366-1987

REFER TO SURVEY FOR  
 EXISTING CONDITIONS LEGEND

REFER TO SHEET C001 FOR  
 ADDITIONAL NOTES APPLICABLE  
 TO THE WORK SHOWN ON THIS  
 PLAN

NO.	REVISIONS	DATE
0	ISSUED FOR CONCEPTUAL APPROVAL	1/22/23
1		
2		
3		
4		

SITE LAYOUT PLAN  
 TIDAL WAVE AUTO SPA  
 0 NORRIS FREEWAY, KNOXVILLE, TN 37909  
 SHJ CONSTRUCTION GROUP  
 124 EAST THOMASTON, GA 30288

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING  
 LAND SURVEYING - TRANSPORTATION ENGINEERING - LAND SURVEYING  
 1530 WOODS OF ROYALCHASE DRIVE SUITE 200  
 KNOXVILLE, TN 37924  
 PHONE: (615) 982-2804  
 FAX: (615) 982-2803  
 www.gsaonline.com

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION,  
 RECORDING,  
 PURPOSES OR  
 IMPLEMENTATION

DWG. NO.  
 C200 - R 0  
 PROJECT  
 22-0698

N:\2022\Projects\154 - Commercial\GIS\22-0698 - Tidal Wave - Norris Hwy & Norris Ct., Knoxville - TIF\GIS\22-0698 - TIF\GIS\22-0698 - TIF\22-0698 - TIF.dwg, Jan 23, 2023, 1:10:38 PM  
 PLOT SCALE: 1"=20'