

SPECIAL USE REPORT

► **FILE #:** 9-A-24-SU **AGENDA ITEM #:** 23
POSTPONEMENT(S): 9/12/2024, 10/3/2024 **AGENDA DATE:** 11/14/2024
 ► **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 December 12, 2024 Planning Commission meeting as recommended by staff.

COMMENTS:

This request is for an auto repair facility with a 1,950 sqt structure. Staff is recommending postponement because the site plan must be revised to meet the zoning standards.

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

Applicant Signature

Tatu Samizi

Please Print

865 363 0912

Phone Number

carconnexion2@gmail.com

Email

STAFF ONLY

MR

Staff Signature

Michael Reynolds

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

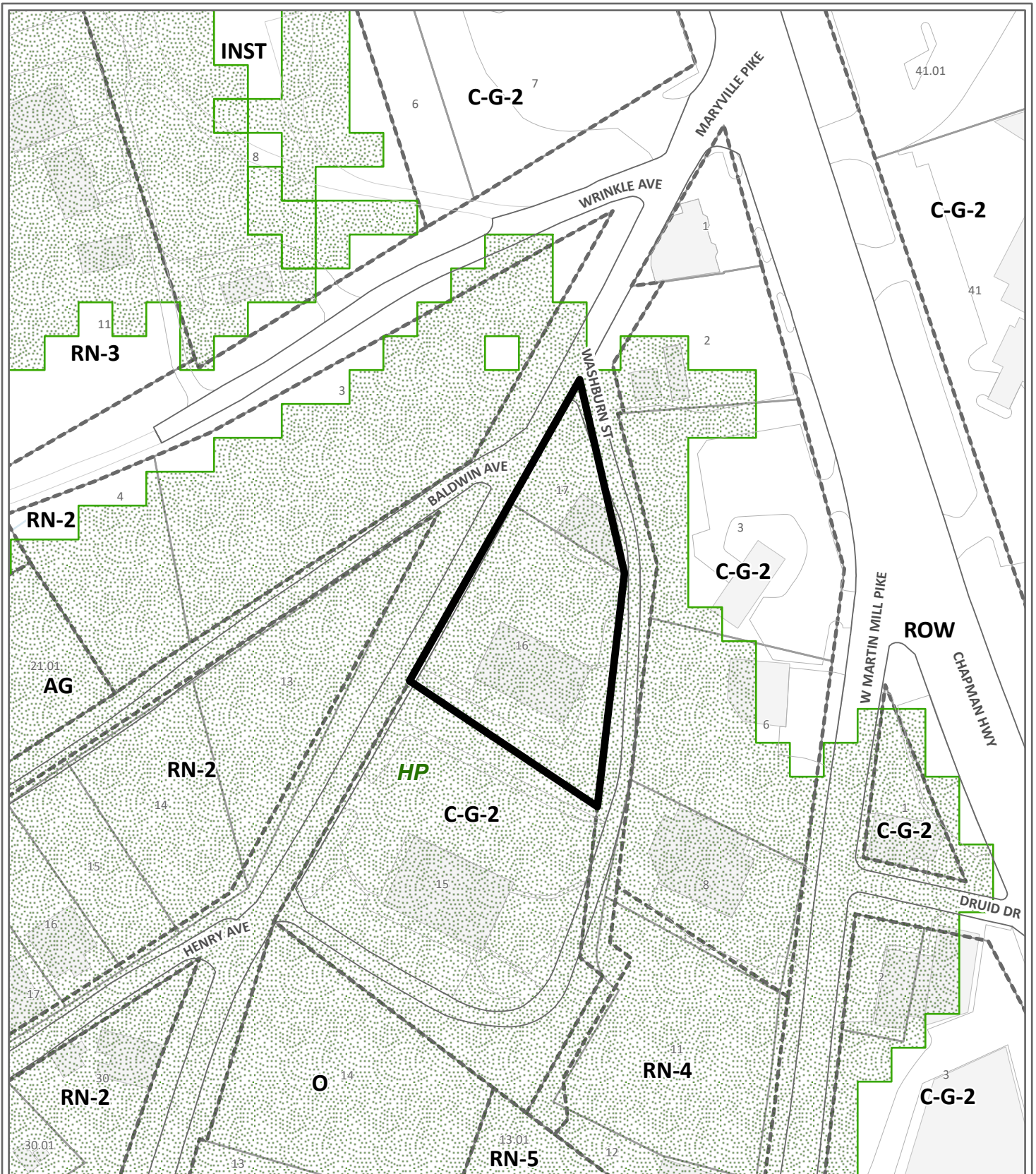
Date:

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

Petitioner: Car Connexion Complete Auto Repair

Map No: 109

Jurisdiction: City

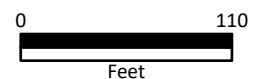
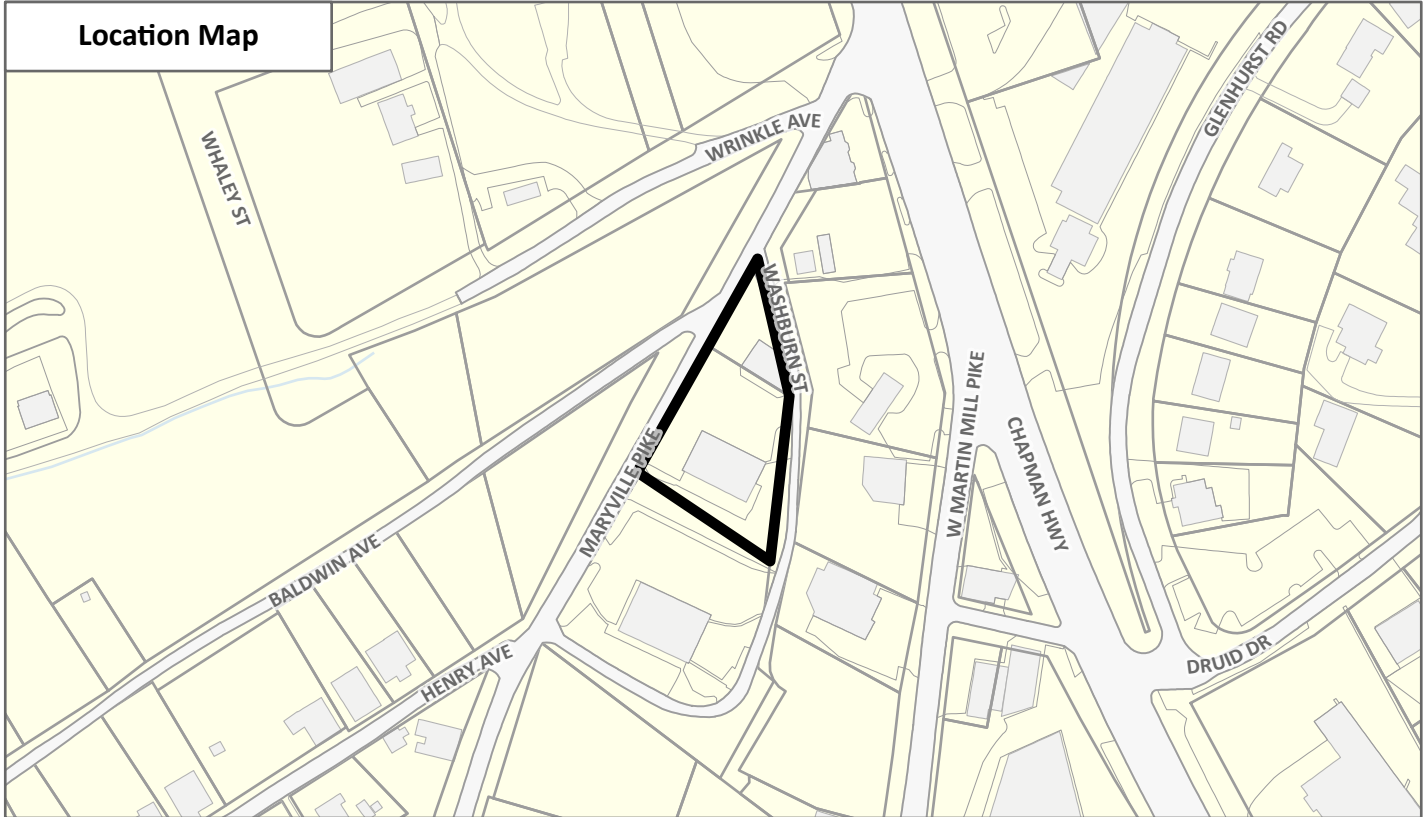


Exhibit A. Contextual Images

Location Map



Aerial Map

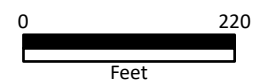


CONTEXTUAL MAPS 1

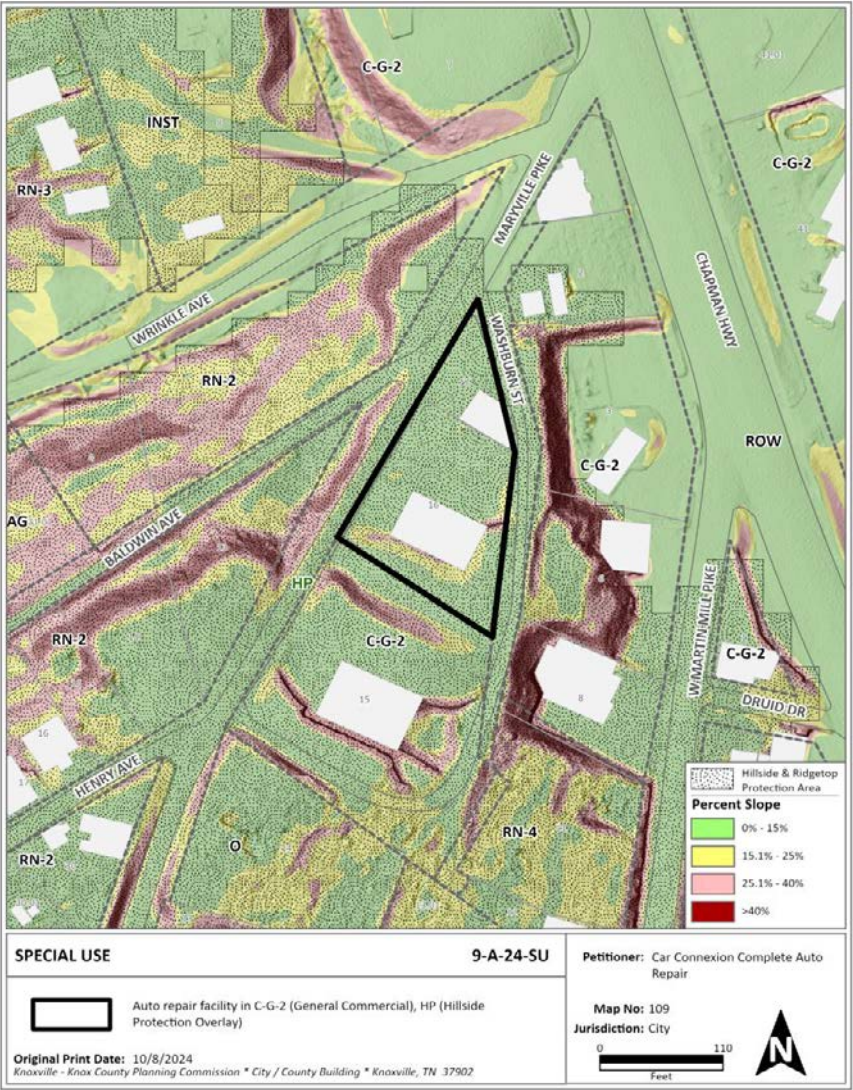
9-A-24-SU



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%	

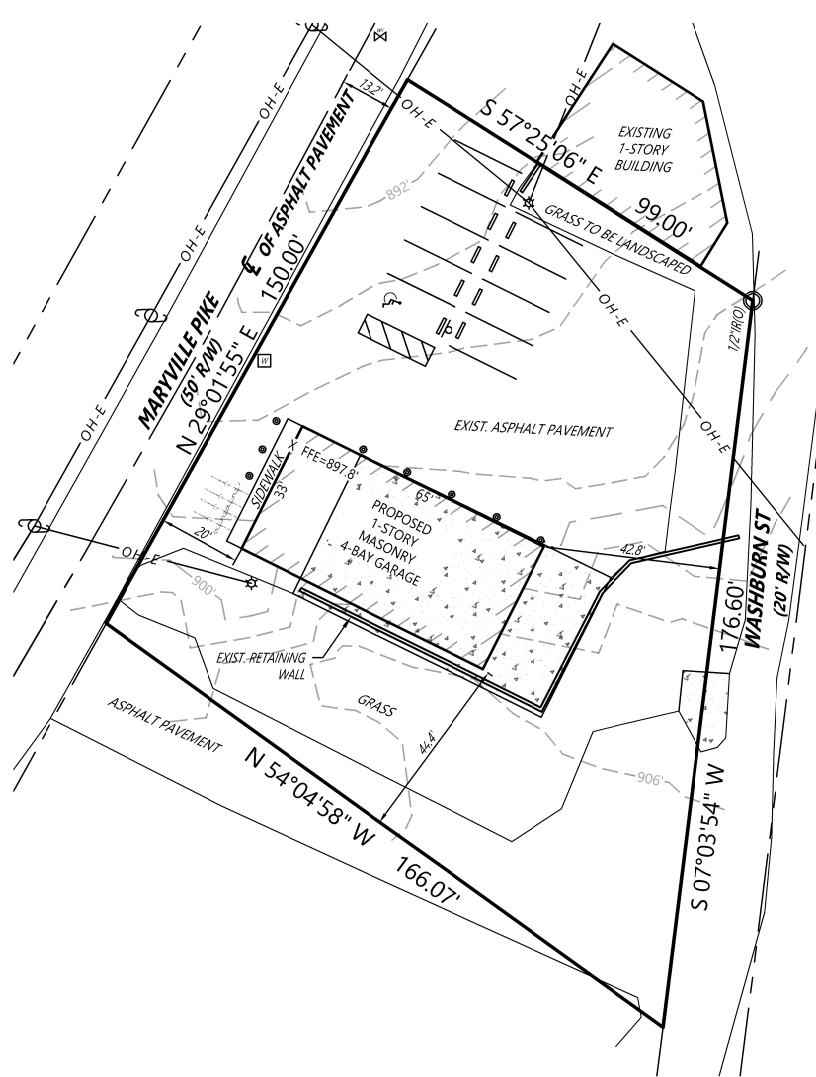


NOTES

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

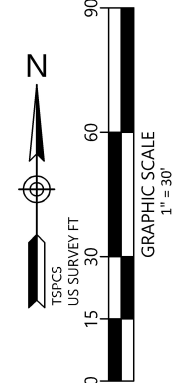
IRON ROD (OLD)	
ADJACENT PROPERTY LINE	
PROPERTY LINE	
OVERHEAD POWER LINE	
UTILITY POLE	
LIGHT POLE	
BIKE RACK	
CONCRETE	



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

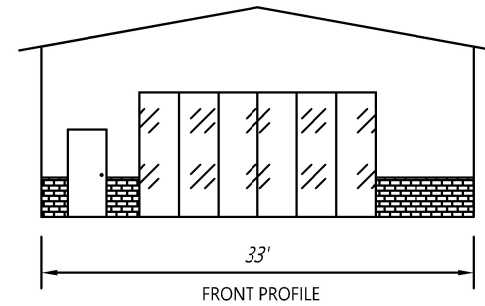
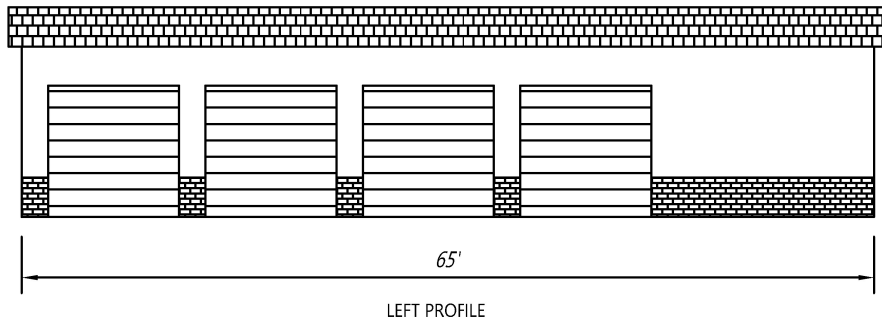
SITE PLAN

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

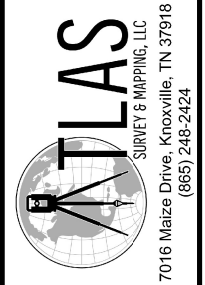


DATE	
OCTOBER 10, 2024	
PROJECT NUMBER	
241084	
SHEET NUMBER	
1 OF 1	



$478.5 \times 0.3 = 143.55$ SQ.FT. MIN. TRANSPARENCY
 20 SQ.FT. FRONT DOOR
 $3 \times 9.5 = 28.5 \times 6 = 171$ 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

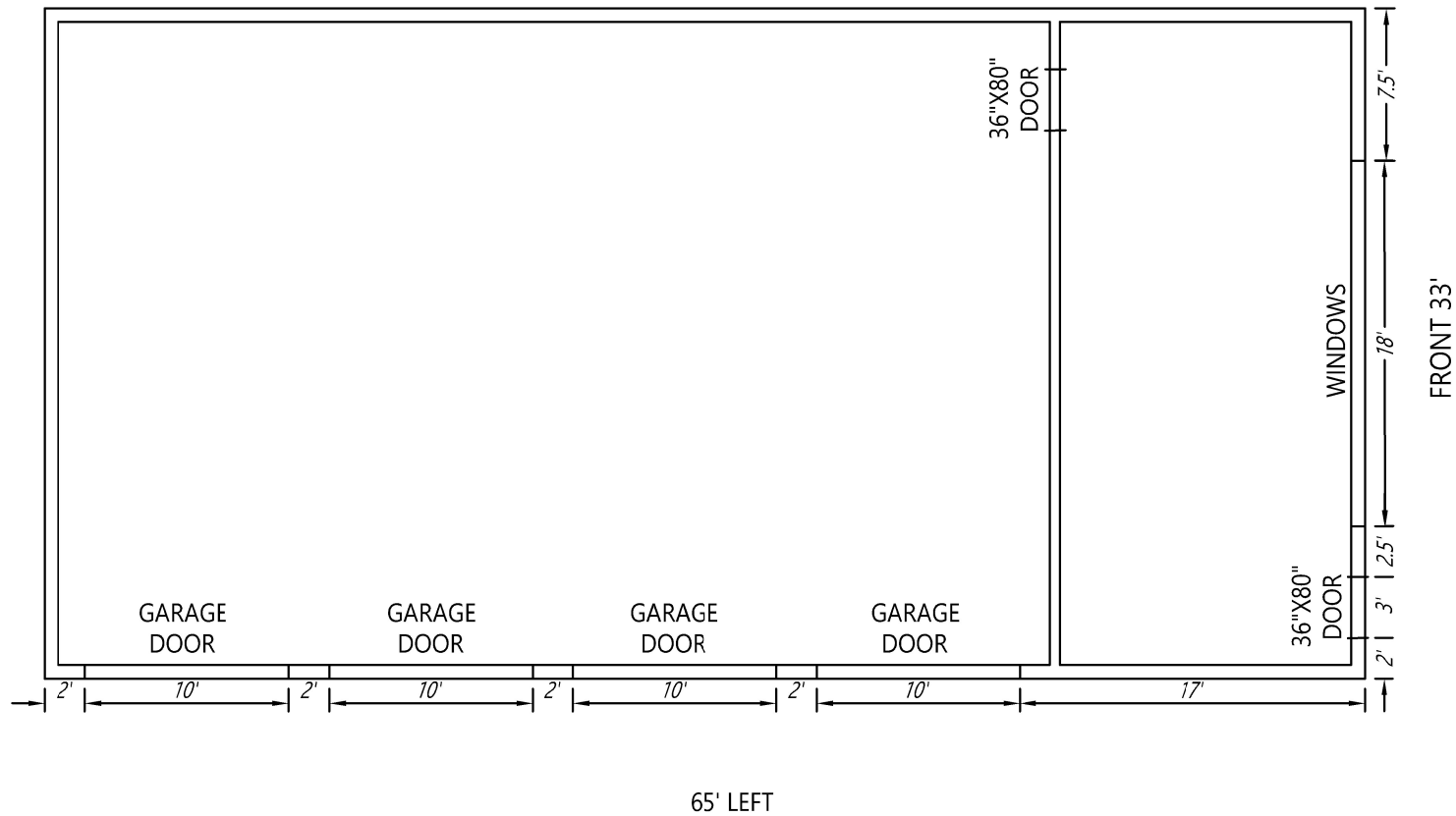
OCTOBER 10, 2024

PROJECT NUMBER

241084

SHEET NUMBER

1 OF 1

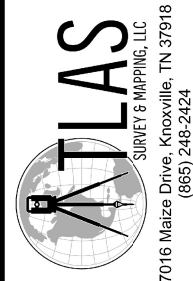


9-A-24-SU
Revised: 10/14/2024

BUILDING LAYOUT

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

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



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	
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.

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

Phone / Email

Property Owner Signature	Carolyn Monday	6/26/2024
	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

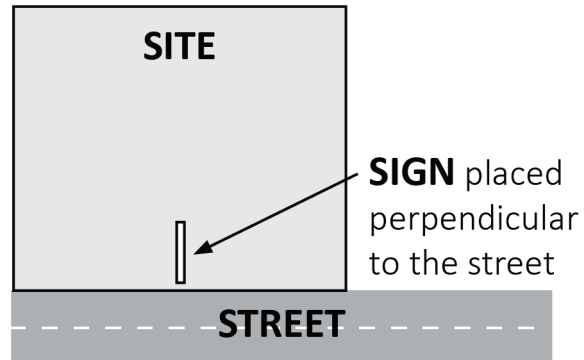
07/08/2024, SG

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