

**SPECIAL USE**

**11-D-24-SU**

**Petitioner:** Stuart Anderson, AIA

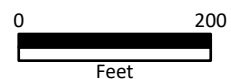


Automatic Carwash in C-G-2 (General Commercial), HP (Hillside Protection Overlay)

**Map No:** 109  
**Jurisdiction:** City

**Original Print Date:** 10/9/2024

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





# 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**

**Architect**

Applicant Name

Affiliation

**9/27/2024**

**11/14/2024**

**11-D-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.*

**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**

**PO Box 9330 Knoxville TN 37940**

**865-577-1750**

Owner Name (if different)

Owner Address

Owner Phone / Email

**0 CHAPMAN HWY / 3303 CHAPMAN HWY**

Property Address

**109 | A 006, 00701, 00702, 00703**

**2.08 acres**

Parcel ID

Part of Parcel (Y/N)?

Tract Size

**Knoxville Utilities Board**

**Knoxville Utilities Board**

**No**

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

<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) <b>Automatic Carwash</b>	

## 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 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
<b>\$1,600.00</b>	
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	<b>Stuart Anderson, AIA</b> Please Print	<b>9/27/2024</b> Date
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Phone / Email		
Property Owner Signature	<b>Wayland-Goodman Properties LP</b> Please Print	<b>9/27/2024</b> 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

109IA006

Property Owner Phone

3223 Chapman Hwy (3303 Chapman Hwy)

~~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

Related City Permit Number(s)

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

Other (specify) \_\_\_\_\_

### SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Combine Parcels  
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_ Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

### ZONING REQUEST

Zoning Change  
 Proposed Zoning \_\_\_\_\_

Pending Plat File Number

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  
 Amendment Request (*Comprehensive Plan*)

#### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
0405	\$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

26 September 2024

Applicant Signature

Please Print



Date

865-602-7771

sanderson@georgeewart.com

Phone Number

Email


  
 Property Owner Signature  
 Goodman Properties  
 Please Print

09/27/2024. SG

Date Paid

# 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

Date to be Posted

11/15/2024

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**