

▶ **FILE #:** 8-K-16-UR

AGENDA ITEM #: 37

AGENDA DATE: 8/11/2016

▶ **APPLICANT:** **W. SCOTT WILLIAMS AND ASSOCIATES**

OWNER(S): Steve Lancaster

TAX ID NUMBER: 141 03504

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1430 Everett Rd

▶ **LOCATION:** **Northwest side of Everett Rd., east of N. Watt Rd.**

▶ **APPX. SIZE OF TRACT:** **6 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Everett Rd., a major collector street with 20' of pavement within a 54' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek

▶ **ZONING:** **CB (Business and Manufacturing)**

▶ **EXISTING LAND USE:** **Wood/Mulch Processing**

▶ **PROPOSED USE:** **Self Storage Facility**

HISTORY OF ZONING: Property was rezoned to PC 1998 and then rezoned to CB in 1999.

SURROUNDING LAND USE AND ZONING: North: Vacant/forested land and quarry / I (Industrial) and PC (Planned Commercial)

South: Everett Rd., truck sales and I-40 / CB (Business and Manufacturing)

East: Vacant/forested land / CB (Business and Manufacturing)

West: Vacant land and fueling station / CB (Business and Manufacturing)

NEIGHBORHOOD CONTEXT: This property is on the northeastern fringe of the commercial development surrounding the Watt Rd. / I-40 intersection.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a self-service storage facility with a total of 385 storage units in the CB zone, subject to 8 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all requirements of the Knox County Fire Marshal's Office regarding access to all storage areas.
4. Meeting all requirements of the Knox County Department of Engineering and Public Works regarding the wetlands identified in the Natural Resources Report/Wetland Delineation report. No disturbance of the wetland buffer area is allowed without approval by Knox County Department of Engineering and Public Works.
5. No new structures shall be constructed over an existing or new underground stormwater pipe.

6. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
7. Meeting all applicable requirements of the Knox County Health Department.
8. Installing all landscaping as shown on the approved landscape plan, within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted above, this request meets all requirements for approval in the CB zone, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing a self-service storage facility located on 6 acres zoned CB on Everett Rd. The property is currently used by a mulching company. The majority of the site has already been disturbed. A wetland delineation study was conducted and the findings include two wetland features. The larger wetland is shown on the plan in the middle of the site and the other is on the east side of the driveway leading from Everett Rd. The development plan proposes to improve existing gravel driveways that extend partially into the wetland buffer but does not encroach any further.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public utilities are available to serve the site.
2. The proposed use of this site is a low traffic generator and will have minimal impact on the adjacent road system.
3. This request will have less impact on adjacent properties than most uses permitted under the CB zoning district and will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The request with the noted conditions conforms to the requirements of the CB zoning district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

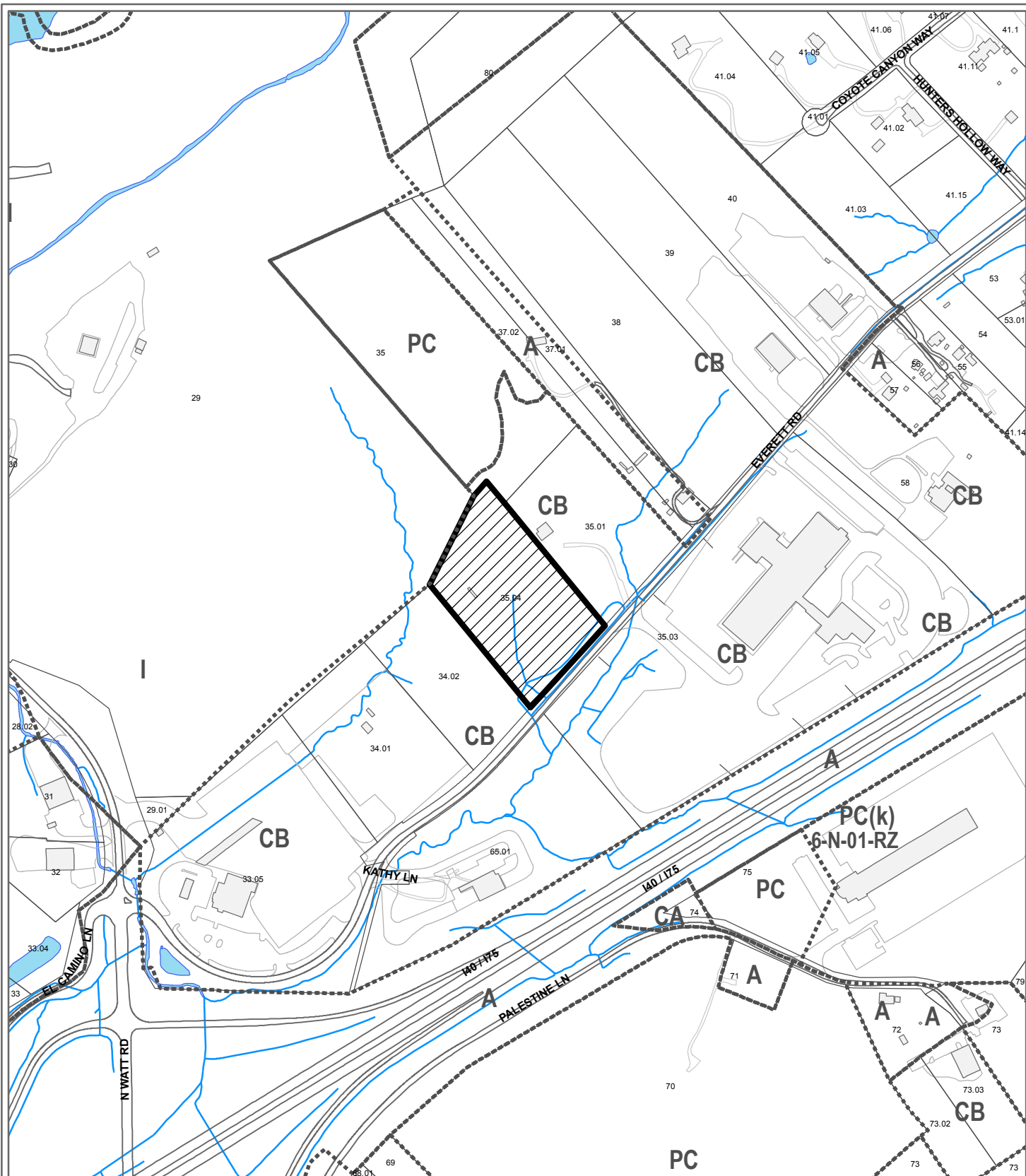
1. The Northwest County Sector Plan proposes commercial uses for this property. The proposed self-service storage facility is consistent with the land use designation.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 108 (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.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**8-K-16-UR
USE ON REVIEW**



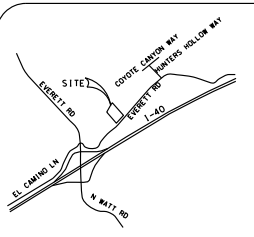
Self Storage Facility in CB (Business and Manufacturing)

Original Print Date: 7/20/2016
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

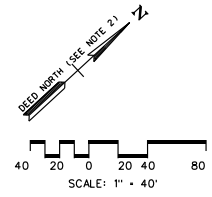
Petitioner: W. Scott Williams and Associates

Map No: 141
 Jurisdiction: County





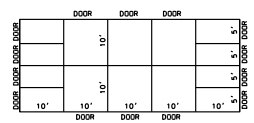
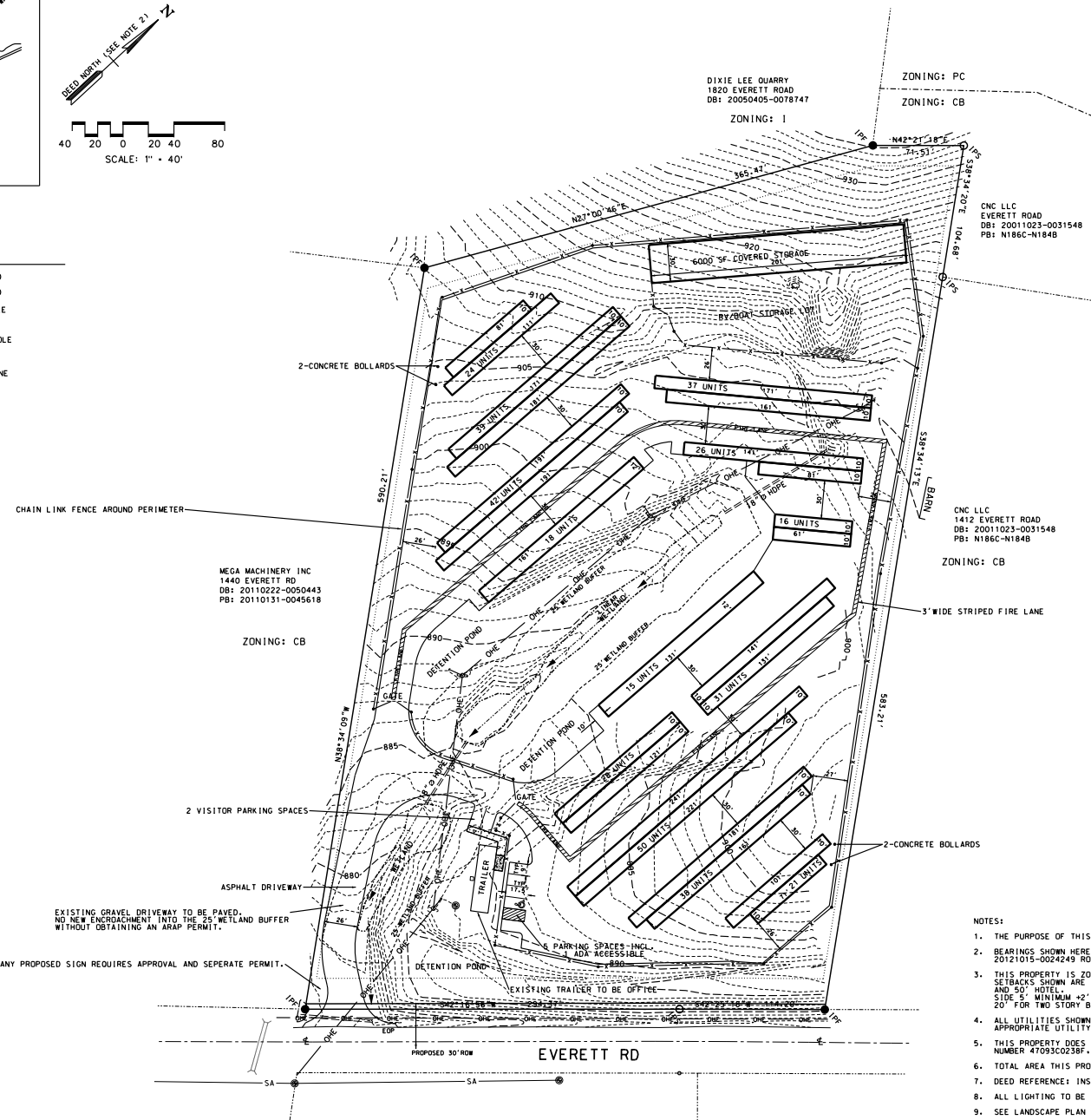
VICINITY MAP



SITE DATA

SITE AREA: 6.0 ACRES
 ZONING: CB (KNOX COUNTY)
 PROPOSED USE: SELF STORAGE
 PROPOSED TOTAL UNITS: 385 UNITS
 MAX. UNIT SIZE: 600 SF
 TYP. UNIT SIZE: 10'x10' OR 100 SF
 REQUIRED PARKING: 1 SPACE PER EMPLOYEE + 3 FOR CUSTOMERS = 4
 PROPOSED PARKING: 7 SPACES

- LEGEND**
- IPF IRON PIN FOUND (OLD)
 - IPS IRON PIN FOUND (OLD)
 - UTILITY OR POWER POLE
 - GUY WIRE
 - SANITARY SEWER MANHOLE
 - SA SANITARY SEWER
 - OHE OVERHEAD UTILITY LINE
 - CONTOUR LINE
 - CONCRETE



TYPICAL BUILDING

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 07/29/16 | MEP COMMENTS |

SITE LAYOUT PLAN
LANCASTER SELF STORAGE

1410 EVERETT ROAD, TENNESSEE
 DIXIE LEE QUARRY TRACT, SECTION 30
 COUNTY: HAMILTON



W. SCOTT WILLIAMS & ASSOCIATES

CONSULTING ENGINEER
 CIVIL AND STRUCTURAL

458 AMERICAN BLVD., #700
 ANDERSON, TN 37007
 P: 615.261.0010
 F: 615.261.0011
 WWW.WSWILLIAMSANDASSOCIATES.COM

8-K-16-UR
 Revised 7/29/2016

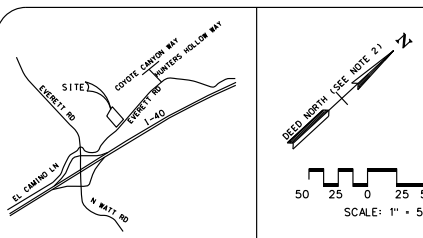
- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW A SITE LAYOUT FOR THE PARCEL HEREON ONLY.
 2. BEARINGS SHOWN HEREON ARE BASED ON DEED NORTH RECORDED IN INSTRUMENT NUMBER 20121015-0024249 ROKC.
 3. THIS PROPERTY IS ZONED CB IN KNOX COUNTY. SETBACKS SHOWN ARE PER ZONING FOR 1 STORY: FRONT - 20' COMMERCIAL USE, 25' RESIDENTIAL AND 50' HOTEL. SIDE 5' MINIMUM +2' PER EACH STORY ABOVE THE FIRST, REAR - 16' FOR 1 STORY BUILDING, 20' FOR TWO STORY BUILDING AND 24' FOR A THREE STORY BUILDING.
 4. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR UTILITY MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY.
 5. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP NUMBER 47093C0238F, REVISED DATE MAY 2, 2007.
 6. TOTAL AREA THIS PROPERTY: 6.0 ACRES.
 7. DEED REFERENCE: INST. NO. 20121015-0024249.
 8. ALL LIGHTING TO BE CONTAINED WITHIN THE PROPERTY LINES USING SHOE BOX TYPE LIGHTS.
 9. SEE LANDSCAPE PLAN FOR LANDSCAPE DETAILS.

CLIENT: STEVE LANCASTER ANDERSON, TN 37032

ORIGINAL ISSUE: JUNE 26, 2016

SHEET NO. C1

JOB NO. 1668

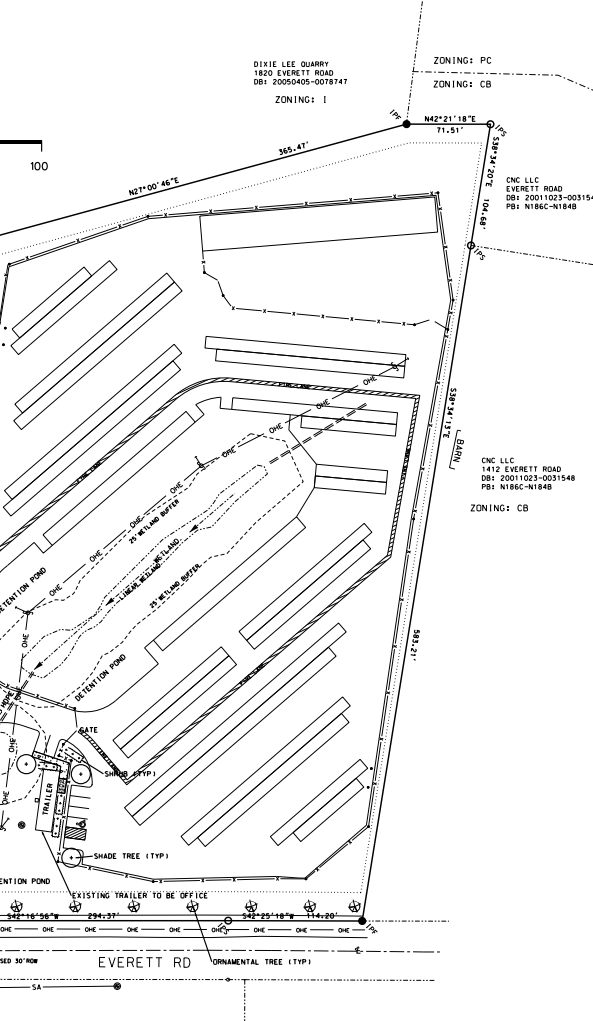


VICINITY MAP

MEGA MACHINERY INC
1440 EVERETT RD
DB: 20110222-0050443
PB: 20110131-0045618

ZONING: CB

ZONING: CB



Plant Material Schedule:

| KEY | Botanical Name | Common Name | Size |
|-------------|----------------|-------------|---------------|
| SHADE TREES | | | |
| 001 | Shade Tree | Shade Tree | 12" - 18" DBH |
| 002 | Green Oak | Green Oak | 12" - 18" DBH |
| 003 | Green Oak | Green Oak | 12" - 18" DBH |
| 004 | Green Oak | Green Oak | 12" - 18" DBH |
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| 119 | Green Oak | Green Oak | 12" - 18" DBH |
| 120 | Green Oak | Green Oak | 12" - 18" DBH |

• Plant in landscape & place in other plants in this site area.
 • Space plants at 3' for containers, typical.
 • Space plants at 30" for in-ground, typical.

General Landscape Notes:

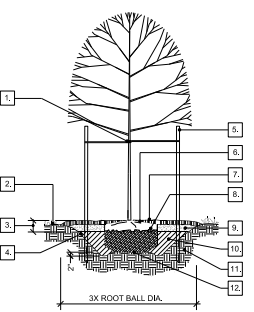
- The Contractor is to verify the existence of underground utilities. The Contractor shall verify the location and protect all utilities prior to the commencement of digging. Notify the Project Engineer of any conflicts prior to proceeding. Contractor assumes liability for utilities damaged/interrupted utility services.
- Plant materials are provided for the convenience of the Owner, Contractor, and/or local field distributor from the plant-based operations and/or favorable conditions encountered on the site.
- The contractor shall be responsible for staking, when documented, and/or location of the plantings on this project.
- The contractor shall provide a written plan of site and/or project, showing the same, to be used as a reference by the Architect. Plant material shall be inspected by the Architect prior to installation.
- Only container-grown plant material from the same USDA hardiness zone (Zone 6) shall be used unless verified with the Architect. Plant material shall be inspected by the Architect prior to installation.
- Container-grown plant material shall be inspected by the Architect, showing the same, to be used as a reference by the Architect. Plant material shall be inspected by the Architect prior to installation.
- Container-grown plant material shall be inspected by the Architect, showing the same, to be used as a reference by the Architect. Plant material shall be inspected by the Architect prior to installation.
- All landscape planting beds shall be filled with a minimum of 12" of topsoil and shall be amended with 1% organic material in addition to 3% native topsoil. Soil that is wet or sticky shall be removed and allowed to dry out prior to planting. NO OTHER SHALL BE USED IN PLACE OF TOPSOIL.
- The Contractor shall be responsible for the complete removal of all binding roots and roots from the roots of all killed and balled and burlapped (for non-container-grown) plant material during planting as required by the planting details. Any debris, filth, identification tags and labels shall be removed completely from all plant material at the time of planting. We are to be held liable for any and all damage to existing trees and shrubs.
- All existing trees and shrubs shall be protected by a minimum of 12" of topsoil and shall be amended with 1% organic material in addition to 3% native topsoil. Soil that is wet or sticky shall be removed and allowed to dry out prior to planting. NO OTHER SHALL BE USED IN PLACE OF TOPSOIL.
- Unless otherwise authorized by the Architect, medium spacing shrubs shall be planted no closer than 90" to any existing wall or ground area. Large spacing shrubs shall be planted no closer than 90" to any existing wall or ground area. Excess shrubs shall not be planted closer than 12" from any wall.
- Container-grown plants and trees shall be protected with stakes, mulch, and the file. Stakes are commercially available to the ISA (International Society of Arboriculture).
- The stakes and rubber wood strips should be placed and removed to a minimum depth of 12" for better results. Wood strips should be placed on a minimum depth of 12" for better results.
- Tree staking shall be performed if trees are to be planted in areas with poor soil conditions. After the trees are planted, the stakes and rubber wood strips should be removed to avoid damaging the trunk/health of the tree. No metal stakes, wires and/or braces are permitted.
- It is the responsibility of the landscape contractor to verify that each excavated tree or shrub is well watered (batter) prior to staking and mulching and the contractor shall fill the bottom of the hole with 6" of water. The water should penetrate into the soil within a 24-hour period. The balling shall verify accuracy and effect of positioning. In the event that landscape drainage is found to be supporting a perforated drain, it may be used with the approval of the landscape contractor as an alternate planting location may be required.
- Plans shall be guaranteed for 12 months after the formal acceptance of the planting by the Owner and shall be able to manufacture goods at the end of the guarantee period.

Legend:

- New Shade tree.
- ⊙ New medium-sized/ornamental tree. (2" CAL.)
- New shrub - space at 5'0"
- New shrub - space at 36" - 42"
- ★ New shrub - space at 48"

SITE DATA

SITE AREA: 6.0 ACRES
 ZONING: CB (KNOX COUNTY)
 PROPOSED USE: SELF STORAGE
 PROPOSED TOTAL UNITS: 385 UNITS

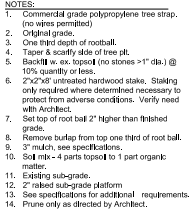


- NOTES:
- Commercial grade polypropylene tree strap. (no wires permitted)
 - Finished grade.
 - One third depth of rootball.
 - Taper & scuff side of tree pt.
 - 2"x2"x8' untreated hardwood stake. Staking only required where determined necessary to protect from adverse conditions. Verify need with Architect.
 - Set top of root ball 2" higher than finished grade.
 - 3" mulch, see specifications.
 - Remove burlap from top one third of root ball.
 - Soil mix - 4 parts topsoil to 1 part organic matter.
 - Backfill w. ex. topsoil (no stones >1" dia.) @ 10% quantity or less.
 - Existing subgrade.
 - 2" railed sub-grade platform, compacted. See specifications for additional requirements.
 - Prune only as directed by Architect.

PLANTING SCHEDULE:
 CALL PER: 1/15/18
 2" - 2" STAKES
 2" - 2" STAKES

SHADE TREE STAKING & PLANTING

Not to Scale

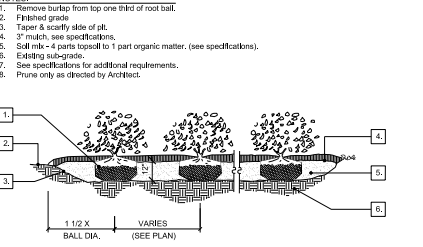


- NOTES:
- Commercial grade polypropylene tree strap. (no wires permitted)
 - Original grade.
 - One third depth of rootball.
 - Taper & scuff side of tree pt.
 - 10% quantity or less.
 - 2"x2"x8' untreated hardwood stake. Staking only required where determined necessary to protect from adverse conditions. Verify need with Architect.
 - Set top of root ball 2" higher than finished grade.
 - Remove burlap from top one third of root ball.
 - 3" mulch, see specifications.
 - Soil mix - 4 parts topsoil to 1 part organic matter.
 - Existing subgrade.
 - 2" railed sub-grade platform. See specifications for additional requirements.
 - Prune only as directed by Architect.

PLANTING SCHEDULE:
 CALL PER: 1/15/18
 2" - 2" STAKES
 2" - 2" STAKES

ORNAMENTAL TREE PLANTING DETAIL

Not to Scale



- NOTES:
- Remove burlap from top one third of root ball.
 - Finished grade.
 - Taper & scuff side of pt.
 - 3" mulch, see specifications.
 - Soil mix - 4 parts topsoil to 1 part organic matter. (see specifications).
 - Existing subgrade.
 - See specifications for additional requirements.
 - Prune only as directed by Architect.

TYPICAL SHRUB MASS PLANTING

Not to Scale

REVISIONS

| NO. | DATE | DESCRIPTION | BY | CHK |
|-----|------|-------------|----|-----|
| | | | | |
| | | | | |

SITE LANDSCAPE PLAN
 LANCASTER SELF STORAGE

1400 EVERETT ROAD
 DIXIE LEE QUARRY, KNOX COUNTY, TENN 37932
 E. A. HART, PROJECT ARCHITECT



W. SCOTT WILLIAMS & ASSOCIATES

CONSULTING ARCHITECTS
 LANDSCAPE ARCHITECTS

408 Avenue of the States, 7901
 P.O. Box 10800, Memphis, TN 38110
 Phone: 901-529-7000

CLIENT:

STEVE LANCASTER
 ANDERSON, TN 37032

ORIGINAL ISSUE:

JUNE 26, 2016

SHEET NO.

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JOB NO. 1668