

# SPECIAL USE REPORT

► **FILE #:** 9-A-24-SU **AGENDA ITEM #:** 8  
**POSTPONEMENT(S):** 9/12/2024, 10/3/2024, 11/14/2024 **AGENDA DATE:** 12/12/2024  
 ► **APPLICANT:** CAR CONNEXION COMPLETE AUTO REPAIR  
**OWNER(S):** Carolyn Monday

**TAX ID NUMBER:** 109 I F 017, 016 [View map on KGIS](#)  
**JURISDICTION:** City Council District 1  
**STREET ADDRESS:** 132 MARYVILLE PIKE (0 MARYVILLE PIKE)  
 ► **LOCATION:** Southeast side of Maryville Pk, west side of Washburn St.  
 ► **APPX. SIZE OF TRACT:** 0.59 acres  
**SECTOR PLAN:** South City  
**GROWTH POLICY PLAN:** N/A (Within City Limits)  
**ACCESSIBILITY:** Access is via Maryville Pike, a major collector with a pavement width of 20 ft within a 40 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, Office  
 ► **PROPOSED USE:** Auto repair facility

**HISTORY OF ZONING:** None noted  
**SURROUNDING LAND USE AND ZONING:**  
 North: Commercial - C-G-2 (General Commercial), HP (Hillside Protection Overlay)  
 South: Agriculture/forestry/vacant land - C-G-2 (General Commercial), HP (Hillside Protection Overlay)  
 East: Commercial - C-G-2 (General Commercial), HP (Hillside Protection Overlay)  
 West: Public-quasi public - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**NEIGHBORHOOD CONTEXT:** The property is in the northern edge of the Vestal community, adjacent to the Chapman Highway corridor. The area consists of low density residential and commercial uses.

## STAFF RECOMMENDATION:

► Table the Special Use application as requested by the applicant.



**COMMENTS:**

This request is for an auto repair facility with a 1,950 sqt structure.

ESTIMATED TRAFFIC IMPACT: 54 (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.





# Request to Postpone • Table • Withdraw

Car Connexion Complete Auto Repair

8/31/2024

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

Date of Request

September 12, 2024

File Number(s)

Scheduled Meeting Date

9-A-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 October 3, 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.*

*Tamiz*

*Tatu Samizi*

Applicant Signature

Please Print

*865 363 0912*

*carconnexion2@gmail.com*

Phone Number

Email

## STAFF ONLY

*[Signature]*

Michael Reynolds

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

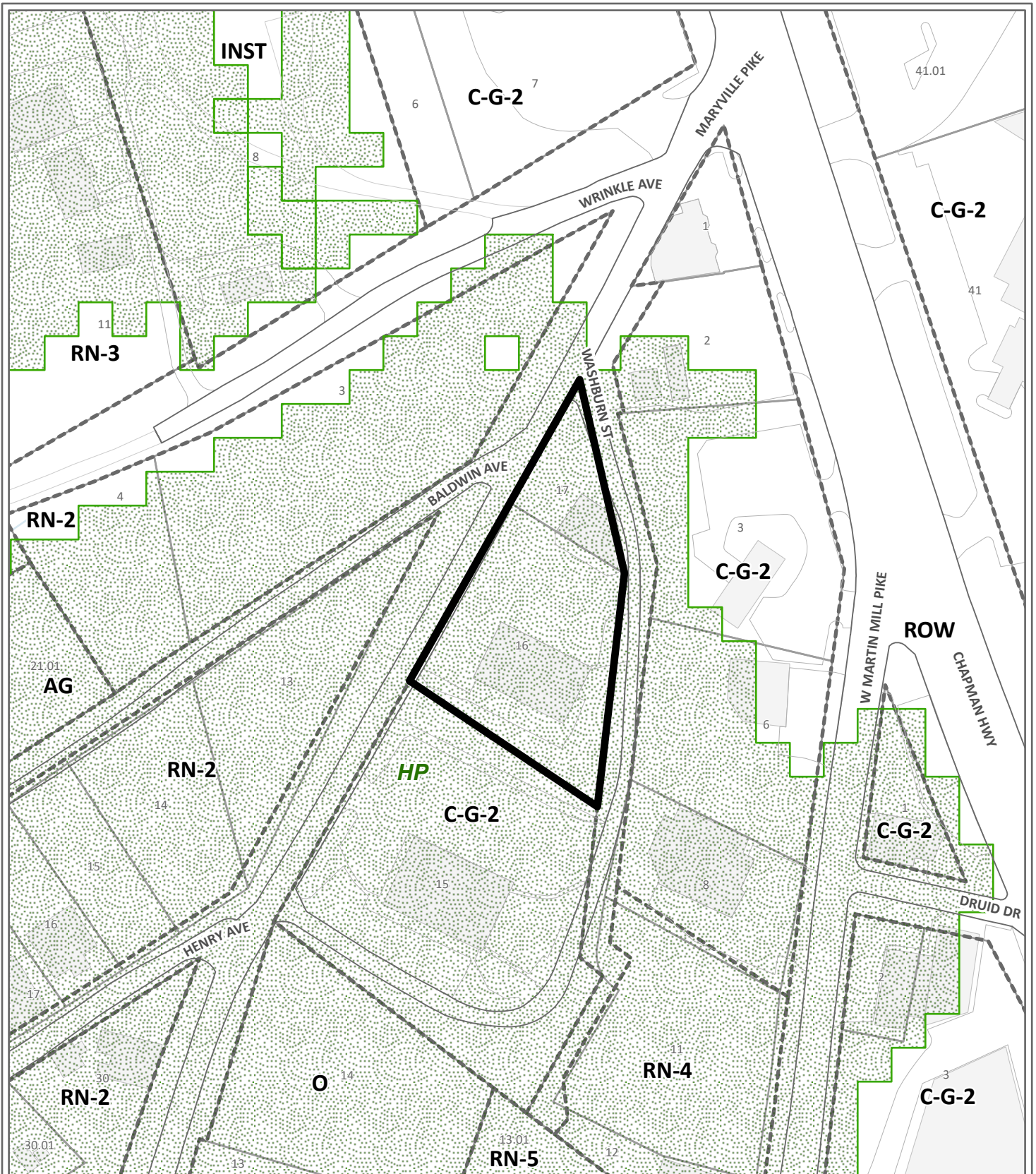
Payee Name

Payee Phone

Payee Address

October 2022





## SPECIAL USE

9-A-24-SU



Auto repair facility in C-G-2 (General Commercial), HP (Hillside Protection Overlay)

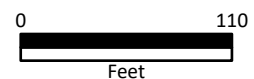
Original Print Date: 8/8/2024

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

Petitioner: Car Connexion Complete Auto Repair

Map No: 109

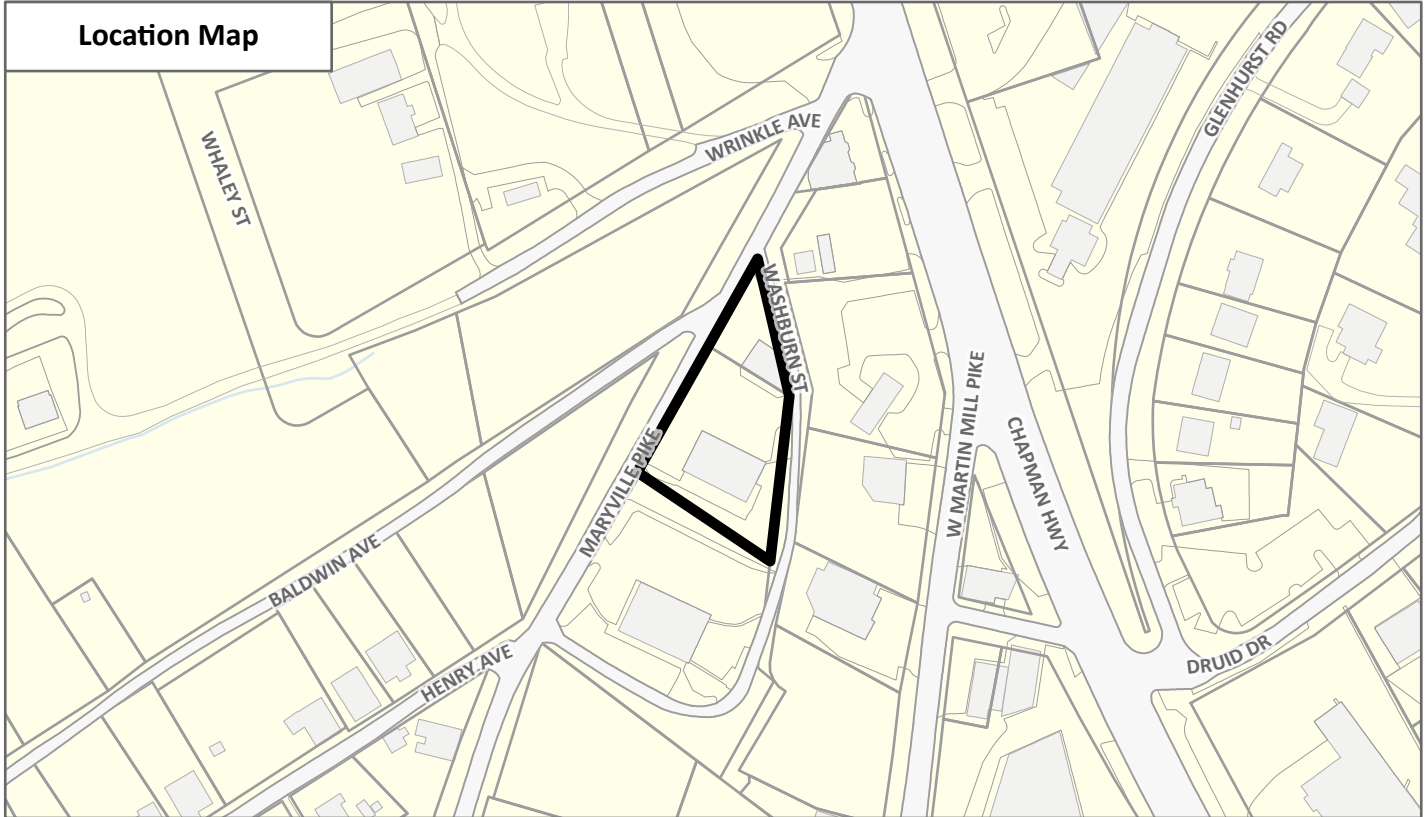
Jurisdiction: City





## Exhibit A. Contextual Images

Location Map



Aerial Map

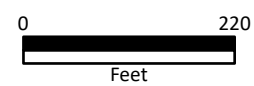


CONTEXTUAL MAPS 1

9-A-24-SU

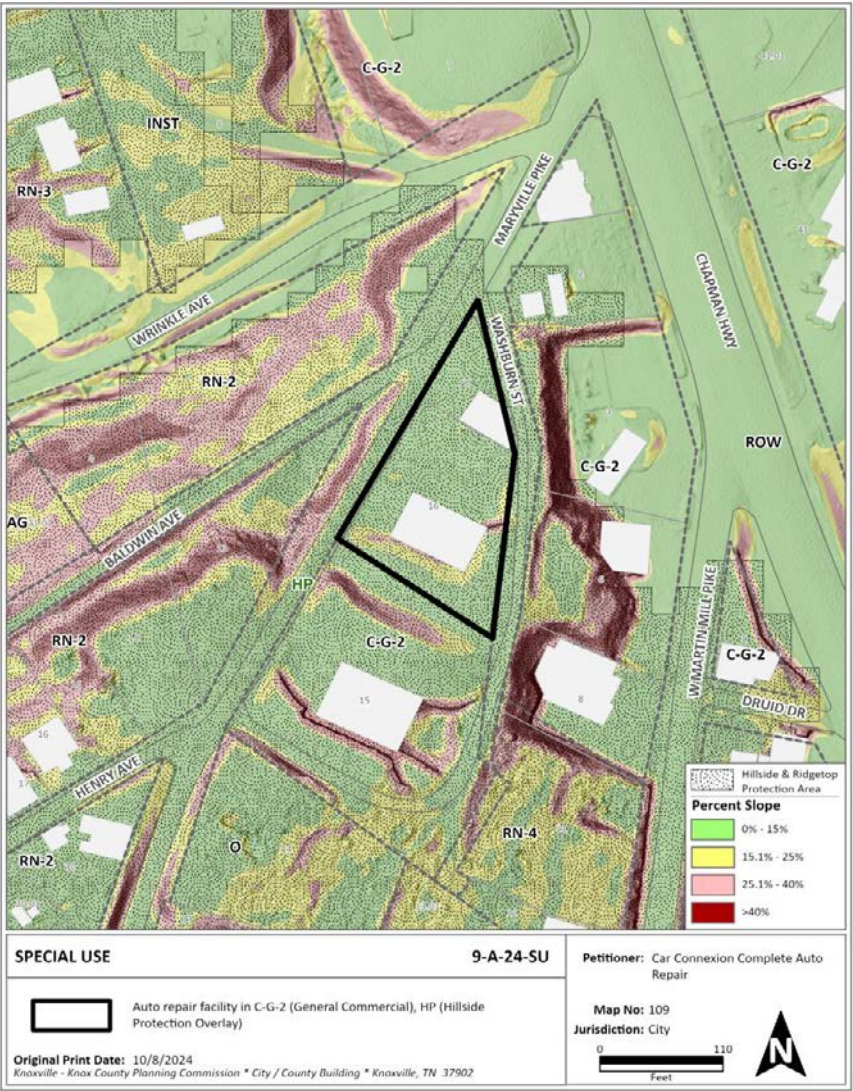


Case boundary





CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	25,499.4	0.59			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	21,501.9	0.49	100%	21,501.9	0.49
15-25% Slope	3,084.1	0.07	50%	1,542.1	0.04
25-40% Slope	763.4	0.02	20%	152.7	0.00
Greater than 40% Slope	150.0	0.00	10%	15.0	0.00
Ridgetops					
Hillside Protection (HP) Area	25,499.4	0.6	Recommended disturbance budget within HP Area	23,211.7	0.53
			Percent of HP Area	91.0%	











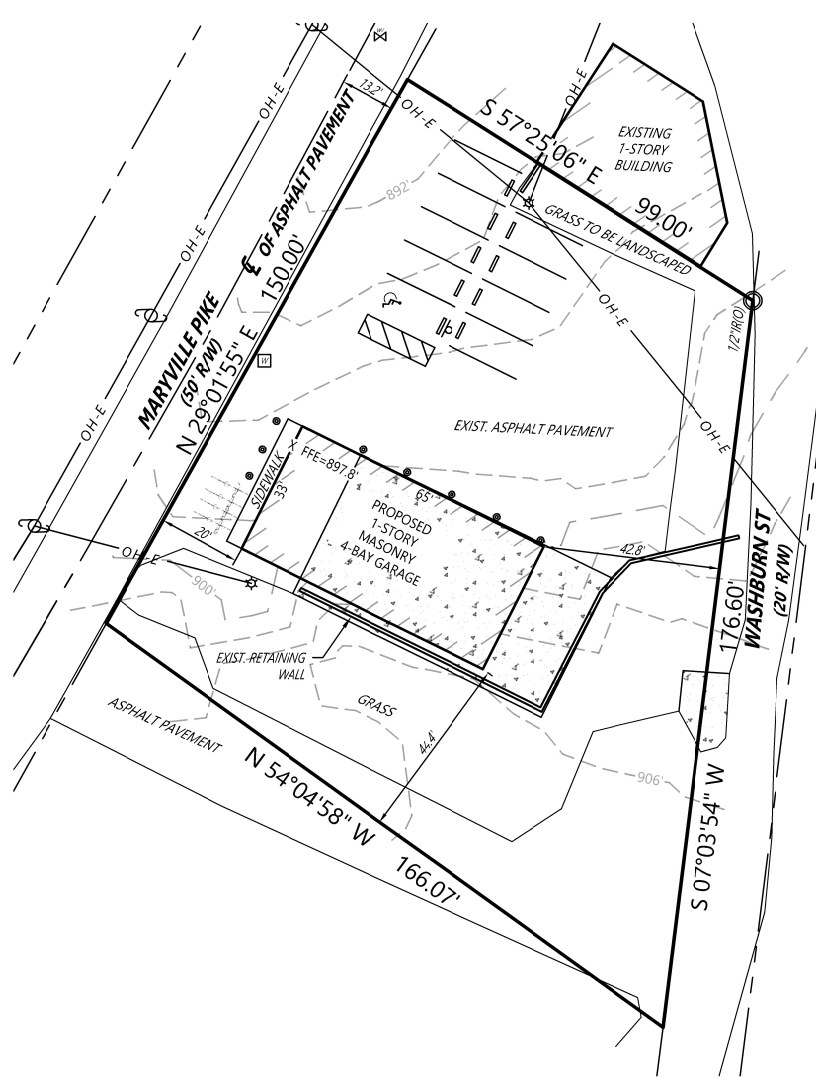


## NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 109, INSERT I, GROUP F, KNOX COUNTY, TENNESSEE.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3.1. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN JULY 16, 2024, UTILIZING TOPCON HIPER VR GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF TDOT CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0283G, DATED 08/05/2013.
5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
8. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS TWO (2) FOOT. DATUM BASED ON NAVD 88.
9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (ROKC).
  - 9.1. DEED REFERENCE(S): INSTRUMENT NUMBER 202012280051782
  - 9.2. PLAT REFERENCE(S): CABINET F, PAGE 233C
10. SURVEY FIELD DATA COLLECTED ON JULY 16, 2024.
11. SUBJECT PROPERTY IS CURRENTLY ZONED "C-G-2": GENERAL COMMERCIAL ZONING DISTRICT. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-215-2500.

## LEGEND

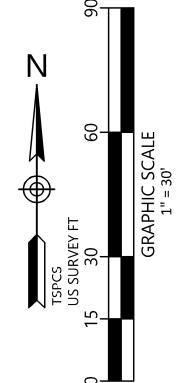
IRON ROD (OLD)	
ADJACENT PROPERTY LINE	
PROPERTY LINE	
OVERHEAD POWER LINE	
UTILITY POLE	
LIGHT POLE	
BIKE RACK	
CONCRETE	



PARKING SUMMARY	
REGULAR SPACES	8
HANDICAP SPACES	1
TOTAL VEHICLE	9
BIKE	4

PARKING NOTE: 4 GARAGE BAYS REQUIRE A MINIMUM OF 8 REGULAR SPACES AND A MAXIMUM OF 16 REGULAR SPACES.

Revised: 10/14/2024



9-A-24-SU

## SITE PLAN

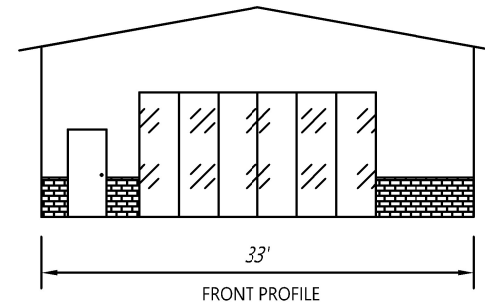
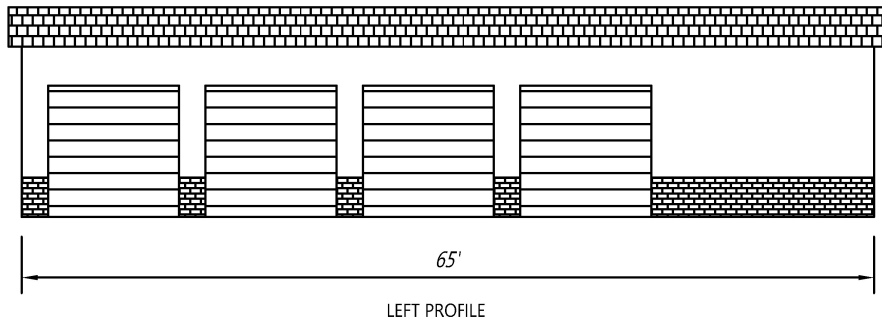
0 MARYVILLE PIKE  
KNOXVILLE, KNOX COUNTY, TENNESSEE  
TAX MAP 109, INSERT I, GROUP F, PARCEL 016.00  
CITY BLOCK: 25422, 29TH WARD, 9TH CIVIL DISTRICT

CAR CONNEXION AUTO REPAIR  
132 & 0 MARYVILLE PIKE  
KNOXVILLE, TN 37920  
865-363-0912



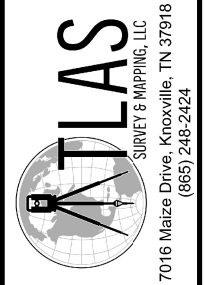
DATE  
OCTOBER 10, 2024  
PROJECT NUMBER  
241084  
SHEET NUMBER  
1 OF 1





$478.5 * 0.3 = 143.55$  SQ.FT. MIN. TRANSPARENCY  
 20 SQ.FT. FRONT DOOR  
 $3 * 9.5 = 28.5 * 6 = 171$  SQ.FT. LARGE WINDOWS  
 TOTAL = 191 SQ.FT.

9-A-24-SU  
 Revised: 10/14/2024

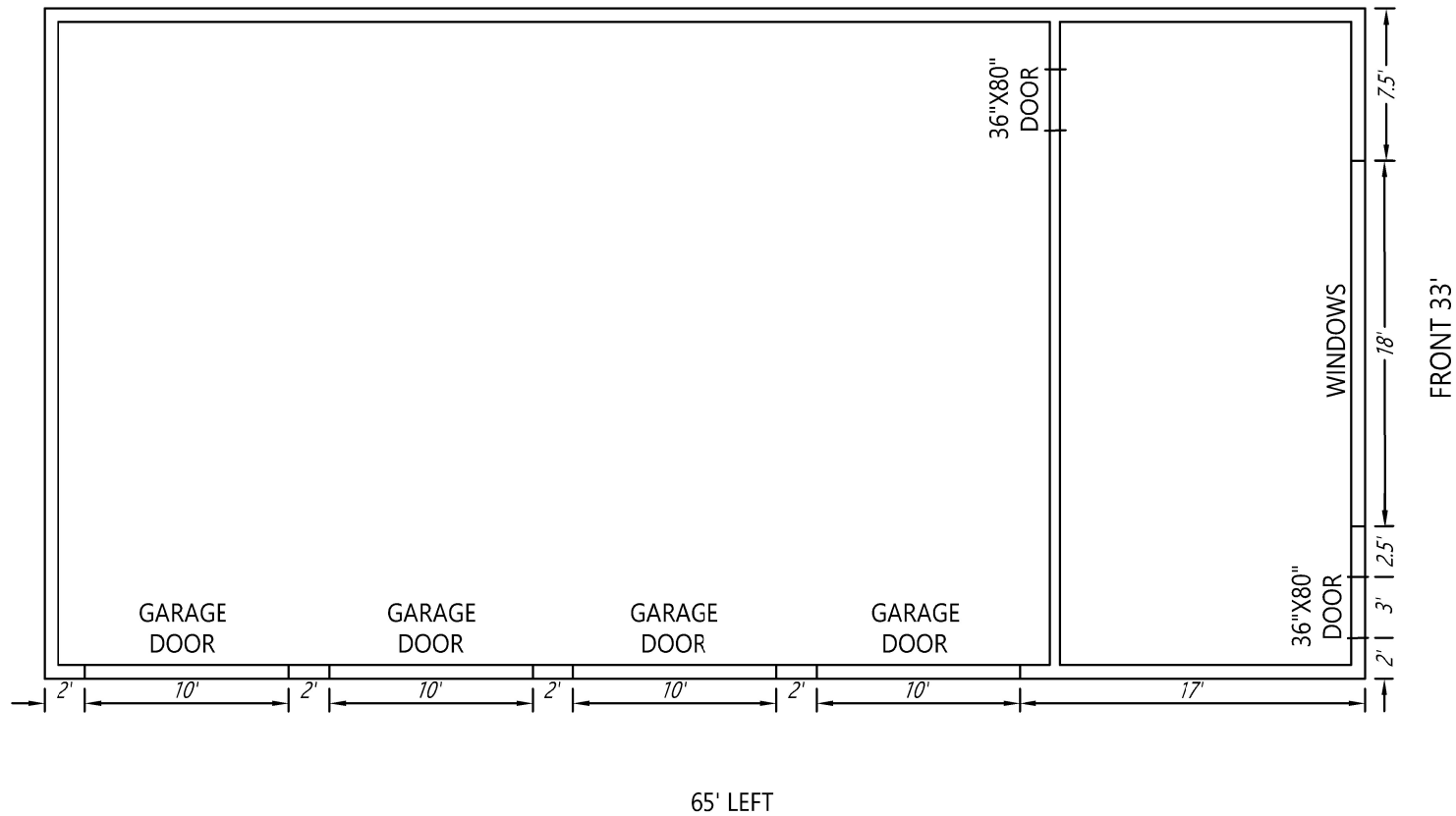


CAR CONNEXION AUTO REPAIR  
 132 & 0 MARYVILLE PIKE  
 KNOXVILLE, TN 37920  
 865-363-0912

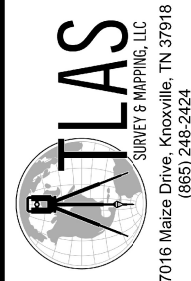
**BUILDING PROFILE**  
 0 MARYVILLE PIKE  
 KNOXVILLE, KNOX COUNTY, TENNESSEE  
 TAX MAP 109, INSERT I, GROUP F, PARCEL 016.00

DATE
OCTOBER 10, 2024
PROJECT NUMBER
241084
SHEET NUMBER
1 OF 1





9-A-24-SU  
Revised: 10/14/2024



**CAR CONNEXION AUTO REPAIR**  
132 & 0 MARYVILLE PIKE  
KNOXVILLE, TN 37920  
865-363-0912

**BUILDING LAYOUT**  
0 MARYVILLE PIKE  
KNOXVILLE, KNOX COUNTY, TENNESSEE  
TAX MAP 109, INSERT I, GROUP F, PARCEL 016.00

DATE
OCTOBER 10, 2024
PROJECT NUMBER
241084
SHEET NUMBER
1 OF 1





# 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

### Car Connexion Complete Auto Repair

Applicant Name

Affiliation

6/26/2024

9/12/2024

9-A-24-SU

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

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

### Tatu Samizi Car Connexion Complete Auto Repair

Name / Company

132 Maryville Pike Knoxville TN 37920

Address

865-363-0912 / carconnexion2@gmail.com

Phone / Email

## CURRENT PROPERTY INFO

Carolyn Monday

1006 E Woodland Ave Knoxville TN 37917

Owner Name (if different)

Owner Address

Owner Phone / Email

132 MARYVILLE PIKE / 0 MARYVILLE PIKE

Property Address

109 I F 017,016

0.59 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

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

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) **Auto repair facility**

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

## ZONING REQUEST

- ☐ Zoning  
Change

Proposed Zoning

Pending Plat File Number

- ☐ 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

**\$1,600.00**

Total

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.

**Car Connexion Complete Auto Repair**

**6/26/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Carolyn Monday**

**6/26/2024**

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 ☐ OYP  
☐ Rezoning

Car Connexion Complete Auto Repair LLC

Applicant Name

Affiliation

6/26/24

9/12/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

9-A-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

Tatu Samizi

Car Connexion Complete Auto Repair

Name

Company

132 Maryville Pike

Knox

TN

37920

Address

City

State

ZIP

865 363 0412

carconnexion2@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

## 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

May 1, 2023



**DEVELOPMENT REQUEST**

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) Auto Repair Facility**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

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

Applicant Signature

Please Print

Date

Phone Number

Email

07/08/2024, SG

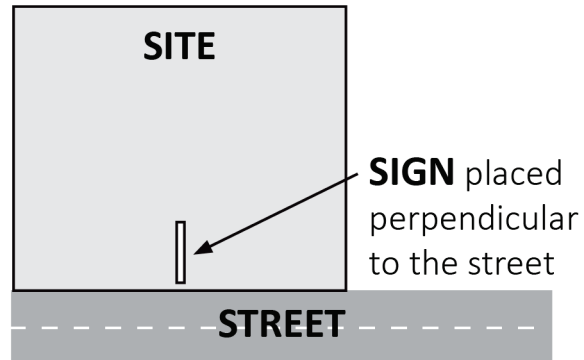
Property Owner Signature

Please Print

Date Paid



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:*

\_\_\_\_\_ **08/30/2024** \_\_\_\_\_ and \_\_\_\_\_ **09/13/2024** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Car Connexion Complete Auto

**Date:** 06/26/2024

**File Number:** 9-A-24-SU



Sign posted by Staff



Sign posted by Applicant