



SPECIAL USE REPORT

► **FILE #:** 11-D-24-SU **AGENDA ITEM #:** 11
POSTPONEMENT(S): 11/14/2024 **AGENDA DATE:** 12/12/2024
► **APPLICANT:** STUART ANDERSON, AIA (ARCHITECT)
OWNER(S): Wayland-Goodman Properties LP

TAX ID NUMBER: 109 I A 006, 00701, 00702, 00703 [View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 0 CHAPMAN HWY (3303 CHAPMAN HWY)

► **LOCATION:** West side of Chapman Hwy, north of Wrinkle Ave

► **APPX. SIZE OF TRACT:** 2.08 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Chapman Highway, 4-lane major arterial with a pavement width of 70 ft within a 100-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Goose Creek

► **ZONING:** C-G-2 (General Commercial), HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Commercial

► **PROPOSED USE:** Automatic Carwash

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Public parks - OS (Open Space), HP (Hillside Protection Overlay)

South: Office - C-G-2 (General Commercial)

East: Transportation/communications/utilities, office - C-G-2 (General Commercial), RN-2 (Single-Family Residential Neighborhood)

West: Transportation/communications/utilities - INST (Institutional), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This property is located on Chapman Highway adjacent to the intersection with Woodlawn Pike and the entrance to Fort Dickerson Park. The area is characterized by a mix of uses, including commercial, office, multifamily residential, single family residential, and a public park.

STAFF RECOMMENDATION:

► **Approve the special use for a car wash in the C-G-2 (General Commercial) district, subject to 7 conditions.**

1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.
- 4) Installing at least two additional native trees along Chapman Highway frontage to provide shade and visual relief, as recommended by the Chapman Highway Corridor Study.
- 5) Installing landscaping such as grass and shrubs at the center of the roundabout. Traversable materials may be considered to accommodate the required turning radius of emergency vehicles and service trucks.
- 6) During the permitting stage, submitting a revised landscape plan for review and approval by Planning staff.
- 7) Entering into a Memorandum of Understanding with the City of Knoxville Engineering Department for maintaining off-site street trees and shrubs along Fort Dickerson Way. The cost of these improvements is the responsibility of the property owner.

COMMENTS:

This request is for a car wash facility on the southwest quadrant of the intersection of Chapman Highway and Fort Dickerson Road. The proposed car wash offers one-time services as well as monthly membership subscription plans. The expected operation hours are 8:00 am - 8:00 pm during the summer and 8:00 am - 7:00 pm during winter and fall. The facility includes a single semi-automatic wash tunnel within a 4,946-sq ft structure that is placed lengthwise along Chapman Highway.

MASTER PLAN: The property includes four parcels under common ownership. Instead of combining all four parcels, the applicant is pursuing a 'master plan' to merge the southern three parcels (lot 'B' in Exhibit B) and keep the northern parcel separate (lot 'A' in Exhibit B). The master plan has been approved by the City of Knoxville Engineering Department and would allow the development to place the car wash building away from the intersection. The proposed structure falls within lot 'B', meeting the corner side build-to-zone requirement of 10 ft in the C-G-2 district. A coffee/sandwich shop is contemplated for lot 'A' which would require alteration of the proposed driveway layout for the car wash; however, the feasibility of any potential future use is not subject to this special use application.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The MU-SD SC-4 (Mixed Use Special District, Chapman Highway District - Downtown to Martin Mill Pike) land use classification of the South City Sector Plan and the One Year Plan recommends higher intensity mixed use development that takes advantage of the proximity to downtown. For this Special Use application to be approved in the MU-SD SC-4 classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the adopted plans and policies.

B. These parcels previously accommodated two car dealerships; one of these commercial buildings was demolished in 2010 and the existing structure on the southern parcel was operational up to 2020. Redeveloping these parcels is consistent with the General Plan's Development Policy 8.10 which encourages redevelopment of obsolete commercial strip space by providing incentives for "infill" rather than greenfield development.

C. The Planning Commission should also consider the General Plan's Development Policy 9.3, which stipulates that the context of new development, including scale and compatibility, should not impact existing neighborhoods and communities.

D. The Chapman Highway Corridor Study (2006) recommends that new landscaping should be provided with each development, including street trees and landscaped front street yards to provide shade and visual relief (p.40). The development provides the required foundation landscaping along Chapman Highway and proposes additional shrubs on the northeast corner of the property. Staff recommends two additional trees along Chapman Highway in condition 4 which is consistent with the study's recommendations.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The C-G-2 district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. It also intends to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces.

B. While the proposed use is auto-centric, the development includes sidewalk access from Chapman Highway, as required by the commercial site design standards (Article 5.4). The site plan and building elevations as provided conform to other requirements of Article 5.4 as well as the dimensional standards of Article 5.3.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. A carwash would be consistent with the character of this segment of the Chapman Highway corridor which includes several auto-oriented businesses. There is a gas station, an auto repair shop, an auto parts shop, and several used car dealerships within 800 ft of the subject property.

B. The proposed one-story structure would be compatible in size and scale with the adjacent commercial uses.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed use should have little impact on the adjacent properties as this area already contains a myriad of commercial uses.

B. The proposed landscaping along Fort Dickerson Road intends to provide a visual buffer along the entrance to Fort Dickerson Park. Any impacts on the two existing trees along the street will be mitigated per Chapter 14 (Forestry) of the City of Knoxville Code of Ordinances (Exhibit C).

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The development will not draw traffic through residential areas as Fort Dickerson Road currently has no residential uses. Access to Chapman Highway, a major arterial street, is approved by the Tennessee Department of Transportation.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 345 (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. The manual has insufficient data for car washes and the estimate is based on a comparable use, oil change shops.

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.



Request to Postpone • Table • Withdraw

Stuart Anderson, AIA

29 October 2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

11/14/2024

Scheduled Meeting Date

File Number(s)

11-D-24-SU

POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the December 12, 2024 Planning Commission Meeting.

WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.



Stuart H Anderson

Applicant Signature

Please Print

865-602-7771

sanderson@georgeewart.com

Phone Number

Email

STAFF ONLY



Staff Signature

Shelley Gray

Please Print

10/30/2024

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

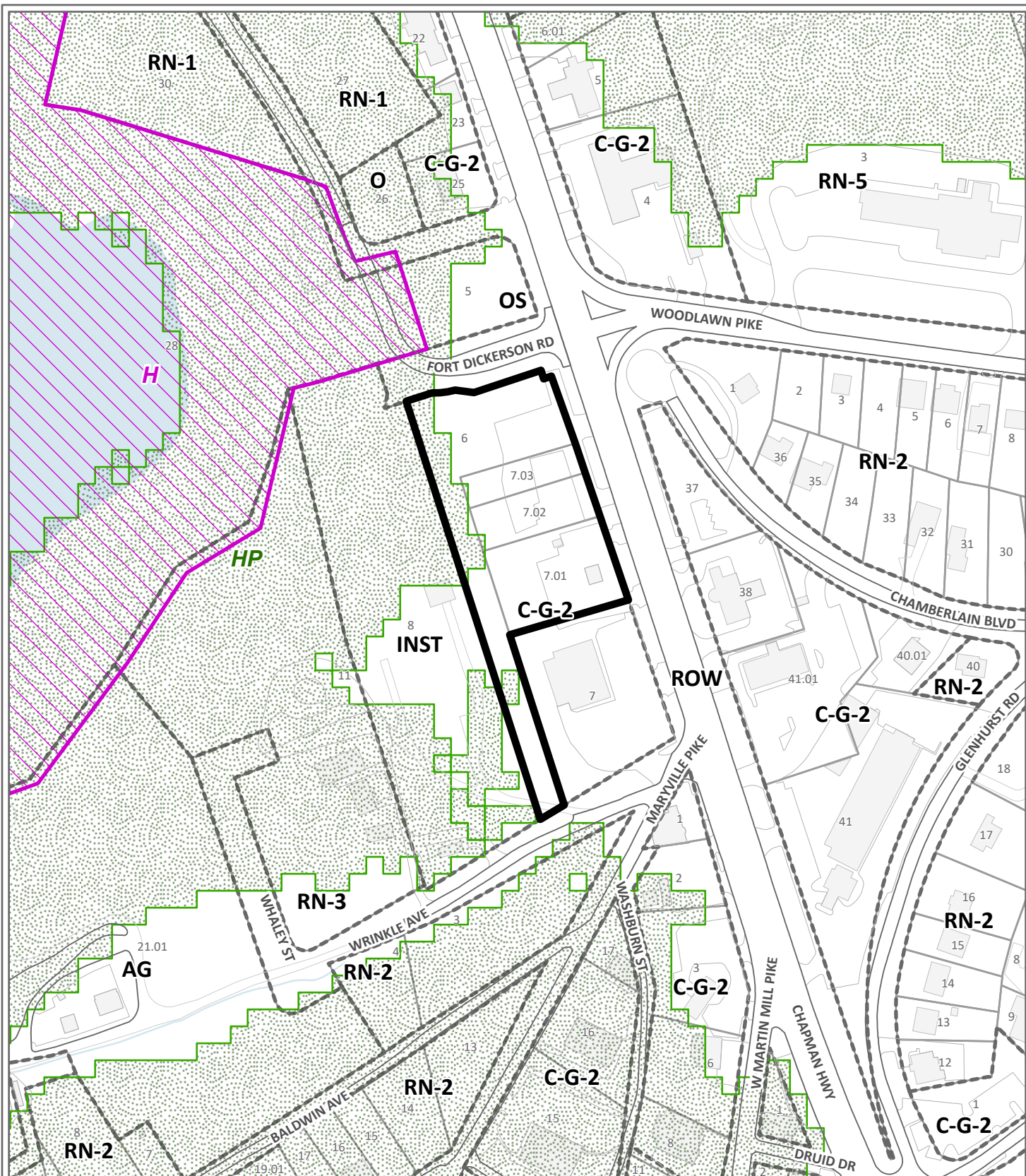
Date:

Payee Name

Payee Phone

Payee Address

October 2022



SPECIAL USE

11-D-24-SU

Petitioner: Stuart Anderson, AIA



Automatic Carwash in C-G-2 (General Commercial), HP (Hillside Protection Overlay)

Original Print Date: 10/9/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 109
Jurisdiction: City

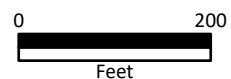
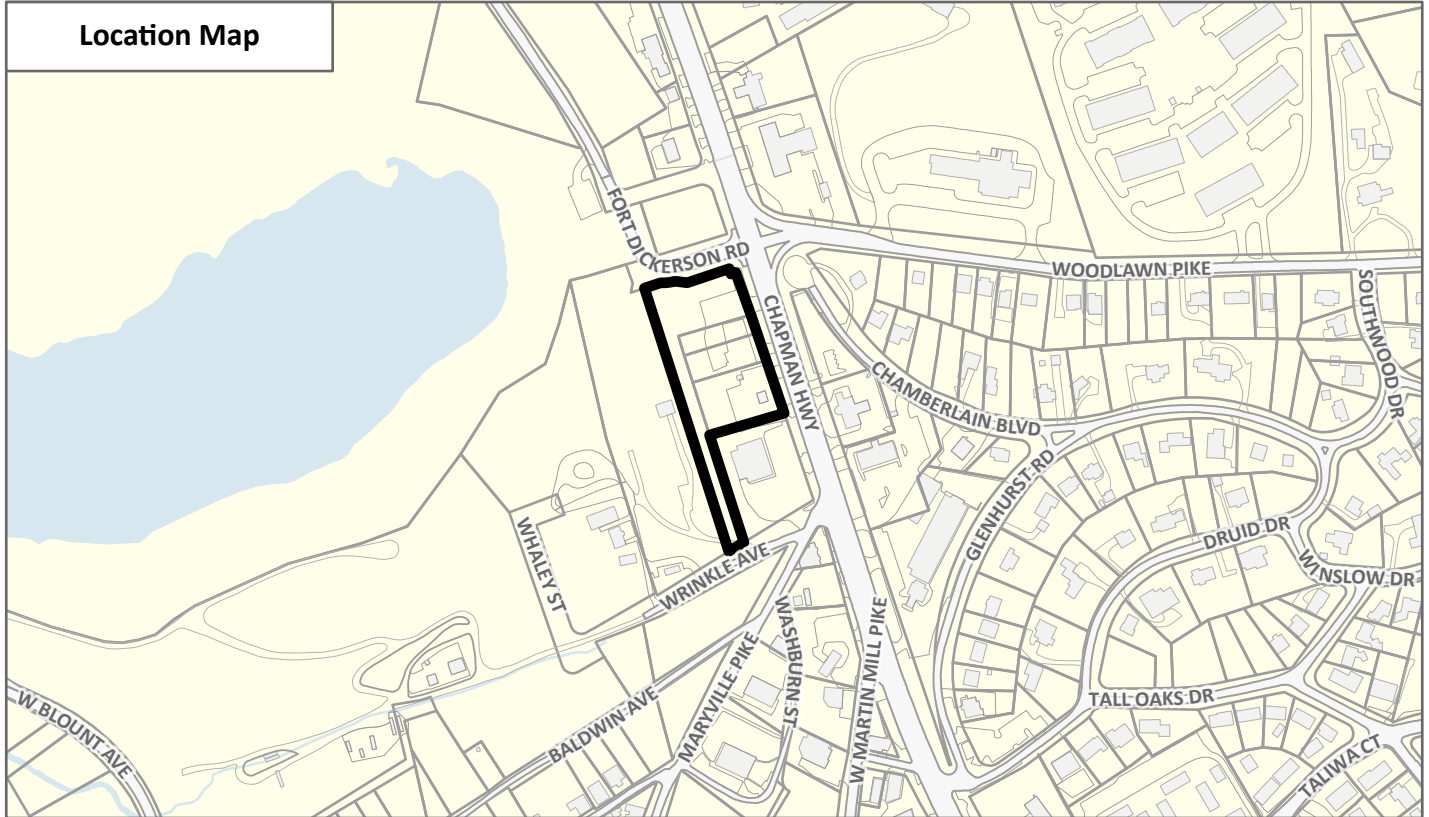


Exhibit A. Contextual Images

Location Map



Aerial Map

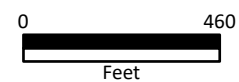


CONTEXTUAL MAPS 1

11-D-24-SU



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	90,500.3	2.1			
Non-Hillside	79,015.4	1.8	N/A		
0-15% Slope	3,913.1	0.1	100%	3,913.1	0.1
15-25% Slope	2,557.3	0.1	50%	1,278.7	0.0
25-40% Slope	3,221.0	0.1	20%	644.2	0.0
Greater than 40% Slope	1,793.6	0.0	10%	179.4	0.0
Ridgetops					
Hillside Protection (HP) Area	11,484.9	0.3	Recommended disturbance budget within HP Area	6,015.3	0.1
			Percent of HP Area	52.4%	

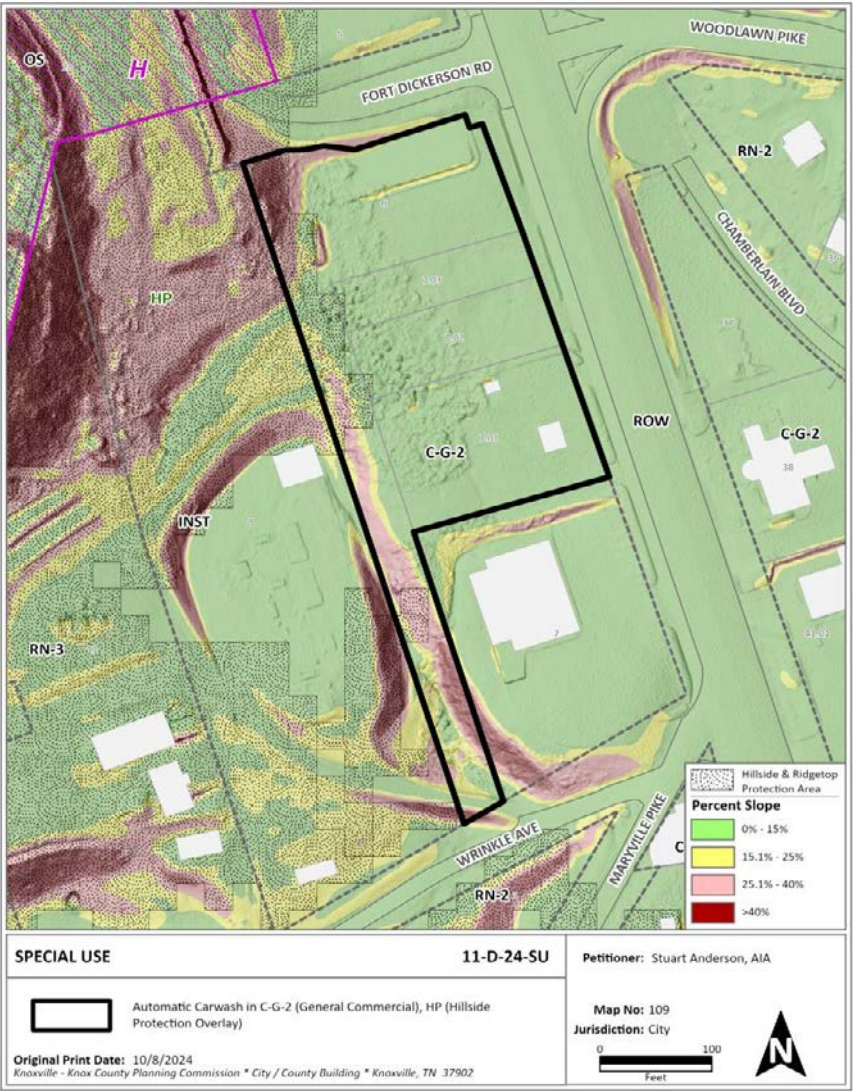
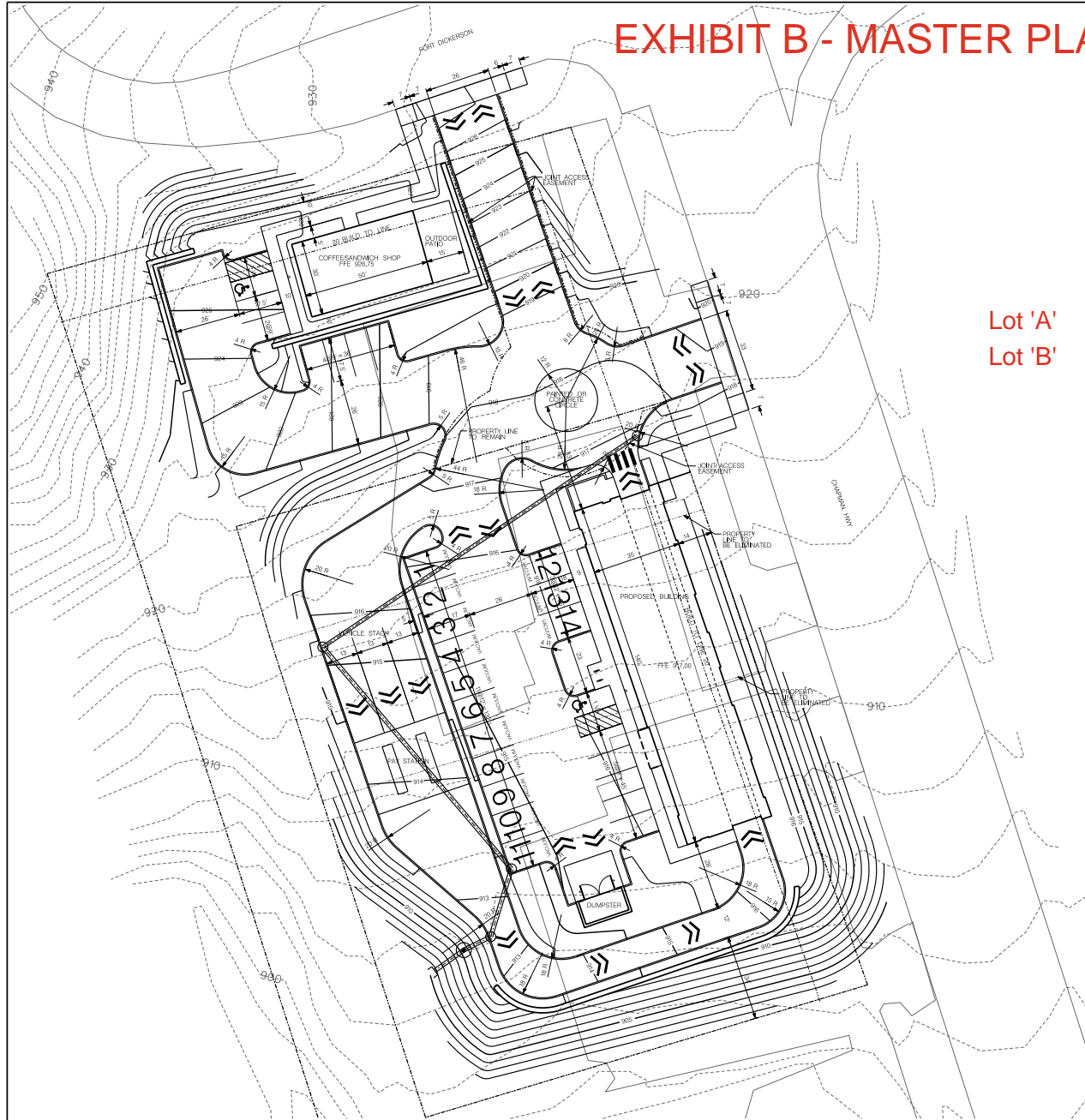
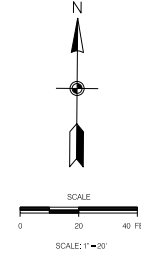































EXHIBIT B - MASTER PLAN



Lot 'A'
Lot 'B'



LEGEND:		
EXISTING	PROPOSED	
 535	 535	GROUND CONTOUR ELEVATION
 535.25	 535.25	SPOT ELEVATION
 535.25		STRUCTURE
 535.25	NA	PROPERTY LINE
 535.25	NA	EASEMENT
 535.25		EDGE OF PAVEMENT
 535.25	 535.25	STORM DRAIN
 535.25	 535.25	SANITARY SEWER
 535.25	 535.25	POTABLE WATER
 535.25	 535.25	NATURAL GAS
 535.25	 535.25	OVERHEAD ELECTRICAL
 W	 W	WATER METER
 W	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA		SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

**WILL ROBINSON
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(865) 386-4200
will@wraenvil.com

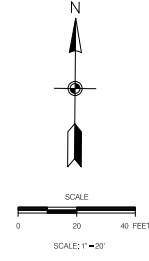
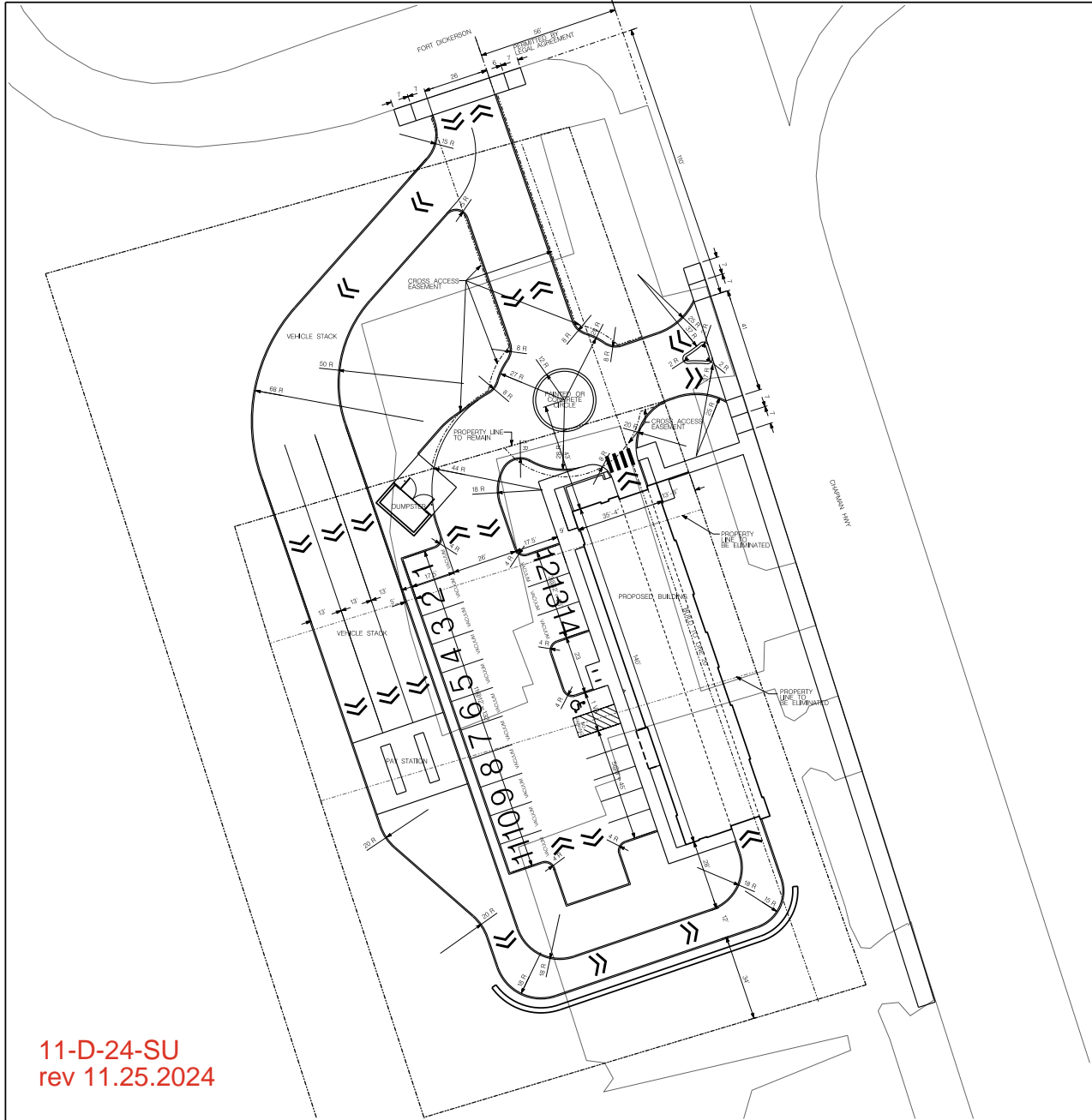


A Site Plan for:
Harper Carwash
Chapman Hwy
3223 Chapman Hwy
Knoxville, TN
11-D-24-SU

REVISIONS:

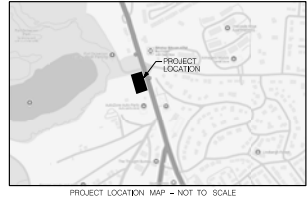
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CHECKED: WNR
DATE: 11/19/2024
FILE NAME:
PROJECT NO:

PL03
MASTER PLAN
DRAWING



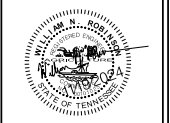
LEGEND:		
EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
□	□	STRUCTURE
○	○	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
▽	NA	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	---	SILT FENCING
---	---	CURB
□	•	CATCH BASIN
NA	■	CONCRETE PAVEMENT
NA	■	ASPHALT PAVEMENT
NA	■	RIP RAP

PROJECT DATA:
PROJECT: HARPER CARWASH (REDESIGN AND RECONSTRUCT)
SITE AUTOMATIC: CARWASH
ZONING: C-2
BUILDING TOTAL AREA: 50
PARKING SUMMARY:
PARKING REQUIREMENTS: 40 SPACES
PARKING PROVIDED: 5 SPACES
CALCULATION NOTES:
CARWASH: 1000 SQ. FT. (1000 SQ. FT. / 2000 SQ. FT. = 50%)
COLLECTOR: 1000 SQ. FT. (1000 SQ. FT. / 2000 SQ. FT. = 50%)
RETENTION:
TOTAL: 1000 SQ. FT. (1000 SQ. FT. / 2000 SQ. FT. = 50%)
PARKING AREA: 1000 SQ. FT. (1000 SQ. FT. / 2000 SQ. FT. = 50%)
PLOT AREA: 1000 SQ. FT. (1000 SQ. FT. / 2000 SQ. FT. = 50%)
TOTAL AREA: 1000 SQ. FT. (1000 SQ. FT. / 2000 SQ. FT. = 50%)



11-D-24-SU
rev 11.25.2024

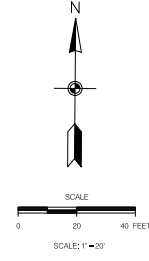
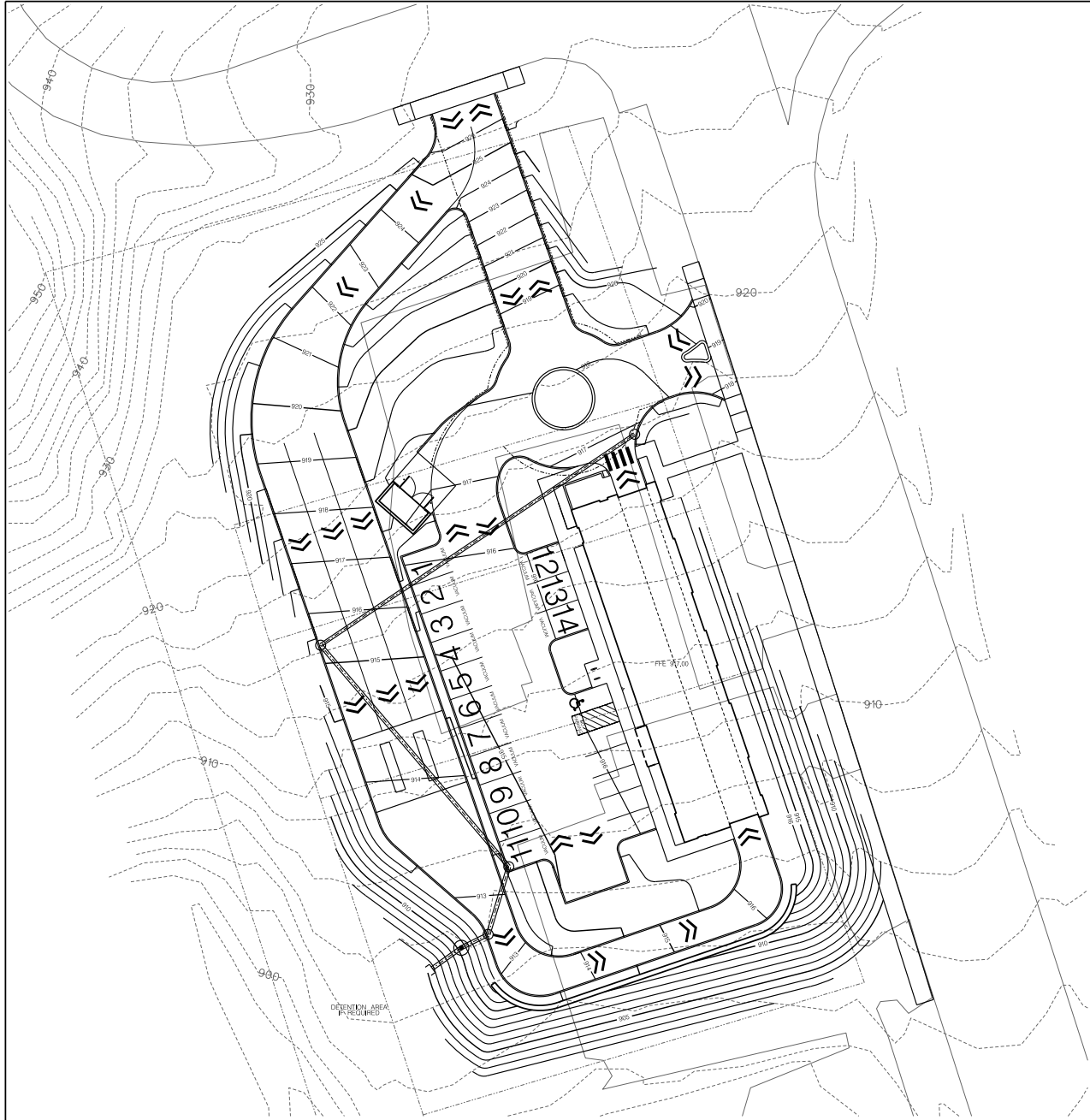
**WILL ROBINSON
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(865) 386-4200
will@wraenv.com



A Site Plan for:
Harper Carwash
Chapman Hwy
3223 Chapman Hwy
Knoxville, TN
11-D-24-SU

REVISIONS:	
DRAWN:	WNR
CHECKED:	WNR
DATE:	11/19/2024
FILE NAME:	
PROJECT NO:	

PL01
CONCEPT LAYOUT PLAN
DRAWING



LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

**WILL ROBINSON
& ASSOCIATES**

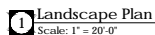


A Site Plan for:
Harper Carwash
Chapman Hwy
3223 Chapman Hwy
Knoxville, TN
11-D-24-SJ

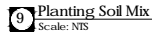
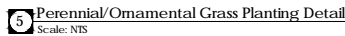
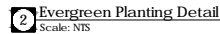
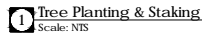
REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 11/19/2024
FILE NAME:
PROJECT NO:

PL02
CONCEPT GRADING PLAN
DRAWING



L100



Harper Car Wash | Chapman Hwy.
3223 Chapman Hwy. | Knoxville, TN 37920
Planning File #: 11-D-24-SU

[illegible]

Sheet Number

L200

Planting Notes

- The Contractor shall verify existing conditions in the field and report any discrepancies to the Landscape Architect prior to starting work.
- No planting shall occur until soil test sample results have been received and the soil has been amended per the soil test results. See this sheet for soil test instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly graded for positive drainage. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines set for nursery stock published by the American Association of Nurserymen. Additionally, all new plant material for the project shall be of the highest specimen quality.
- Do not assume that trunk flares will be exposed at the nursery. Contractor to expose trunk flares to check for girdling. Pull mulch away from the base of all plants.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant schedule.
- The Contractor shall locate and verify all existing underground and aboveground utility lines prior to soil preparation or planting. Any discrepancies shall be reported to the Landscape Architect. Call Tennessee 811 to schedule a utility locate.
- Till all beds with planting soil mix to a minimum depth that matches the depth of the plant root-balls.
- All plant beds and trees shall receive a minimum of three inches (3") of double-shredded, hardwood mulch. See Seeding Notes on this sheet for mulching of seeded areas.
- All trees in lawn and restoration planting areas shall have a minimum 6" diameter mulch ring to surround the base of the trunk unless noted otherwise on the plan.
- Do not pile mulch against the trunk of any tree. Leave a gap for the trunk flare. Avoid mulch volcanoes.
- Thoroughly water all plants during the first 24 hours after planting. Wet the soil to a depth of 18-24". When water starts to run off, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent form, height, branching, habit, leaf color, fruit and environmental culture. All proposed substitutions must be approved by the Landscape Architect.
- The Contractor's base bid shall include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- The Contractor shall complete work within schedule established by the Owner or Owner's representative.
- The Contractor shall provide a one (1) year warranty for all plant material starting after the issuance of the certificate of occupancy. See specifications for more information regarding the plant warranty.
- Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner, Owner's Representative, or Landscape Architect.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until end of warranty.
- Application of pesticides must be approved by the Landscape Architect or Owner prior to use. All pesticide applications shall be carried out by a licensed spray technician.
- Planting plans are not layout plans. Plants may need to be shifted in the field to accommodate existing conditions. Coordinate with the Landscape Architect before making any changes to the planting plan.
- Mulch, compost, river rock, seed, and sod quantities are approximate. The Contractor shall verify the amounts needed before purchasing and installing.

Seeding Notes

- Field verify areas to receive seed and modify order quantity as necessary.
- Site Preparation: Eradicate exotic invasive plant material by having a licensed spray technician apply an approved herbicide. Good pre-seeding weed control may require repeated spraying at least two weeks apart.
- See Civil Engineer's plans for grading. Finer grading and shaping may be necessary to achieve a smoother, more regular surface for receiving seed.
- The Contractor shall ensure that all grades will permit safe and efficient use of equipment during seedbed preparation, seeding, strowing, and maintenance of vegetation.
- Loosely grade the topsoil in order to create a non-compacted growth medium prior to spreading the seed.
- Mulch seeded areas with either straw mulch or use erosion control blankets to all seeded areas after sowing seed. Hydroseed fiber mulch is also an acceptable application method.
- For areas with slope greater than 3:1, final tracking should be perpendicular to the slope to help reduce erosion, keep seeds in place, and to retain consistent soil moisture for seed germination.
- Concentrations of water flows that could cause soil erosion should be diverted to a safe outlet. Divisions and other treatment practices must conform to the appropriate standards and specifications of the Tennessee Erosion and Sediment Control (TDEC) Handbook.
- The Contractor shall comply with TDEC erosion control requirements throughout the establishment of the seeded areas.
- Maintenance: The Contractor shall observe the growth of the seeded species and eliminate invasive exotic vegetation until final acceptance.
- Protect and care for seeded areas, including watering when needed, until final acceptance. This includes repaired areas and any areas receiving supplemental applications of seed.
- Seed all areas as shown on the plans.
- Protect and care for seeded areas, including watering when needed, until final acceptance. This includes repaired areas as well as any area receiving supplemental applications of seed.
- Seed any left over, disturbed areas following construction with turf seed. See table below for turf seed blend.
- Source meadow seed mix as provided below.

Meadow Seed Source: Roundstone Native Seed, LLC
Address: 99764 Raider Hollow Road, Upton, Ky. 42784
Phone: (888)531.2353

Item Name: Side Oats Grama
Source seed as shown at the website listed under the following URL:
<https://roundstoneseed.com/native-grasses/97-side-oats-grama.html>

Seed nurse crop in addition to Meadow Seed Mix as follows:

- If cool season (Sept-Nov or Feb-March): Red Clover, Oats, Hairy Vetch, Crimson Clover, Wheat, Austrian Winter Pea, Kale (or other available Brassica)
- If warm season (April-July): Sudangrass, Millet, Buckwheat, Field Peas, Sunflower, Daikon, Red Clover

Soil Test Notes

- Using a shovel, dig a y-shaped hole to a depth of 6 inches; then cut a thin slice of soil from one side of the hole. Place the slice of soil into a plastic bucket (do not use a metal bucket as this can skew test results). Mix the slices together and fill a plastic sample bag with three (3) cups of soil. The sample bags can be ziploc bags that clearly labeled with the project name and sample number.
- A well-mixed composite from 10 to 20 random locations from the areas to receive plants shall be sub-sampled to make the three (3) cup sample for each bag.
- Mark the landscape plan to show sample locations.
- Send the soil samples to either a private lab or the local extension service.
- The results of the soil test shall be sent to the Landscape Architect for evaluation.

Soil Percolation Test Notes

- Dig hole 18-24" deep and a minimum of 6" wide.
- Fill hole with water to the top and let it drain for several hours. Ideally, let the hole pre-wet over night and perform the test the following day.
- Refill hole to within a couple of inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and again at 1 hour. If possible, measure the drop in water level the next day.
- Determine drop in water level per hour. If water level in the hole drops, more than 1 inch per hour, it is well drained and suitable for planting.

Plant Schedule

Key	Qty.	Botanical Name	Common Name	Size	Notes
SHADE TREES					
AS	4	Acer saccharum 'Legacy'	Legacy Sugar Maple	2' Cal.	Well branched; single-trunk; Mature Hgt.: 50'
LI	4	Liriodendron tulipifera	Tulip Poplar	2' Cal.	Well branched; single-trunk; Mature Hgt.: 80'
NS	3	Nyssa sylvatica 'Wistful'	Rock Gum	2' cal.	Well branched; single-trunk; Mature Hgt.: 95'
QB	7	Quercus bicolor	Swamp White Oak	2' Cal.	Well branched; single-trunk; Mature Hgt.: 60'
GC	2	Quercus coccinea	Scarlet Oak	2' Cal.	Well branched; single-trunk; Mature Hgt.: 70'
UA	1	Ulmus americana 'Valley Forge'	American Elm	2' Cal.	Well branched; single-trunk; Mature Hgt.: 70'
SHRUBS					
AR	13	Abelia 'Rose Creek'	Rose Creek Abelia	Min. 18" Hgt.	
CA	7	Callicarpa americana	American Beautyberry	Min. 18" Hgt.	Straight species only
CEA	47	Ceanothus americanus	New Jersey Tea	Min. 18" Hgt.	Straight species only; Alt. species: Abelia 'Rose Creek'
CJA	44	Celastrus scandens	Hummingbird Sweet Pepperbush	Min. 18" Hgt.	Alt. cultivar: 'Sixteen Candles'
ICC	39	Ilex cornuta 'Corissa'	Carissa Holly	Min. 18" Hgt.	
IC	41	Ilex crenata 'Hoogendorn'	Hoogendorn Holly	Min. 18" Hgt.	
IG	32	Ilex glabra 'Shamrock'	Dwarf Inkberry Holly	Min. 18" Hgt.	Alt. cultivar: 'Nigra'
IV	44	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	Min. 18" Hgt.	
IVR	21	Ilex virginica 'Henry's Garnet'	Henry's Garnet Sweetpire	Min. 18" Hgt.	
PO	12	Physocarpus opulifolius	Ninebark	Min. 18" Hgt.	Straight species or 'Diabolo' or 'Coppertina'
VO	10	Viburnum ovalifolium 'Mrs. Schiller's Delight'	Dwarf Walter's Viburnum	Min. 18" Hgt.	
PERENNIALS/GROUND COVER					
AR	14	Armonia hybridii	Arkansas Bluestar	1 Gal.	30" o.c. spacing
EP	30	Echinacea purpurea	Purple Coneflower	1 Gal.	Straight species only; 18" o.c. spacing
ES	49	Eragrostis spectabilis	Purple Lovegrass	1 Gal./Quart	Straight species only; 18" o.c. spacing
WF	18	Monarda filifolia	Wild Bergamot	1 Gal.	30" o.c. spacing; <u>straight species or M. didyma 'Jacob Cline'</u>
PS	10	Phlox subulata	Moss Phlox	1 Gal.	24" o.c. spacing
PM	29	Pycnanthemum mulicum	Clustered Mountain Mint	1 Gal./Quart	18" o.c. spacing
RA	10	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	1 Gal.	Dwarf variety
RI	40	Rudbeckia 'American Gold Rush'	American Gold Rush Black-Eyed Susan	1 Gal.	18" o.c. spacing
SR	13	Solidago rigida 'Fireworks'	Fireworks Goldenrod	1 Gal.	30" o.c. spacing
SO	22	Symphoricarpos oblongifolium	Aromatic Aster	1 Gal./Quart	Straight species or 'Raydon's Favorite' or 'October Skies' only
TURF/SEED					
SOD	2,650	Festuca spp.	Turf Type Tall Fescue	SF	See Sheet L201
TURF-SEED	8,840	Festuca blend	Turf Seed Blend	SF	See Sheet L201
	19,145	Bouteloua curtipendula	Side Dots Grama	SF	See Sheet L201; 5 lbs. pure-live-seed (PLS)/acre
MULCH/SOIL AMENDMENTS/ROCK					
RR	465	River Rock		SF	3" depth; see Sheet L200 for more information
	36	Compost		Cu. Yd.	Approx. 2" depth; initial compost for planted beds only
	58	Double Shredded Hardwood Mulch		Cu. Yd.	Approx. 3" depth; dark or natural color

* All proposed plant substitutions must be approved by the Landscape Architect.
** Contractor/Owner shall confirm quantities for mulch, compost, river rock, seed, and sod.

Turf Seed Blend Table		
Botanical Name	Common Name	Percentage in Mix
<i>Festuca arundinacea</i>	Tall Fescue	80%
<i>Festuca nuba</i>	Creeping Red Fescue	10%
<i>Poa pratensis</i>	Kentucky Bluegrass	10%



Established in 1952
200 S. 10th St., Suite 100
Birmingham, AL 35203
www.shippey.com

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Landscape Architecture, Inc. 2024



11-22-2024

Harper Car Wash | Chapman Hwy.
3223 Chapman Hwy. | Knoxville, TN 37920
Planning File #: 11-D-24-SU

Drawn By: _____ Date: _____

PK: _____ 11-22-2024

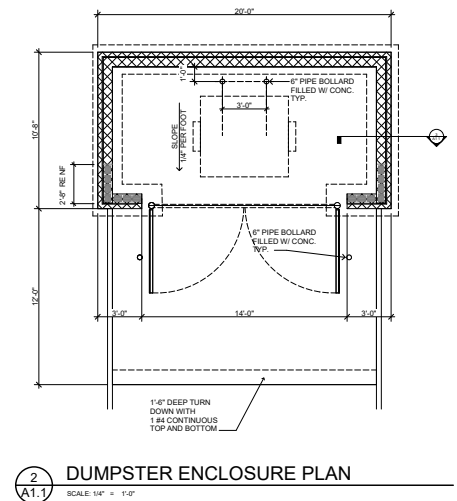
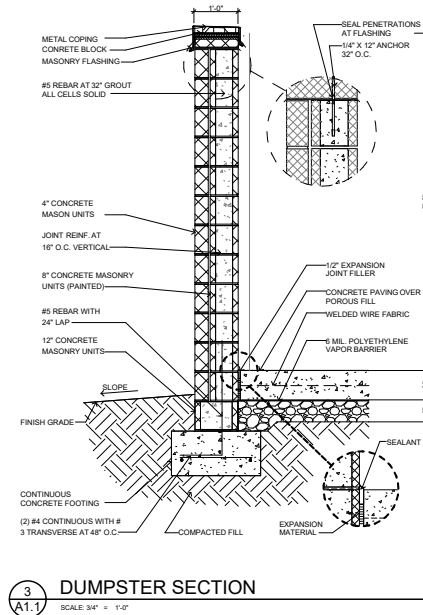
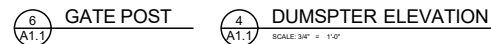
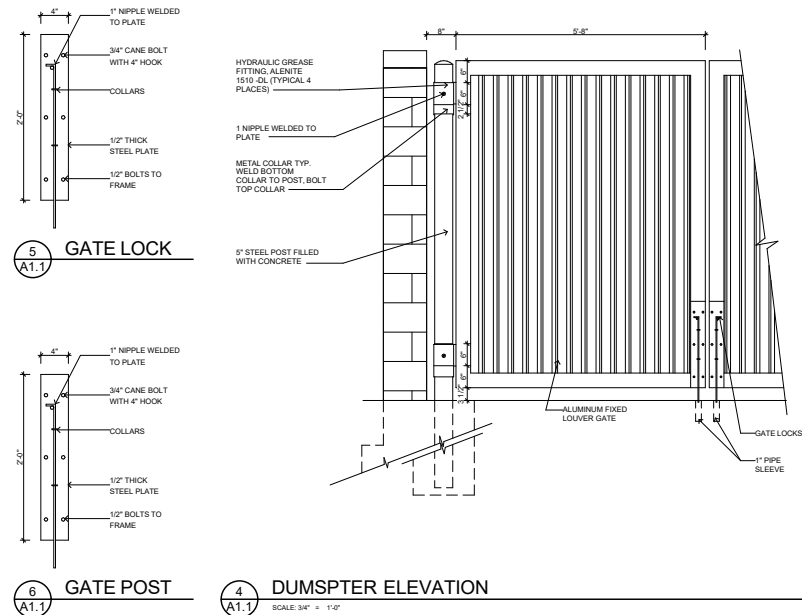
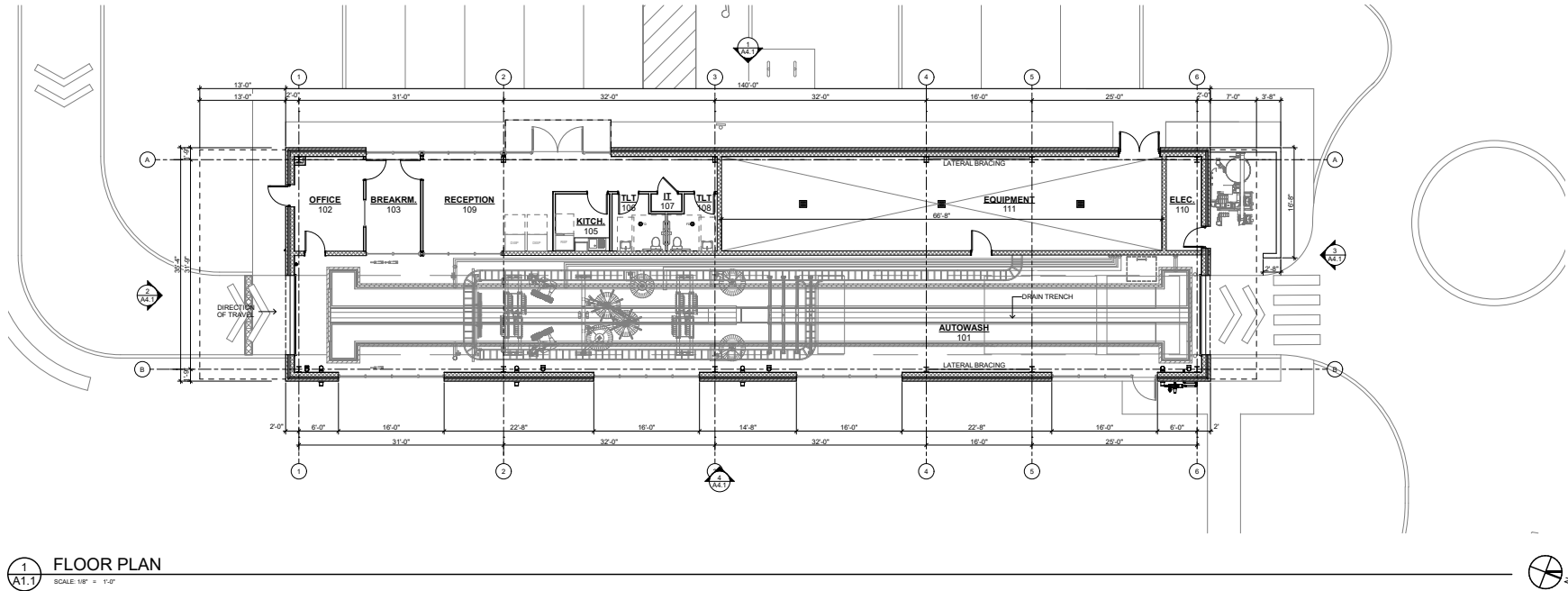
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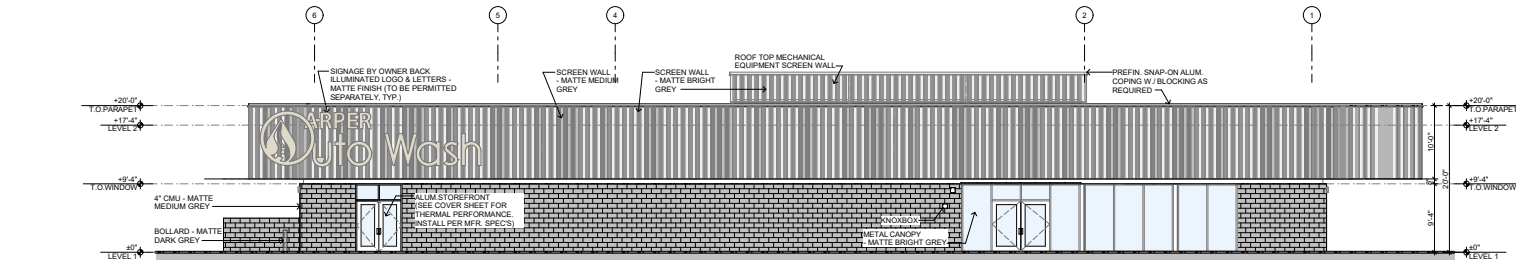
Revised: 1 City Comments 11-22-24

Landscape
Notes & Plant
Schedule

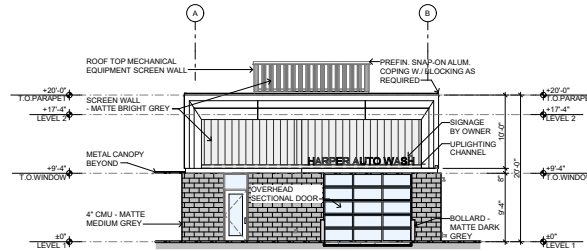
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L201

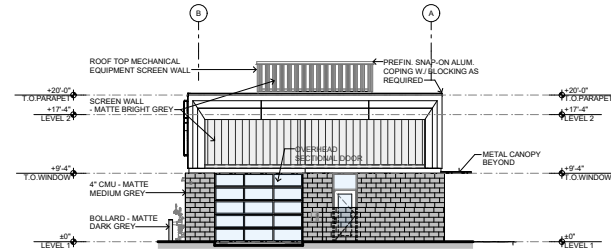




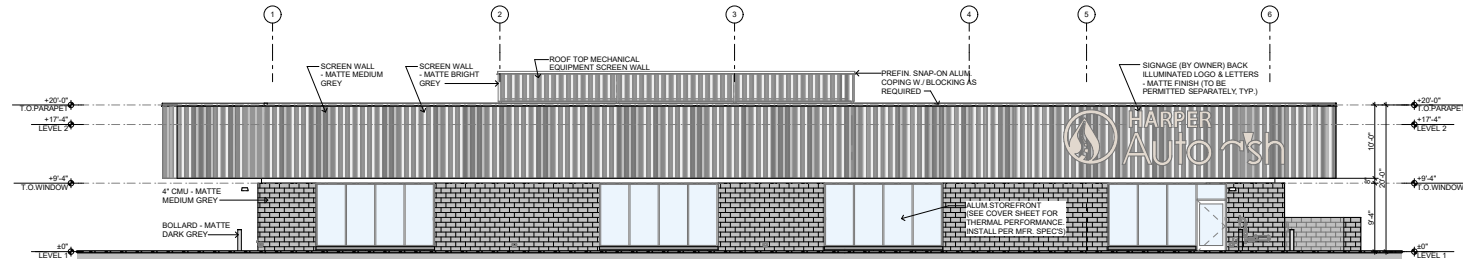
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

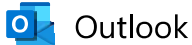


3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
NOTE: FACADE TRANSPARENCY BETWEEN 2' AND 10' IS 30% / 30% REQUIRED (86 S.F. GLASS / 283 S.F. FACADE AREA)



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"
NOTE: FACADE TRANSPARENCY BETWEEN 2' AND 10' IS 30% / 30% REQUIRED (432 S.F. GLASS / 1,120 S.F. FACADE AREA)

Exhibit C



RE: 11-D-24-SU | Special Use for Harper Carwash

From Kasey Krouse <kkrouse@knoxvilletn.gov>

Date Thu 11/21/2024 8:19 AM

To Philip Shippey <philip@shippeyla.com>; Samiul Haque <samiul.haque@knoxplanning.org>; Stuart Anderson <sanderson@georgeewart.com>

Cc will@wracivil.com <will@wracivil.com>

You don't often get email from kkrouse@knoxvilletn.gov. [Learn why this is important](#)

All,

Based on the plan that was provided to me, I see two minor items that will need addressed moving forward, but I think both can be handled during permit review with Engineering. By assuring you all have the adequate space and understanding of these requirements, I am comfortable having this project move forward on my end and work out the fine details later in permitting:

1. The total acreage of the 4 parcels of land is approximately 2.1 acres. Per Chapter 14 Forestry Code, you will need to plant 8 trees per acre of which half must be shade trees. This brings the total to 17 trees (need a few more) of which 8 need to be shade trees (which is being met and strongly emphasized based on the plan I have.....thank you). Trees planted as part of mitigation requirements (below) will not count for these trees which may be the confusion. Based on the plan, there will be a need to increase these quantities, but appears there is ample space for this to occur.
2. The entrance from Fort Dickerson Rd will impact 2 public trees, which is required to be mitigated inch for inch per Chapter 14 of the Forestry Code. This can be done in two ways, planting trees back (which must occur in ROW or on public property) or by buying into the tree mitigation bank. It appears in the plans that you all are proposing to shift those trees west of the entrance to the development along Fort Dickerson Rd. The removal and mitigation can all be finalized during permitting (at which point we will measure the trees and determine the mitigation requirement) when you all fill out a public tree permit for the removals. This gives the development team a few options; Pay into the tree mitigation bank and allow the City to plant the trees in the right-of-way or in the park as we see fit, or have the development plant the required trees per the City's direction in the right-of-way. The space is available for whichever option you all wish as the project moves forward.

The other landscape components in Article 12 (Landscaping can also be dealt with during permitting). I am simply going to pass these comments on to engineering/plans review, and will look forward to addressing these during the permit review. Let me know if there are any questions.

Cheers,

Kasey Krouse

Urban Forester

City of Knoxville

ISA Board Certified Master Arborist IN-3243BM

ISA Qualified Tree Risk Assessor

865-215-6113

3131 Morris Ave

Knoxville, TN 37909



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Stuart Anderson, AIA

Applicant Name

Architect

Affiliation

9/27/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-D-24-SU

File Number(s)

CORRESPONDENCE

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

Stuart Anderson George Armour Eqart Architect

Name / Company

404 Bearden Park Circle Knoxville TN 37919

Address

865-602-7771 / SANDERSON@GEORGEAWART.COM

Phone / Email

CURRENT PROPERTY INFO

Wayland-Goodman Properties LP

Owner Name (if different)

PO Box 9330 Knoxville TN 37940

Owner Address

865-577-1750

Owner Phone / Email

0 CHAPMAN HWY / 3303 CHAPMAN HWY

Property Address

109 I A 006, 00701, 00702, 00703

Parcel ID

2.08 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice and Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input checked="" 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) Automatic Carwash			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<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 Plan Designation(s)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

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

AUTHORIZATION

☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Stuart Anderson, AIA	9/27/2024
Applicant Signature	Please Print Date

Phone / Email

Wayland-Goodman Properties LP	9/27/2024
Property Owner Signature	Please Print Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☐ Plan Amendment
 - ☐ SP
 - ☐ PA
- ☐ Rezoning

Stuart Anderson, AIA

George Armour Ewart Architect

Applicant Name

Affiliation

26 September 2024

14 November 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-D-24-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

Stuart Anderson, AIA

George Armour Ewart Architect

Name

Company

404 Bearden Park Circle

Knoxville

TN

37919

Address

City

State

ZIP

865-602-7771

sanderson@georgeewart.com

Phone

Email

CURRENT PROPERTY INFO

WAYLAND-GOODMAN PROPERTIES L P

PO BOX 9330 KNOXVILLE TN 37940

865-577-1750

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3223 Chapman Hwy (3303 Chapman Hwy)

109IA006

~~109A006/109A00703/109A00702/109A00701~~

Property Address

Parcel ID 109IA00701, 702, 703

KUB

KUB

Y

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

☐ Combine Parcels

☐ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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

☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1

0405

Fee 2

Fee 3

Total

\$1,600.00

AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Stuart Anderson, AIA

Please Print

26 September 2024

Date

865-602-7771

sanderson@georgeewart.com

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

09/27/2024. SG

Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

11/15/2024

Date to be Posted

Date to be Removed

**Have you engaged the
surrounding property owners
to discuss your request?**

☐ Yes ☐ No

☐ No, but I plan to prior to the
Planning Commission meeting



Applicant Signature

Stuart H Anderson

Applicant Name

9/27/2024

Date

11-D-24-SU

FILE NUMBER