



SPECIAL USE REPORT

▶ **FILE #:** 9-F-24-SU

AGENDA ITEM #: 51

AGENDA DATE: 9/12/2024

▶ **APPLICANT:** ANDY STOLL

OWNER(S): Graham Hunter

TAX ID NUMBER: 81 N M 01801, 020, 021, 022

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 546 W. Scott Ave. (0, 518, 526 W. Scott Ave.)

▶ **LOCATION:** Southeast side of W Scott Ave, east of I-275

▶ **APPX. SIZE OF TRACT:** 1.47 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via W. Scott Avenue, a local street with a pavement width of 22-26 ft within 40 ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek

▶ **ZONING:** I-MU (Industrial Mixed-Use)

▶ **EXISTING LAND USE:** Office, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Vehicle repair facility (primary use) and outdoor storage yard (secondary use)

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land, commercial - I-MU (Industrial Mixed-Use)

South: Industrial - I-G (General Industrial)

East: Single family residential, agriculture/forestry/vacant land - I-MU (Industrial Mixed-Use)

West: Single family residential - I-MU (Industrial Mixed-Use)

NEIGHBORHOOD CONTEXT: This property is located in the southeast quadrant of the I-275/Woodland Avenue interchange. The surrounding area consists of small-scale businesses, office, and single family houses. Holston Gases is to the south.

STAFF RECOMMENDATION:

▶ **Approve the request for a vehicle repair/service business and an outdoor storage yard as a secondary use, subject to 2 conditions.**

1. Meeting all requirements of the City of Knoxville Zoning Ordinance, including but not limited to the principal

use standards of Article 9.3.DD. (Vehicle Repair/Service).

2. Meeting all applicable requirements of the Knoxville Department of Engineering, including but not limited to platting the property to consolidate the lots and modifying the parking lot if required during permitting, and meeting the requirements of the stormwater ordinance (Chapter 22.5).

With the conditions noted above, this request meets the requirements of the I-MU (Industrial Mixed-Use) zone, the principal use standards for vehicle repair/service businesses, and the criteria for approval of a special use.

COMMENTS:

This proposal is for a vehicle repair/service business with outdoor storage as a secondary use in the I-MU (Industrial Mixed-Use) zone. Access to the site is from W. Scott Avenue via Cline Street, a short, narrow road with three 90-degree turns. The properties on these streets are zoned I-MU, with one zoned O (Office).

This business installs accessories for emergency vehicles. It does not perform general vehicle repairs for the general public. The principal use standards for vehicle repair/service only allow vehicles to be stored on a site for 30 days. The business does not anticipate vehicles being stored on the site for over 30 days, but the request for the outdoor storage yard as a secondary use will allow vehicle storage for longer than 30 days if needed. A secondary use must be associated with a primary use. If the vehicle repair/service use moves from this site, the property cannot be used solely as an outdoor storage yard.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan and Central City Sector Plan designation for this site are MU-SD, MU-CC10 (Downtown North/I-275 Corridor Redevelopment and Urban Renewal Plan) which recommends including office, light manufacturing, wholesale and retail commercial, and residential. Office buildings and office components of industrial buildings should be closer to I-275. Industrial and warehouse distribution uses should be located toward the interior portion of the corridor where rail access is provided.

B. The property is located near I-275, with the structure located between the parking and storage area and I-275.

C. The Knoxville zoning ordinance defines the business as a vehicle repair/service business because the service is to vehicles. However, the business is also similar to a light manufacturing use because it converts standard vehicles to emergency vehicles by adding accessories.

D. The proposed vehicle repair/service business is consistent with the adopted plans.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The I-MU zone is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments. This mix is designed to promote the reuse of older, character-giving structures that may no longer be suitable for their original industrial purposes but that can accommodate a variety of alternative types of uses. Residential uses are also permitted in the I-MU zone, both above the ground floor in mixed-use development, and in multi-family dwellings.

B. The business model for the proposed vehicle repair/service business is similar to light manufacturing/industrial uses as outlined above.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The applicant does not anticipate modifying the exterior of the structure. If the parking lot has to be modified, it may have to come into compliance with the current zoning standards. The portion of the parking lot along W. Scott Avenue may extend into the public right-of-way.

B. The proposed business is similar in nature to other permitted uses in the I-MU zone.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The applicant has stated the business operates from 7 am to 4 pm on weekdays.

B. All work on vehicles is to be performed inside the structure only.

C. Given these parameters, no adverse impacts are expected on adjacent properties resulting from this approval.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed business will generate traffic similar to other permitted uses in the I-MU zone.

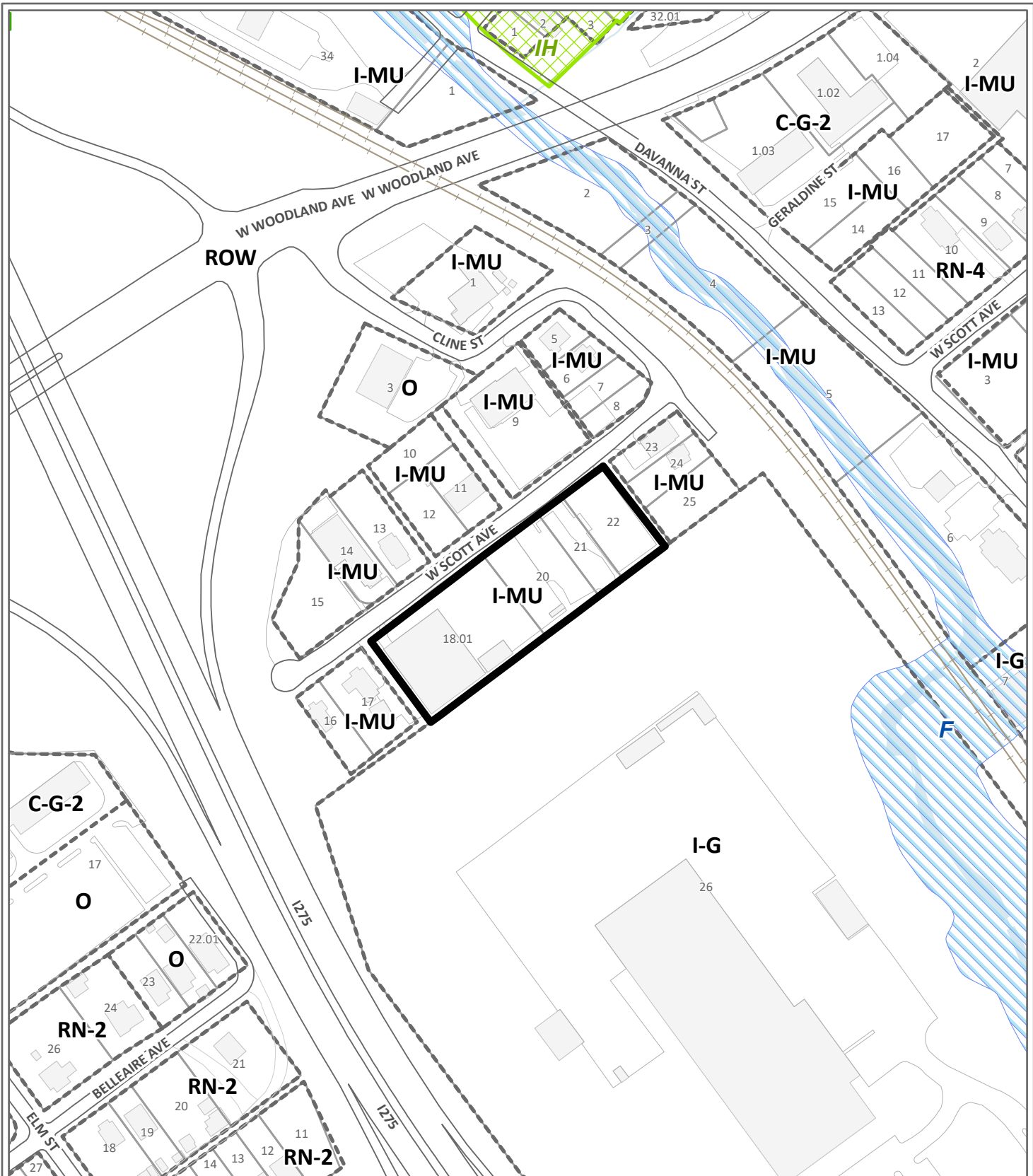
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



SPECIAL USE

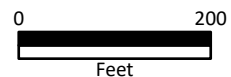
9-F-24-SU

Petitioner: Andy Stoll



Vehicle repair facility (primary use) and outdoor storage (secondary use) in I-MU (Industrial Mixed-Use)

Map No: 81
Jurisdiction: City

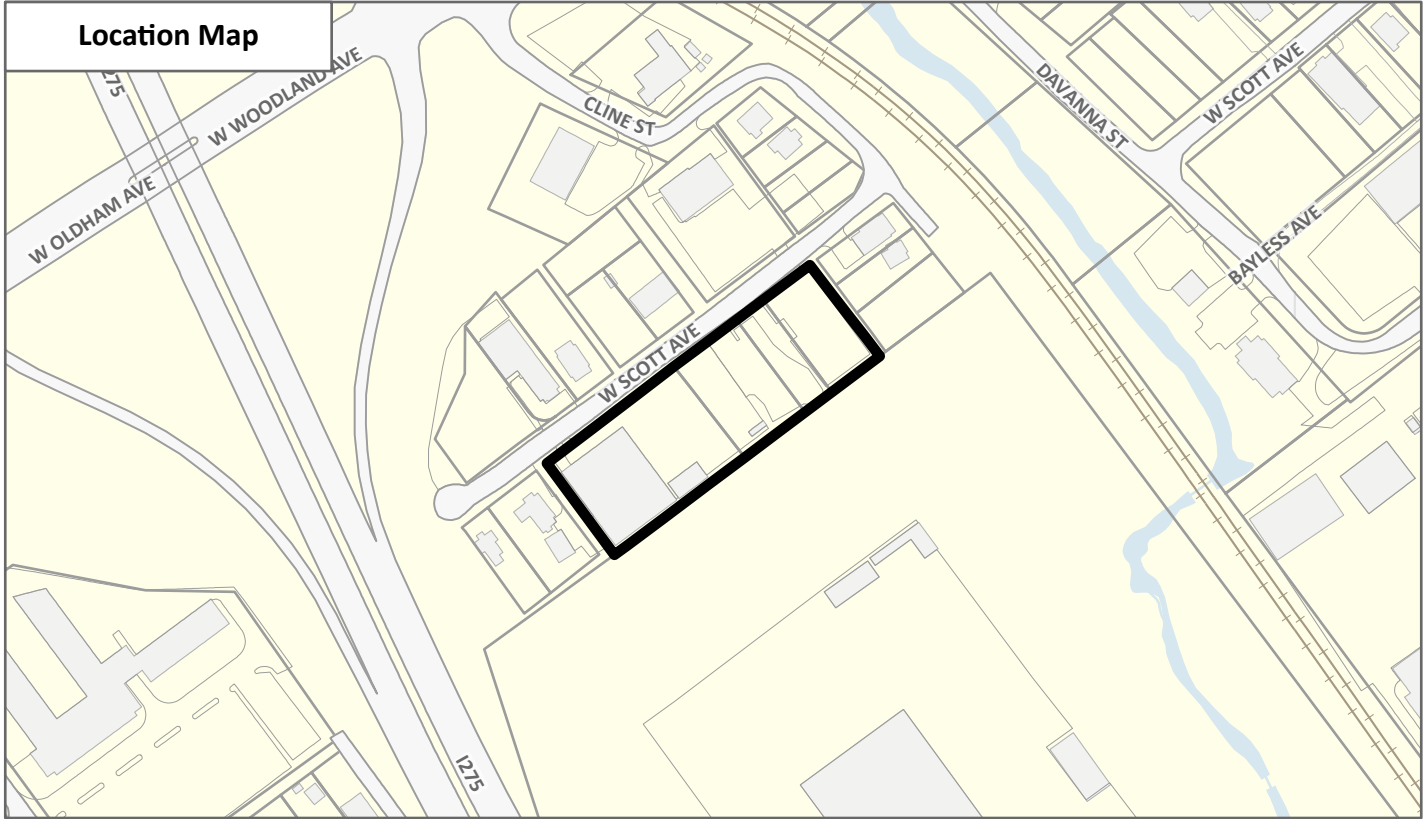


Original Print Date: 8/8/2024

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

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

9-F-24-SU



Case boundary





Use on Review / Special Use (Concept Plan)

546 W. Scott Avenue, Knoxville, TN

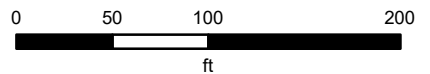
9-F-24-SU

Revised: 8/26/2024

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Use on Review / Special Use (Parking)

546 W. Scott Avenue, Knoxville, TN

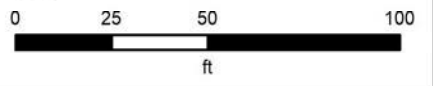
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Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Andy Stoll

Applicant Name

Affiliation

7/29/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-F-24-SU

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Andy Stoll Truckers Lighthouse Police & Fire

Name / Company

201 Crutchfield Ave Nashville TN 37210

Address

615-255-5868 / andy@truckerslighthouse.com

Phone / Email

CURRENT PROPERTY INFO

Graham Hunter

Owner Name (if different)

3600 Pleasant Ridge Rd Knoxville TN 37921

Owner Address

865-525-0401

Owner Phone / Email

546 W. Scott Ave. / 0, 518, 526 W. Scott Ave.

Property Address

81 N M 01801, 020, 021, 022

Parcel ID

1.47 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

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) Vehicle repair facility (primary use) and outdoor storage (secondary use)	

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 <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,600.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	Andy Stoll Please Print	7/29/2024 Date
Phone / Email		
Property Owner Signature	Graham Hunter Please Print	7/29/2024 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

Andy Stoll

Tenant

Applicant Name

Affiliation

July 29, 2024

September 12, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

9-F-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

Andy Stoll

Truckers Lighthouse Police & Fire

Name

Company

201 Crutchfield Avenue

Nashville

TN

37210

Address

City

State

ZIP

(615) 255-5868

andy@truckerslighthouse.com

Phone

Email

CURRENT PROPERTY INFO

Graham Hunter

3600 Pleasant Ridge Rd., Knoxville, 37921 (865) 525-0401

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

546 W. Scott Avenue

081NM01801, ...020, ...021, 081NM022

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Proposed use: Home Occupation (specify) Vehicle Repair Facility & Outdoor Storage (as a secondary use)

Other (specify) Company up-fits new vehicles with lights, radio equipment, and similar equipment for municipalities.
Company will be storing vehicles to be up-fitted and vehicles for pickup on the access land to the northeast of the building.

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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
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


Andy Stoll
Applicant Signature

Andy Stoll
Please Print

07/29/24
Date

(615) 255-5868
Phone Number

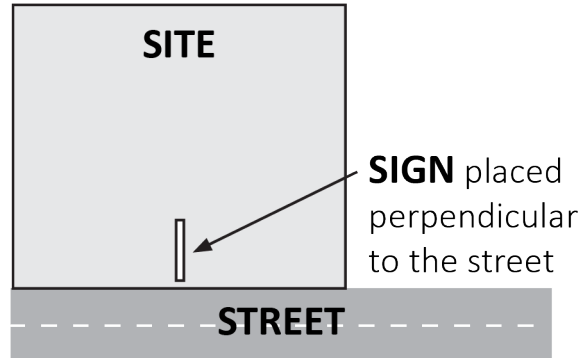
andy@truckerslighthouse.com
Email


Graham Hunter
Property Owner Signature

Graham Hunter
Please Print

7/29/2024 OI
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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

- Sign posted by Staff
- Sign posted by Applicant