



SPECIAL USE REPORT

▶ **FILE #:** 9-A-24-SU **AGENDA ITEM #:** 42
 POSTPONEMENT(S): 9/12/2024 **AGENDA DATE:** 10/3/2024
 ▶ **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:

▶ Postpone the request to the November 14, 2024 Planning Commission meeting 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.

Samizi

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:

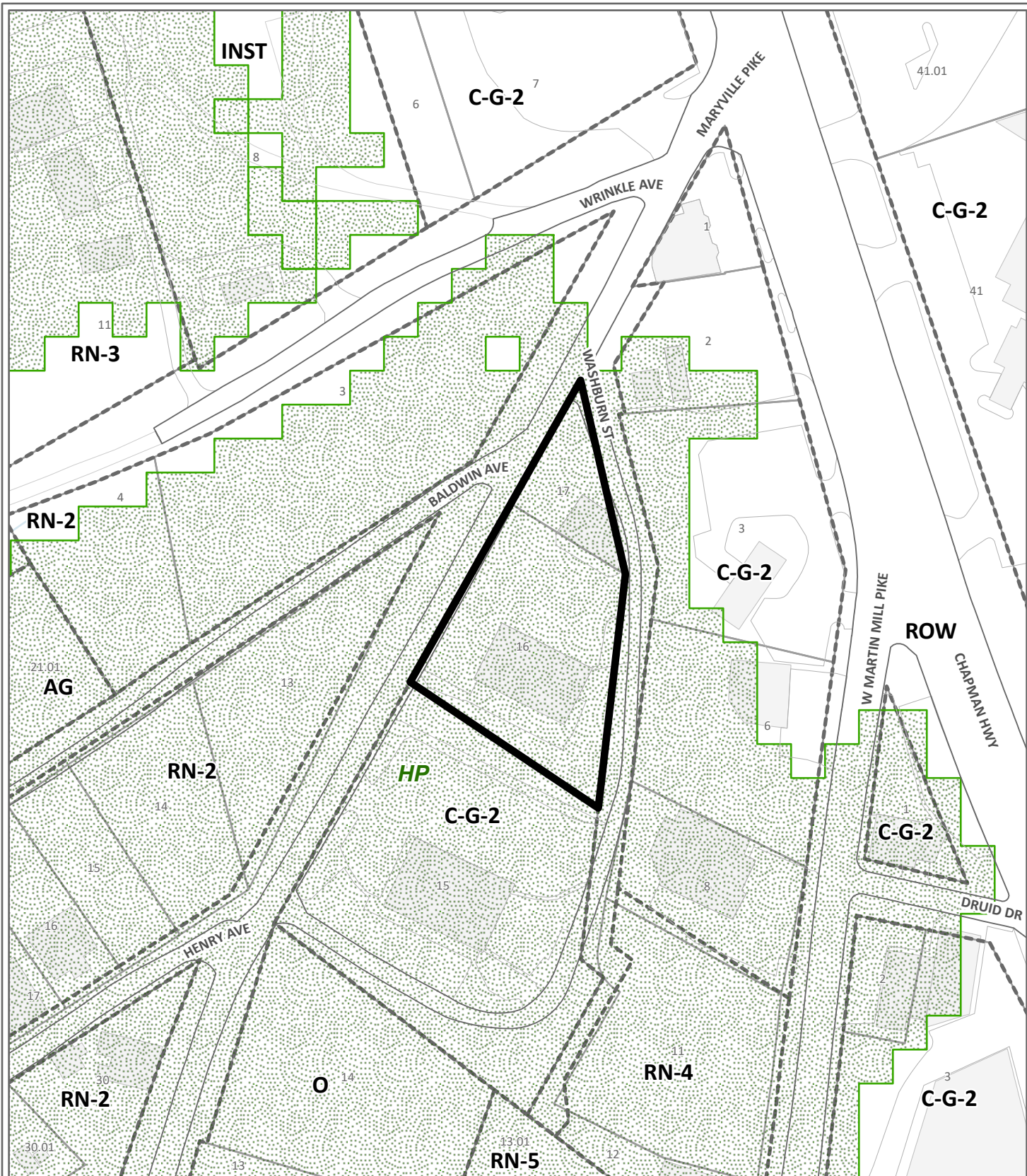
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



SPECIAL USE

9-A-24-SU

Petitioner: Car Connexion Complete Auto Repair



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

Map No: 109
Jurisdiction: City

Original Print Date: 8/8/2024
Knoxville - Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

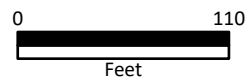
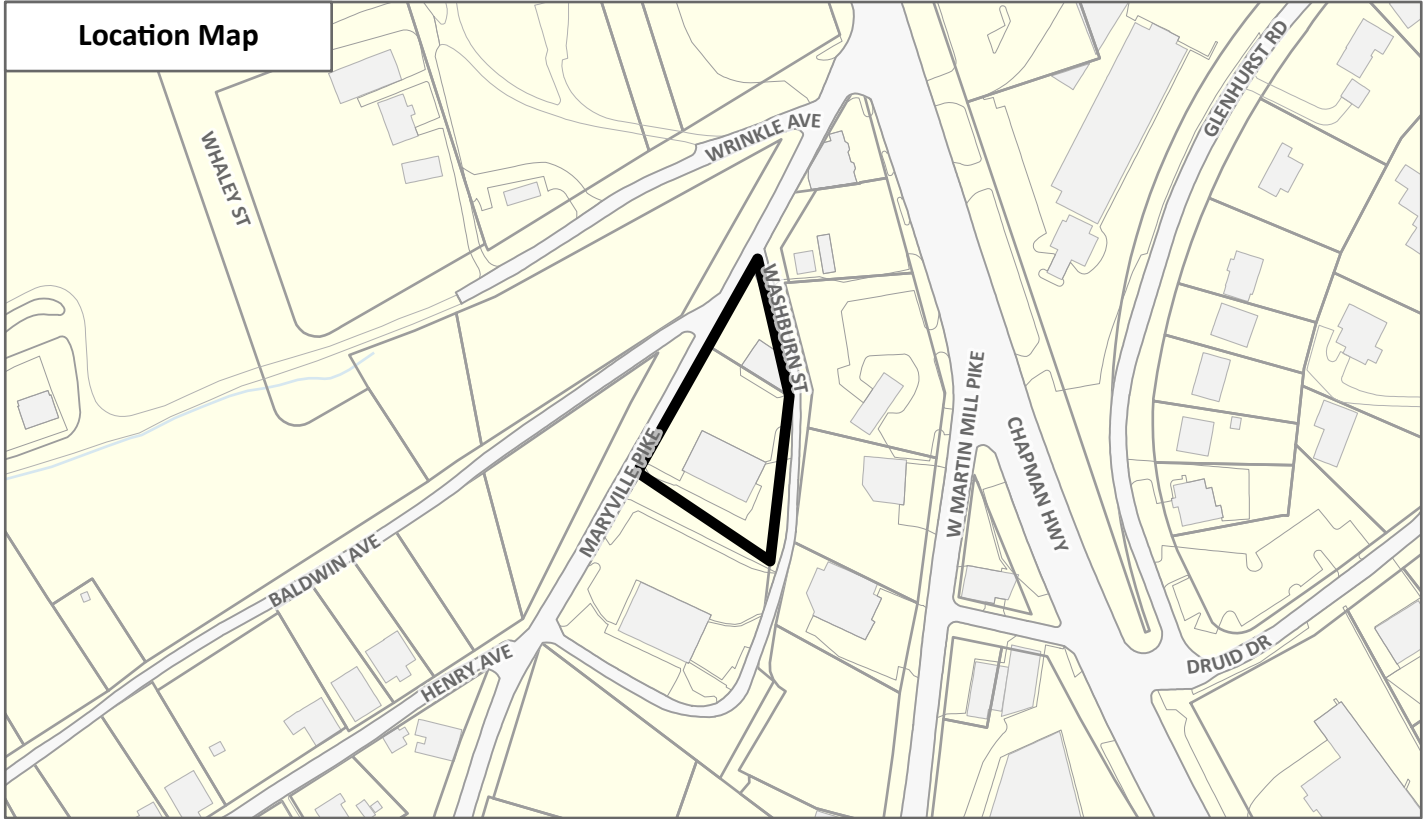


Exhibit A. Contextual Images

Location Map



Aerial Map

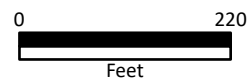


CONTEXTUAL MAPS 1

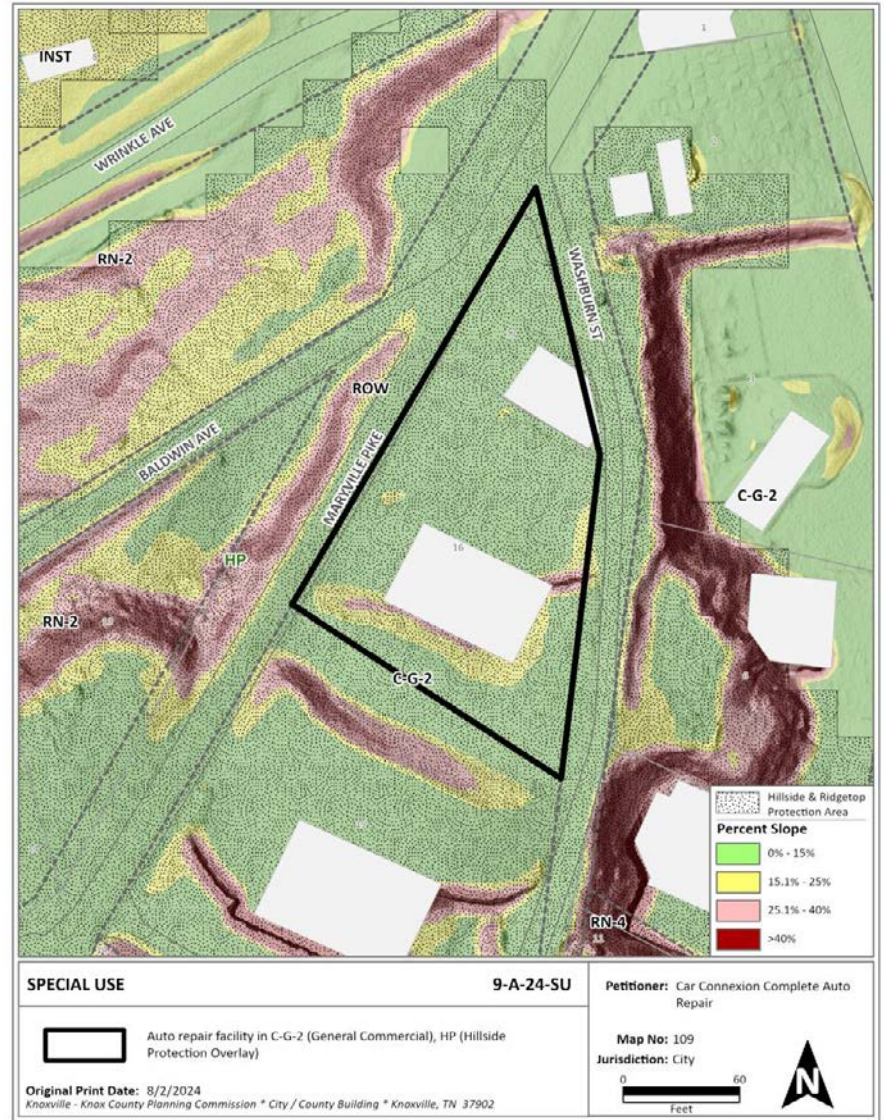
9-A-24-SU



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	37,138.8	0.85			
Non-Hillside	11,639.4	0.27	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	0.59	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 L, 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 STATIONS 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. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (R0KC).
 - 8.1. DEED REFERENCE(S): INSTRUMENT NUMBER 202012280051782
 - 8.2. PLAT REFERENCE(S): MAP CAB. F, PAGE 233C
9. SURVEY FIELD DATA COLLECTED ON JULY 16, 2024.
10. 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.

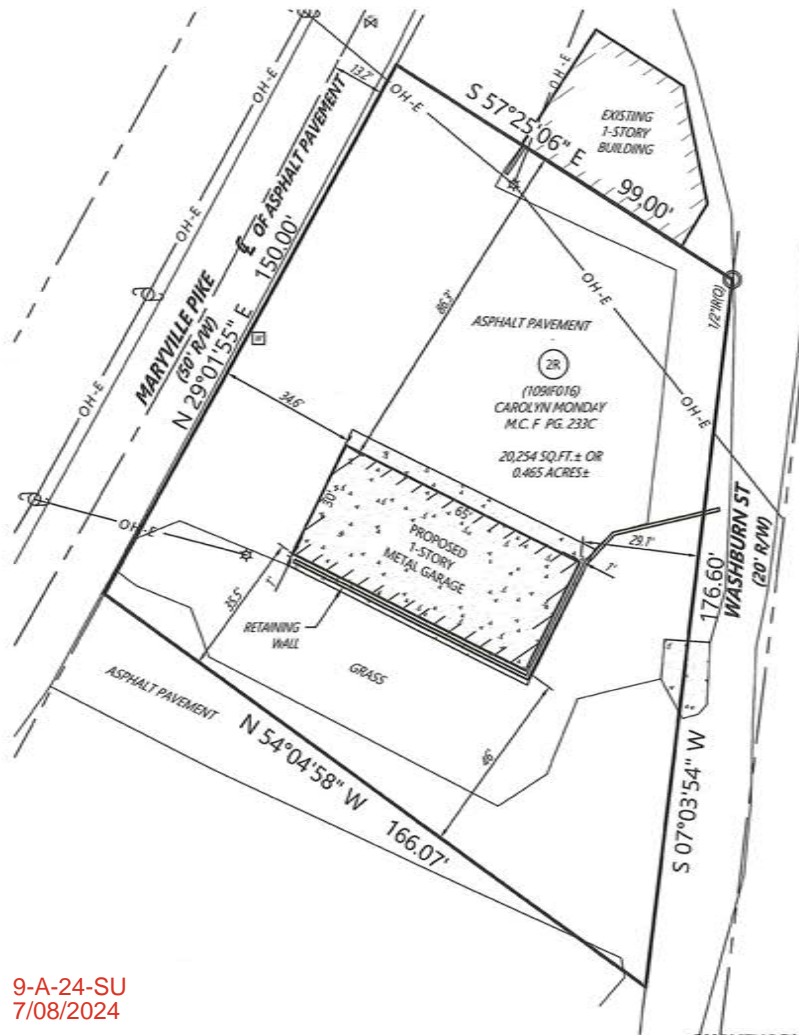
LEGEND

- IRON ROD (OLD) 
- ADJACENT PROPERTY LINE 
- PROPERTY LINE 
- OVERHEAD POWER LINE 
- UTILITY POLE 
- POLE WITH LIGHT 
- CONCRETE 



Know what's below.
Call before you dig.

9-A-24-SU
7/08/2024



SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the herein shown Site Plan represents a Category "TV" survey and as shown hereon and that the survey has been performed to the minimum standards for Land Surveying in the State of Tennessee.

By:  Date: 7/18/24
LEAH M. METCALF TN Registered Surveyor No. 3430



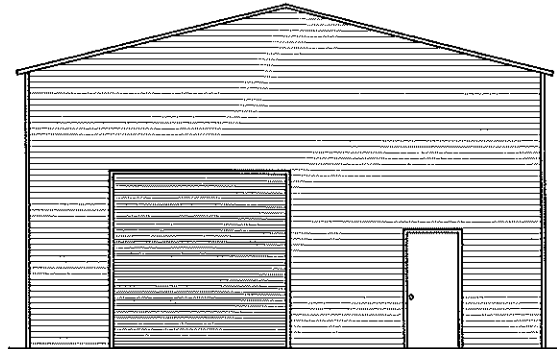
CAR CONNECTION AUTO REPAIR
132 E. O. MARYVILLE PIKE
KNOXVILLE, TN 37920
865-865-0912

NO.	DATE	DESCRIPTION	BY

SITE PLAN

0 MARYVILLE PIKE
KNOXVILLE, KNOX COUNTY, TENNESSEE
TAX MAP 109, INSERT L, GROUP F, PARCEL 016-00
CITY BLOCK: 25422, 29TH WARD, 9TH CIVIL DISTRICT

DATE	JULY 18, 2024
PROJECT NUMBER	241084
SHEET NUMBER	1 OF 1



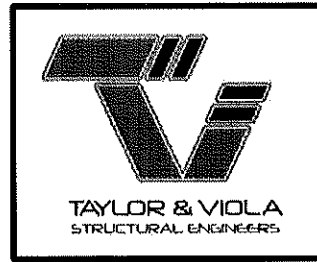
ENCLOSED GABLE END BUILDING

MAXIMUM 30'-0" WIDE X 16'-0" EAVE HEIGHT WITH BOX FRAME / (UP TO) 145 M.P.H. WIND ZONE - 35 P.S.F. SNOW LOAD

FOR:

NC CARPORTS & GARAGE
116 EAST MARKET STREET
ELKIN, NORTH CAROLINA
TELE: 336-368-0668

ISSUE DATE: 01.23.24



JGMT Associates, PLLC

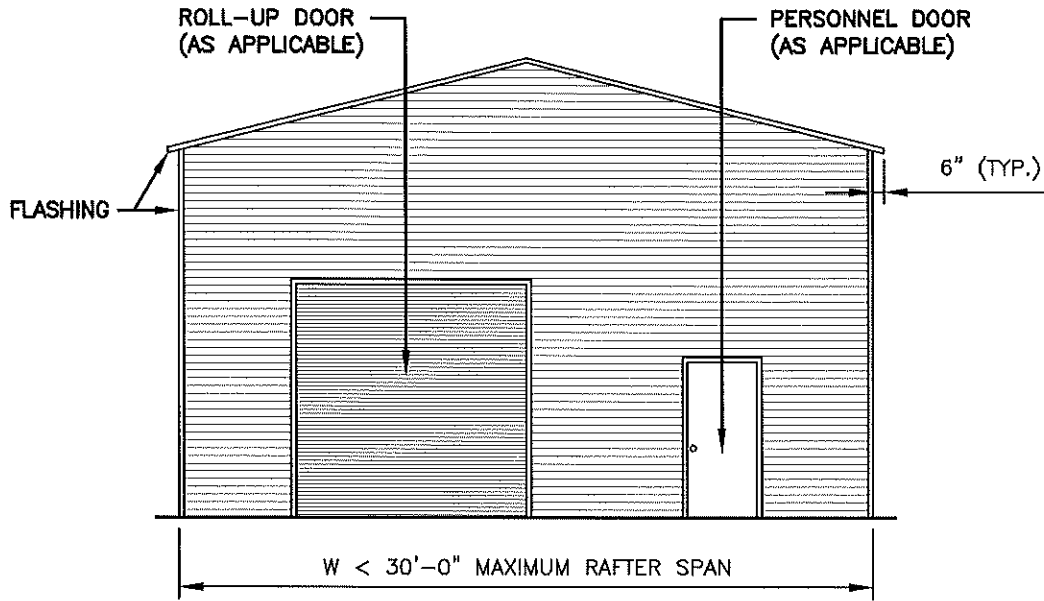
211 Stone Drive / Pilot Mountain, NC 27041
336-399-6277

9-A-24-SU
7/8/2024

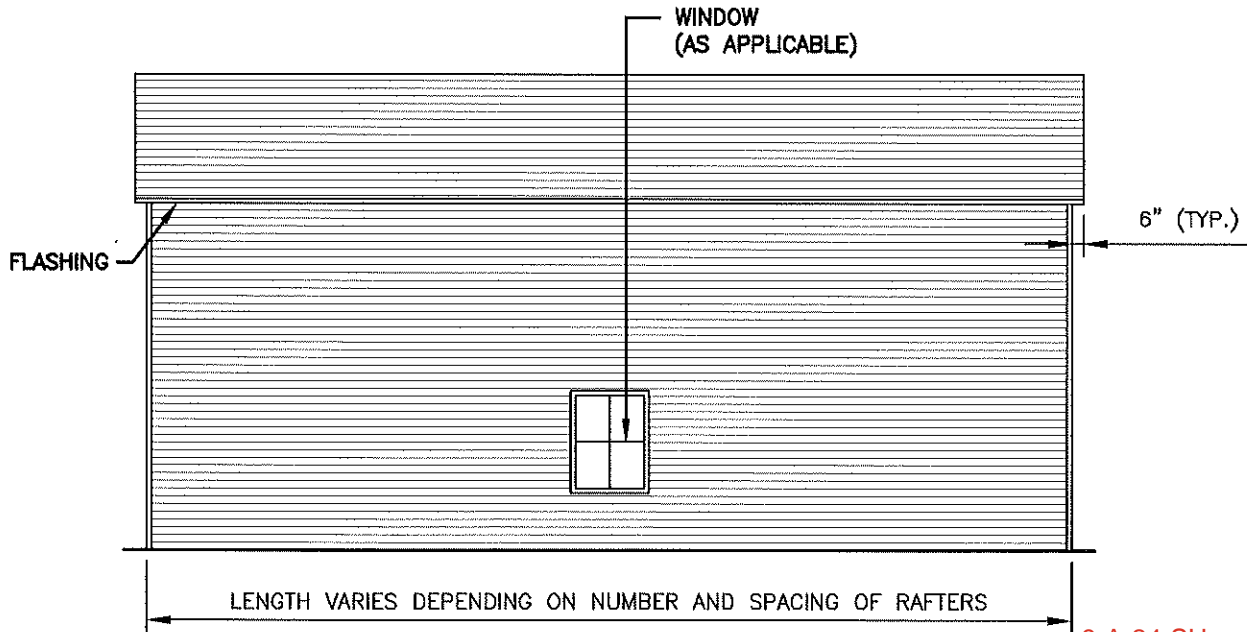
Car Connection

NOTE: THESE DRAWINGS ARE VALID FOR (1) CALENDAR YEAR AFTER THE ISSUE DATE LISTED ON THIS SHEET.

BOX EVE FRAME RAFTER STRUCTURE



TYPICAL END ELEVATION



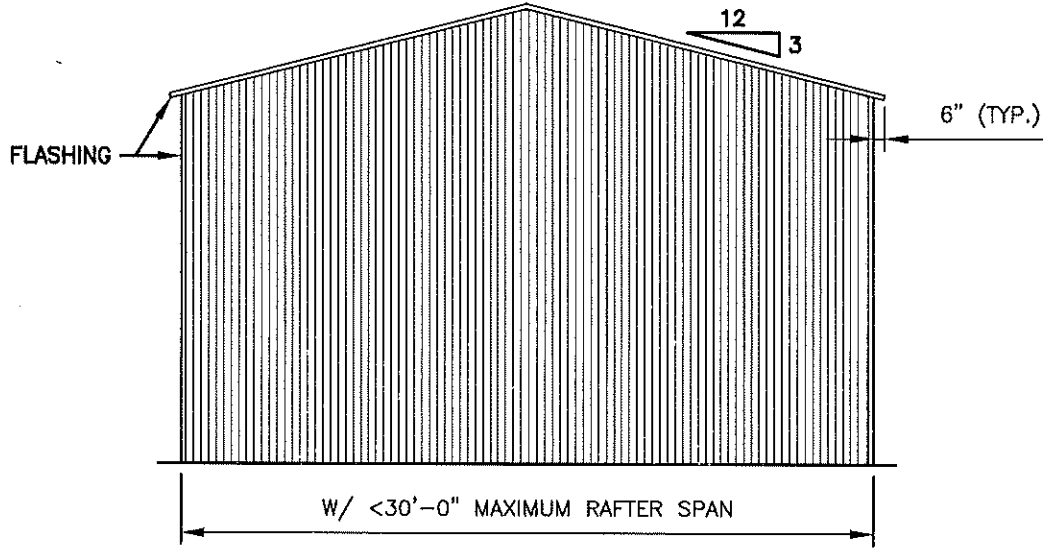
TYPICAL SIDE ELEVATION

9-A-24-SU
7/8/2024

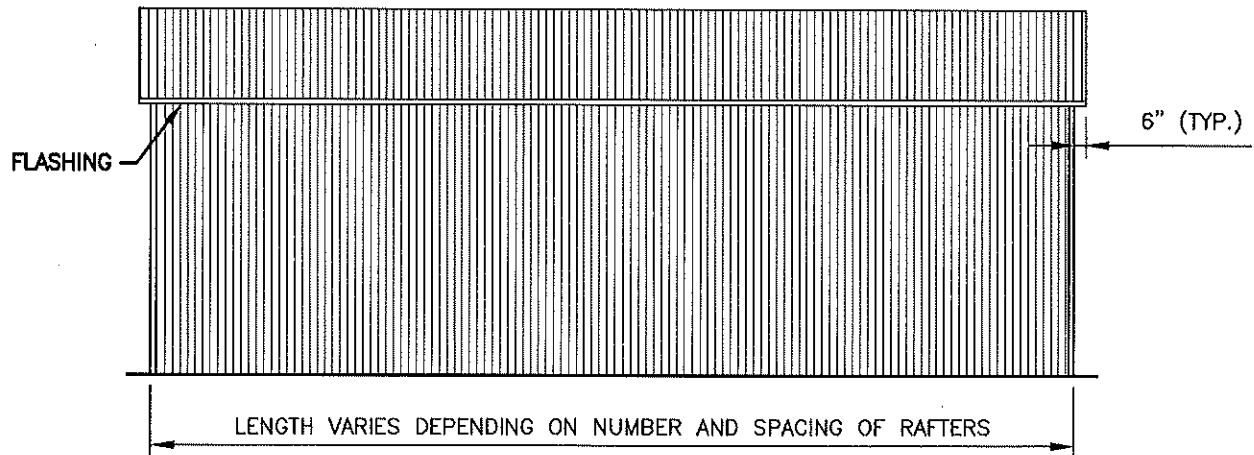
 <p>TAYLOR & VIOLA STRUCTURAL ENGINEERS POB 4416 HICKORY, NORTH CAROLINA 828-328-0100 FAX: 828-328-0801 WWW.TLORVIOLA.COM</p> <p>CMT Associates, PLLC 211 Stone Drive, Pilot Mountain, NC 27041 Telephone: (336) 399-6277</p>	<p>NC CARPORTS & GARAGES 115 EAST MARKET STREET ELKIN, NORTH CAROLINA 28621 TELE: 336-368-0668</p>	<p>DRAWN BY: BKS</p> <p>DATE: 01.23.24</p>	<p>PROJECT NO: MISC</p> <p>SHEET NO: S4</p>
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NOTE: THESE DRAWINGS ARE VALID FOR (1) CALENDAR YEAR AFTER THE ISSUE DATE LISTED ON THIS SHEET.

VERTICAL ROOF / SIDING OPTION



TYPICAL END ELEVATION - VERTICAL ROOF / SIDING



TYPICAL SIDE ELEVATION - VERTICAL ROOF / SIDING

9-A-24-SU
7/8/2024

TAYLOR & VIOLA
STRUCTURAL ENGINEERS
P.O. BOX 16 HICKORY, NORTH CAROLINA
828-328-6111 FAX: 828-328-6601
WWW.T&V.COM LORVIOLA.COM

CMT Associates, PLLC
211 Stone Drive, Pilot Mountain, NC 27041
Telephone: (336) 399-6277

NC CARPORTS & GARAGES
15 EAST MARKET STREET
ELKIN, NORTH CAROLINA 28621
TELE: 336-368-0668

DRAWN BY: **JKS**
DATE: **01.23.24**

PROJECT NO: **MISC**
SHEET NO: **S16**

NOTE: THESE DRAWINGS ARE VALID FOR (1) CALENDAR YEAR AFTER THE ISSUE DATE LISTED ON THIS SHEET.



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

<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 checked="" type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Auto repair facility	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
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.

Applicant Signature	Car Connexion Complete Auto Repair Please Print	6/26/2024 Date
---------------------	---	--------------------------

Phone / Email

Property Owner Signature	Carolyn Monday Please Print	6/26/2024 Date
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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 0912

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

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	Related City Permit Number(s)
Home Occupation (specify) _____	
Other (specify) <u>Auto Repair Facility</u>	

SUBDIVISION REQUEST

Proposed Subdivision Name _____	Related Rezoning File Number
Unit / Phase Number _____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created _____	
<input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change _____ Proposed Zoning _____	Pending Plat File Number
<input type="checkbox"/> Plan Amendment Change _____ Proposed Plan Designation(s) _____	
Proposed Density (units/acre) _____	Previous Rezoning Requests _____
<input type="checkbox"/> 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*)

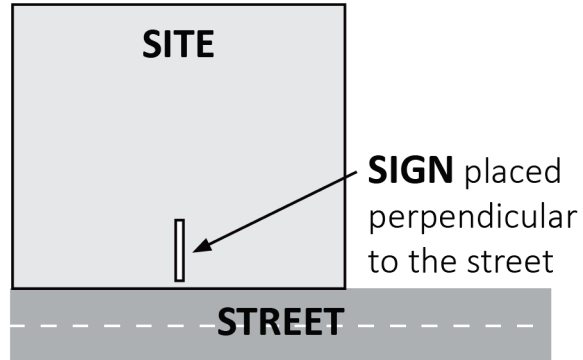
Fee 1		Total
Fee 2		
Fee 3		

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

<u>[Signature]</u>	<u>Hamed Rashid</u>	<u>6/26/24</u>
Applicant Signature	Please Print	Date
<u>865 363 0912</u>	<u>carconnexion2@gmail.com</u>	<u>07/08/2024, SG</u>
Phone Number	Email	Date Paid
<u>Carolyn K Monday</u>	<u>Carolyn K Monday</u>	<u>7/5/24</u>
Property Owner Signature	Please Print	

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