

SPECIAL USE REPORT

► FILE #: 9-A-24-SU AGENDA ITEM #: 46

> AGENDA DATE: 9/12/2024

► 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 North: Commercial - C-G-2 (General Commercial), HP (Hillside Protection USE AND ZONING:

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)

Public-quasi public - RN-2 (Single-Family Residential West:

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

commerical uses.

STAFF RECOMMENDATION:

Postpone the request to the October 3, 2024 Planning Commission meeting as requested by the applicant.

AGENDA ITEM #: 46 FILE #: 9-A-24-SU 9/3/2024 09:18 AM MIKE REYNOLDS PAGE #: 46-1

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.

AGENDA ITEM #: 46 FILE #: 9-A-24-SU 9/3/2024 09:18 AM MIKE REYNOLDS PAGE #: 46-2



Request to Postpone · Table · Withdraw

Car Connexion Complete Auto Repair

8/31/2024

was a substant and a substant a s	J Car Connoxion Comp	ioto rtato rtopan	8/31/2024
KNOXVILLE I KNOX COUNTY	Applicant Name (as it appears on the	he current Planning Commission agenda)	Date of Request
September 12, 2024			File Number(s)
Scheduled Meeting Date		9-A-24-SU	
POSTPONE			
the week prior to the Plan	nning Commission meeting. All requests	equest is received in writing and paid for best and paid for best acted upon by the Planning Contempt. If payment is not received by the contempt.	nmission, except new
SELECT ONE: 30 days	☐ 60 days ☐ 90 days		
Postpone the above application	on(s) until the October 3, 2024	Planning Commiss	ion Meeting.
WITHDRAW			
week prior to the Planning Applicants are eligible for a	; Commission meeting. Requests made a a refund only if a written request for witl	request is received in writing no later than after this deadline must be acted on by the hdrawal is received no later than close of ed by the Executive Director or Planning S	e Planning Commission. business 2 business day
TABLE		*The refund check will be mail	led to the original payee
no fee to table or untable a	I for tabling must be acted upon by the an item.	Planning Commission before it can be offi	cially tabled. There is
AUTHORIZATION I	By signing below, I certify I am the prope	erty owner, and/or the owners authorized i	representative.
50mizi	Tati	u Samízi. Connexion 2@gm	
Applicant Signature	Please F	Print	•
865 363	0912 CAT	CONNEXION Z @ AM	ail.com
Phone Number	Email		
STAFF ONLY.			
MAS	Michael Rey	nolds	□ No Fee
Staff Signature	Please Print	Date Paid	No Fee
Eligible for Fee Refund?	'es □ No Amount:		
Approved by:		Date:	
Payee Name	Payee Phone	Payee Address	

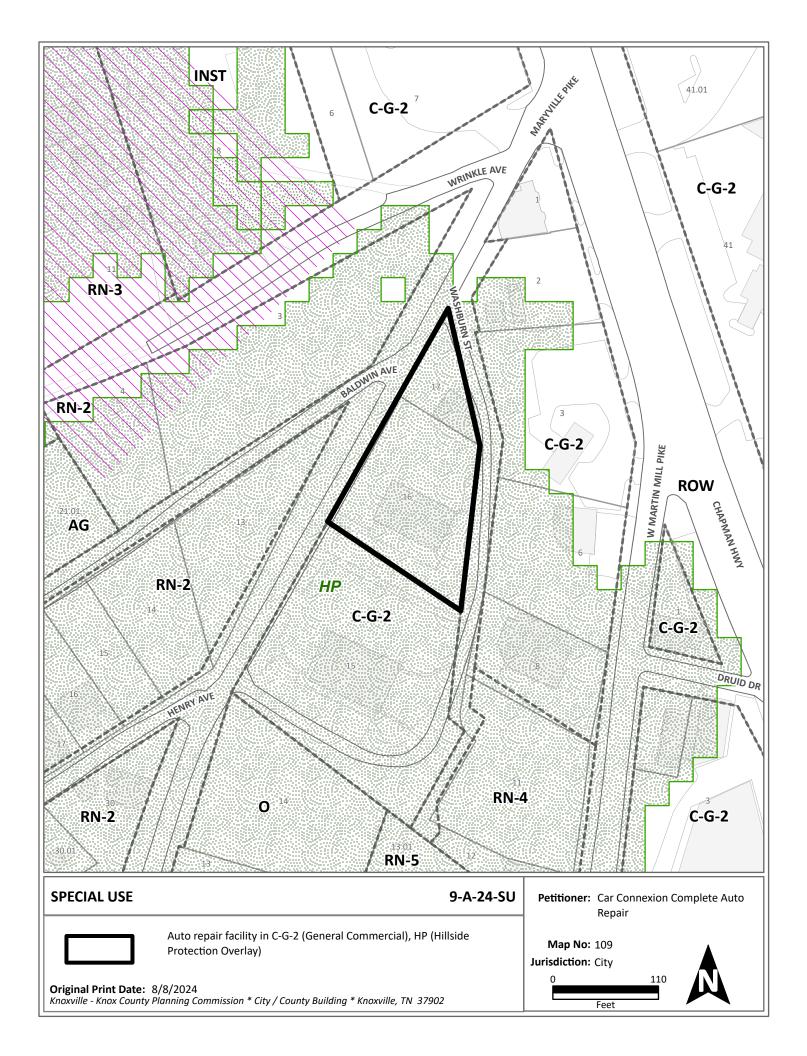
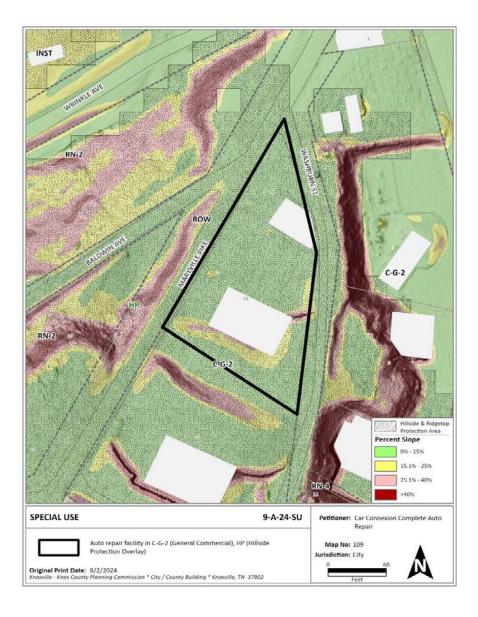


Exhibit A. Contextual Images Location Map WRINKLE AVE W MARTIN MILL PIKE BALDWINAVE DRUID DR **Aerial Map**



Staff - Slope Analysis Case: 9-A-24-SU

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	0%

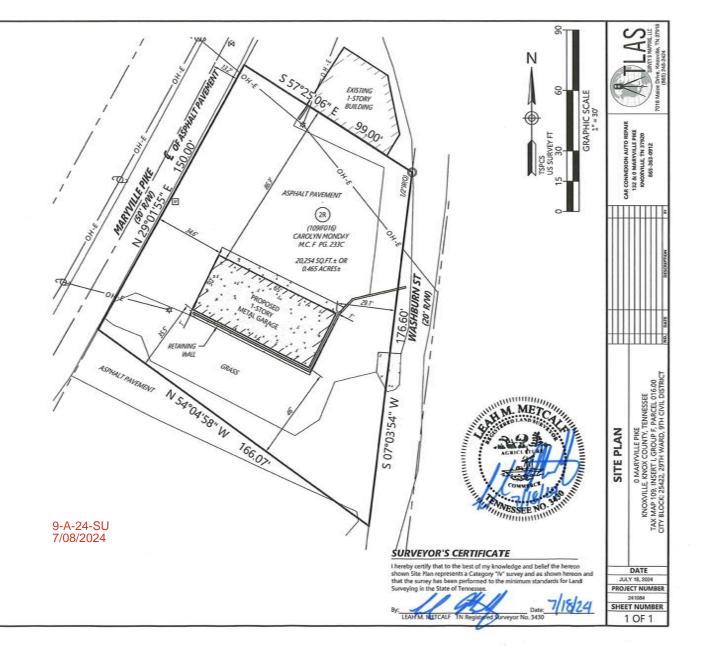


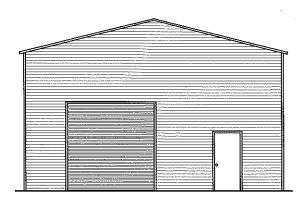
NOTES

- SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNMANED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE CUMPLY
- PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 109, INSERT I, GROUP F, KNOX COUNTY, TENNESSEE.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3.1. FOR BOUNDARY ASPECTS OF THIS SURVEY, RIX GHOS POSITIONAL DATA WAS DESERVED ON/REFINEED JULY 15, 2004, UTILIZING TOPCON HER VE GHOSS RECEIVERS THE GOOD COORDINATES OF THE FIRED STATIONS) WERE DERIVED USING A VRS NETWORK OF TOOT CORS STATIONAL REFIRENCED TO MADEGIORITI GEOID 18
- 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 47099202836, DATED 08/05/2013.
- 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 CONTACTION 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 THERE (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.
- 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.
- ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (ROKC).
- 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.
- 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)	0 80
ADJOINER PROPERTY LINE	
PROPERTY LINE	
OVERHEAD POWER LINE	
UTILITY POLE	P
POLE WITH LIGHT	*
CONCRETE	44







ENCLOSED GABLE END BUILDING

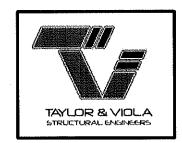
MAXIMUM 30'-0" WIDE X 16'-0" EAVE HEIGHT WITH BOX FRAME / (UP TO) 145 M.P.H. WIND ZONE - 35 P.S.F. SHOW LOAD

FOR:

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

ISSUE DATE: 01.23.24

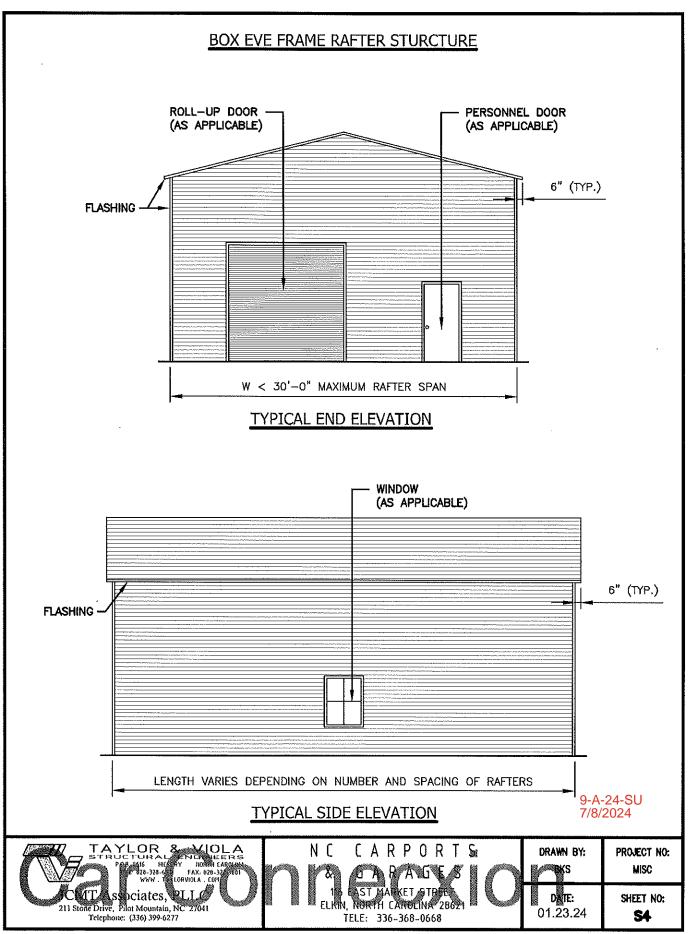




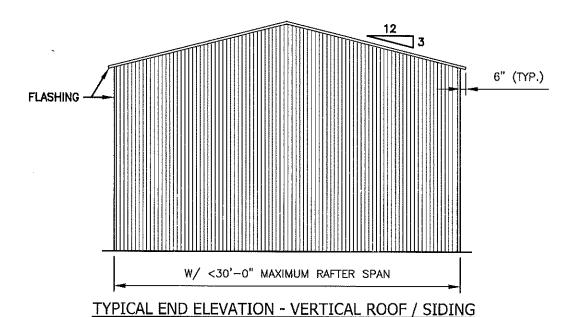
JONT Associates, PILC

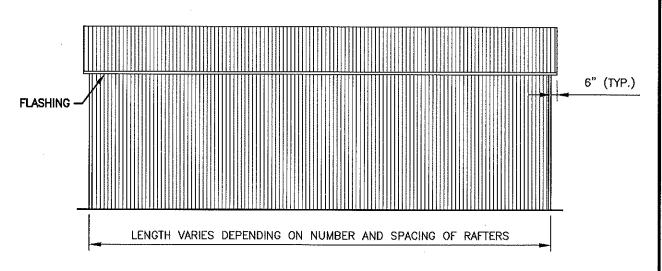
211 Stone Urive / Pilot Mountain, NC 27041 336-399-6277 9-A-24-SU 7/8/2024

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



VERTICAL ROOF / SIDING OPTION





TYPICAL SIDE ELEVATION - VERTICAL ROOF / SIDING

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





Development Request

	DEVELOPMENT	SUBDIVISION	ZONING
Dlanning	☐ Development Plan	☐ Concept Plan	☐ Rezoning
KNOXVILLE I KNOX COUNTY	☐ Planned Development	☐ Final Plat	☐ Plan Amendment
	✓ Use on Review / Special Use		☐ Sector Plan
	☐ Hillside Protection COA		☐ City OYP / County Comp Plan
Car Connexion Complete Auto Re	pair		
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 sh	nould be directed to the app	proved contact listed below.
Tatu Samizi Car Connexion Compl	ete Auto Repair		
Name / Company			
132 Maryville Pike Knoxville TN 37	7920		
Address			
865-363-0912 / carconnexion2@g	mail.com		
Phone / Email			
	_		
CURRENT PROPERTY INFO			
Carolyn Monday	1006 E Woodland Ave Knoxville	TN 37917	
Owner Name (if different)	Owner Address	Ov	vner Phone / Email
132 MARYVILLE PIKE / 0 MARYVII	LE PIKE		
Property Address			
109 F 017,016		0.9	59 acres
Parcel ID	Part of P	Parcel (Y/N)? Tra	act Size
Knoxville Utilities Board	Knoxville Utilities B	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.

Printed 8/21/2024 9:20:08 AM 9-A-24-SU

DEVELOPMENT REQUEST					
☐ Development Plan ☐ Plan	nned Development	✓ Use on Review	/ Special Use	Related City	Permit Number(s)
☐ Hillside Protection COA		Residential	✓ Non-residential		
Home Occupation (specify)					
Other (specify) Auto repair fac	ility				
SUBDIVSION REQUEST					
				Related Rezo	oning File Number
Proposed Subdivision Name					
Unit / Phase Number		Total	Number of Lots Created		
Additional Information					
Attachments / Additional Rec	quirements				
ZONING REQUEST					
Zoning				Pending P	lat File Number
Change Proposed Zoni	ng				
☐ Plan					
Amendment Proposed Plan	Designation(s)				
		_			
Proposed Density (units/acre)	Previous Rezoning	Requests			
Additional Information					
STAFF USE ONLY					
PLAT TYPE			Fee 1		Total
☐ Staff Review ☐ Plann	ing Commission		\$1,600.00)	
ATTACHMENTS Property Owners / Ontion He	olders Varian	usa Paguast	Fee 2		
Property Owners / Option HoAmendment Request (Compile		ice Request	ree z		
ADDITIONAL REQUIREME	NTS				
Use on Review / Special Use			Fee 3		=
☐ Traffic Impact Study					
COA Checklist (Hillside Protection	ction)				
AUTHORIZATION					
☐ I declare under penalty of perju	ury the foregoing is tr	ue and correct: 1) He/s	he/it is the owner of the pro	operty. AND 2) ti	he application and
all associated materials are bei			, , , , , , , , , , , , , , , , , , ,	-p-:y, =,	
		xion Complete Auto	Repair		6/26/2024
Applicant Signature	Please Prin	T.			Date
Phone / Email					
THORE / LINAII	Carolyn M	onday			6/26/2024
Property Owner Signature	Please Prin	_			Date

9-A-24-SU Printed 8/21/2024 9:20:08 AM



Planning Sector

Development Request

Planning KNOXVILLE I KNOX COUNTY Car Contexton Applicant Name		SUBDIVISION Concept Plan Final Plat Ppair Affiliat	ZONING Plan Amendment SP OYP Rezoning ion File Number(s)
Date Filed CORRESPONDENCE	9 12 2024 Meeting Date (if applicable) All correspondence related to this application is		1-24-54
Applicant Property Own Tatu Sami Name	ner Option Holder Project Surveyo	exion (om	lete Aut Rep
132 Maryville	Pike Knox	TV State	37920
Address	City	State	ZIP
Phone CURRENT PROPERTY INFO	Email	imail. com	
Property Owner Name (if differen	nt) Property Owner Address		Property Owner Phone
Property Address		Parcel ID	
Sewer Provider	Water Provider		Septic (Y/N)
STAFF USE ONLY			
General Location		Tract S	Size
Y51			
☐ City ☐ County ☐ District	Zoning District	Existing Land Use	
Planning Sector	Sector Plan Land Use Classificatio	n Grow	th Policy Plan Designation

Sector Plan Land Use Classification

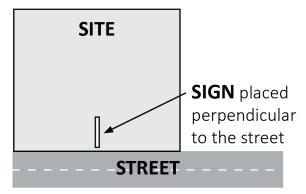
DEVELOPMENT REQUEST		
☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA		Related City Permit Number(s)
☐ Residential ☐ Non-Residential		
Home Occupation (specify)	4	
Other (specify) Auto Repair Facili	ty	
SUBDIVISION REQUEST		
		Related Rezoning File Number
Proposed Subdivision Name	12 CO. 15	
Combine Parcels Divide Parcel		
Unit / Phase Number	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 Rec		
Proposed Density (units/acre) Previous Rezoning Rec Other (specify)	MARKO 678	
DO NO SERVICE		
STAFF USE ONLY		
PLAT TYPE	Fee 1	Total
Staff Review Planning Commission		
ATTACHMENTS	Fee 2	
Property Owners / Option Holders Variance Request	1002	
ADDITIONAL REQUIREMENTS Design Plan Certification (Final Plat)		
Use on Review / Special Use (Concept Plan)	Fee 3	
☐ Traffic Impact Study		
COA Checklist (Hillside Protection)		
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 a	associated materials are being submit	tted with his/her/its consent
March Hamed	Rockiel	ababy
Applicant Signature Please Print	INDRE	Date
865 363 0912 Carconnexio	02000 il ca	5259676
Phone Number Email	n 2@gmail. Com	0=1001000:00
Circuit	11 .01	07/08/2024, SG
Corolyn K Wonday Carolyn	1 K Monday	7/5/24
Property Owner Signature Please Print		Date Paid



Sign Posting & Removal Requirement

Revised April 2021

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-ofway 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	09/12/2024	
(applicant or staff to post sign)		(applicant to remove sign)	
Applicant Name: Car Connexion Complete	Auto		
Date: 06/26/2024		Sign posted by Staff	
File Number: 9-A-24-SU		Sign posted by Applicant	