



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 6-C-24-DP

AGENDA ITEM #: 40

AGENDA DATE: 6/13/2024

▶ **APPLICANT:** SCOTT SHARP

OWNER(S): Scott Sharp

TAX ID NUMBER: 118 01616

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 1304 CENTERPOINT BLVD

▶ **LOCATION:** Southwest quadrant of the intersection of Centerpoint Blvd and Lovell Rd

▶ **APPX. SIZE OF TRACT:** 1.41 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Centerpoint Blvd, a local street with a pavement width of 55 ft within a right-of-way of 76 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial), TO (Technology Overlay)

▶ **EXISTING LAND USE:** Commercial (though the property is undeveloped)

▶ **PROPOSED USE:** Vehicle maintenance facility

HISTORY OF ZONING: The Technology Overlay was placed on this property in 1983 (12-FF-83-RZ).

SURROUNDING LAND USE AND ZONING: North: Office - PC (Planned Commercial), TO (Technology Overlay)

South: Agriculture/forestry/vacant land, single family residential - RA (Low Density Residential, BP (Business and Technology Park), TO (Technology Overlay)

East: Office - PC (Planned Commercial), TO (Technology Overlay)

West: Commercial - PC (Planned Commercial), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This property is a part of the Centerpoint Business Park at the Lovell Rd at Pellissippi Pkwy. The area has a mix of uses, including single family and multifamily subdivisions and a gas station next door.

STAFF RECOMMENDATION:

▶ **Approve the development plan for an oil change facility that has approximately 2,668 sq ft of floor area, subject to 4 conditions.**

- 1) Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff.
- 2) Meeting all applicable requirements of the Knox County Engineering and Public Works.
- 3) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 4) Obtaining TTCDA approval of the development plans (Case 6-B-24-TOB). At the June 10, 2024 TTCDA

meeting, the board amended the waiver requested by the applicant. They approved the removal of the requirement for areas around the front façade to be planted with ornamental trees, shrubbery and bedding plants in an area equal to 50% of the front elevation but still required these plantings on the two sides without garage doors.

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a development plan.

COMMENTS:

The proposal is for a new oil change facility that is 2,668 sq ft and approximately 20 ft tall. The 1.42-acre site is at the intersection of Lovell Rd and Centerpoint Blvd. There is one driveway access on Centerpoint Blvd. The adjacent property to the south is a Weigel's convenience store and gas station. A development plan for Weigel's in 2020 (case# 3-A-20-UR) removed the cross access easement condition to provide vehicular access between the two properties.

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), TO (Technology Overlay):

A. The PC zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. About 1/3 of the property will not be disturbed and a landscape plan is included and will screen the parking area.

B. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. This proposal is consistent with the intent of the PC zone. C. Properties in the TO (Technology Overlay) zone require approval of site plans. This request will be heard at the June 10, 2024 TTCDA meeting (Case 6-B-24-TOB).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Policy 2: Ensure that development is sensitive to existing community character. - This property is a part of the Centerpoint Park subdivision and the PC zone requires that all buildings within the development have compatible building materials. The existing buildings in the PC zone have been built with brick facades, and the proposed building will also have brick veneer.

3) FUTURE LANDUSE MAP

A. The property is classified as BP (Business Park). Commercial is considered a secondary use in this place type. This place type considers the PC zone to be partially related, which may be appropriate but with qualifications.

4) STATE SCENIC ROADWAYS

A. Pellissippi Pkwy is a designated state scenic highway. Any signage will be limited to 100 sq ft and shall not have moving lights per TCA Tennessee Code Annotated § 54-17-109. A building and a monument sign are being reviewed by TTCDA for compliance.

5) HARDIN VALLEY MOBILITY PLAN

A. This plan recommends coordinating signal timing on Lovell Rd as a short term (1-2 year) goal. A traffic study was not required for this size development.

6) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. 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. The proposed development is not in opposition to any of these criteria.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).