

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 5-A-16-UR

AGENDA ITEM #: 42

AGENDA DATE: 5/12/2016

▶ **APPLICANT:** KRISTIE C. CAVIN

OWNER(S): Kristie Cavin

TAX ID NUMBER: 38 N B 00206

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6829 Tice Ln

▶ **LOCATION:** west side of Tice Ln., south of Neal Dr.

▶ **APPX. SIZE OF TRACT:** 0.63 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Tice Ln., a local street with a pavement width of 32' within a 70' wide right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Contractor's storage yard

HISTORY OF ZONING: The site was zoned PC (Planned Commercial) in the 1980's

SURROUNDING LAND USE AND ZONING: North: Office / warehousing / PC Commercial

South: Office / warehousing / PC Commercial

East: Office / warehousing / PC Commercial

West: Office / warehousing / PC Commercial

NEIGHBORHOOD CONTEXT: This site is located in the Tice Commercial park which has been developed with general business and warehousing uses. Zoning in the area is PC (Planned Commercial). West of this property, the area transitions to residential use with PR (Planned Residential) and A (Agricultural) zoning in place.

STAFF RECOMMENDATION:

▶ **APPROVE the request to permit this site for use as a contractors storage yard as shown on the site plan subject to 6 conditions**

1. Provision of opaque screening around the entire site as shown on the plan. Screening must not block the required visibility triangle at the intersection of Tice Ln. and Neal Dr.
2. The driveway meeting all requirements of the Knox County Zoning or obtaining any required variances to those requirements from the Knox County Board of Zoning appeals
3. Providing all required parking on a seal surface as required by the Knox County Zoning Ordinance

4. Meeting all other applicable requirements of the Knox County Zoning Ordinance
5. Meeting all applicable requirements of the Knox County Stormwater Control Ordinance
6. Meeting all other applicable requirements of the Knox County dept. of Engineering and Public Works

With the conditions noted, this request meets the requirements for approval in the PC (Planned Commercial) zone and the other general requirements for approval of a use on review

COMMENTS:

The applicant operates a company called Roadway Solutions, LLC. The business sells and installs road guard railing. The applicant is requesting approval of a plan to permit the use of this site as a contractors outdoor storage yard. The intent is to store guard railing and the equipment associated with its installation at this location. The offices for the business are located on an adjoining property

The applicant was unaware of the requirement to obtain approval of the business / site plan through the use on review process. As a result, she has already constructed a driveway, prepared the storage yard and installed the fencing. The driveway as constructed exceeds the width permitted by the Knox County Zoning Ordinance. The driveway will need to be reconfigured or a variance will need to be obtained from the Knox County Board of Zoning Appeals. The PC (Planned Commercial) zone requires that all outdoor storage be screened by an opaque fence or landscape screen. This applicant has provided staff with a plan that shows that screening will be added to the existing fence.

Due to the nature of the businesses in the surrounding area, staff believes the proposed use will not have a negative impact. The Neal Dr. / Tice Ln. area can best be described as area containing a mixture of light industrial, warehousing and office uses. Many of the businesses in the area have equipment or products stored outdoors.

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

1. The proposed contractors storage yard will have minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial development.

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

1. The proposed contractors storage yard as shown on the site plan is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

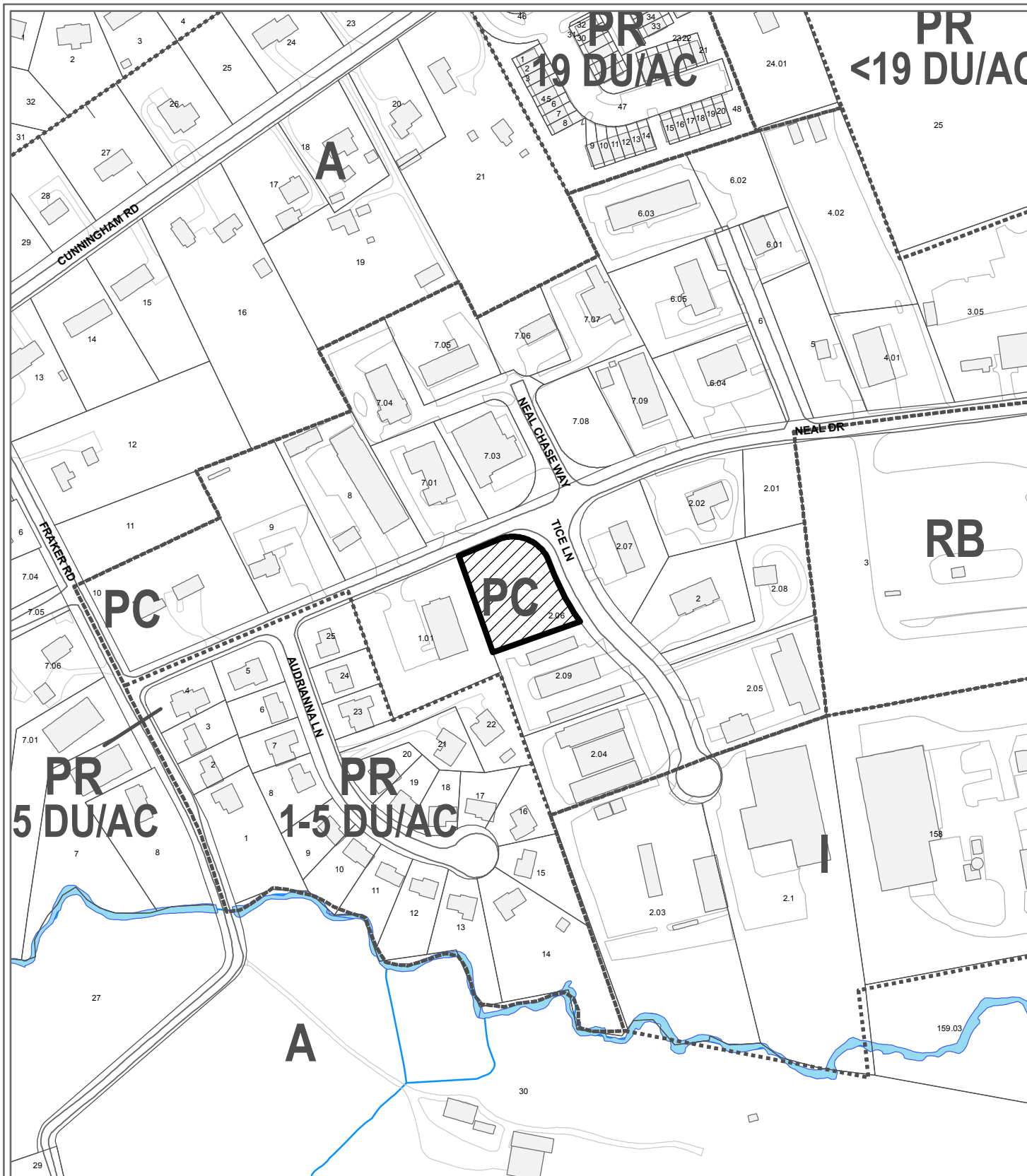
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes commercial use for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**5-A-16-UR
USE ON REVIEW**

Petitioner: Cavin, Kristie C.



Contractor's storage yard in PC (Planned Commercial)

Original Print Date: 5/5/2016
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 38
 Jurisdiction: County

0 250
 Feet

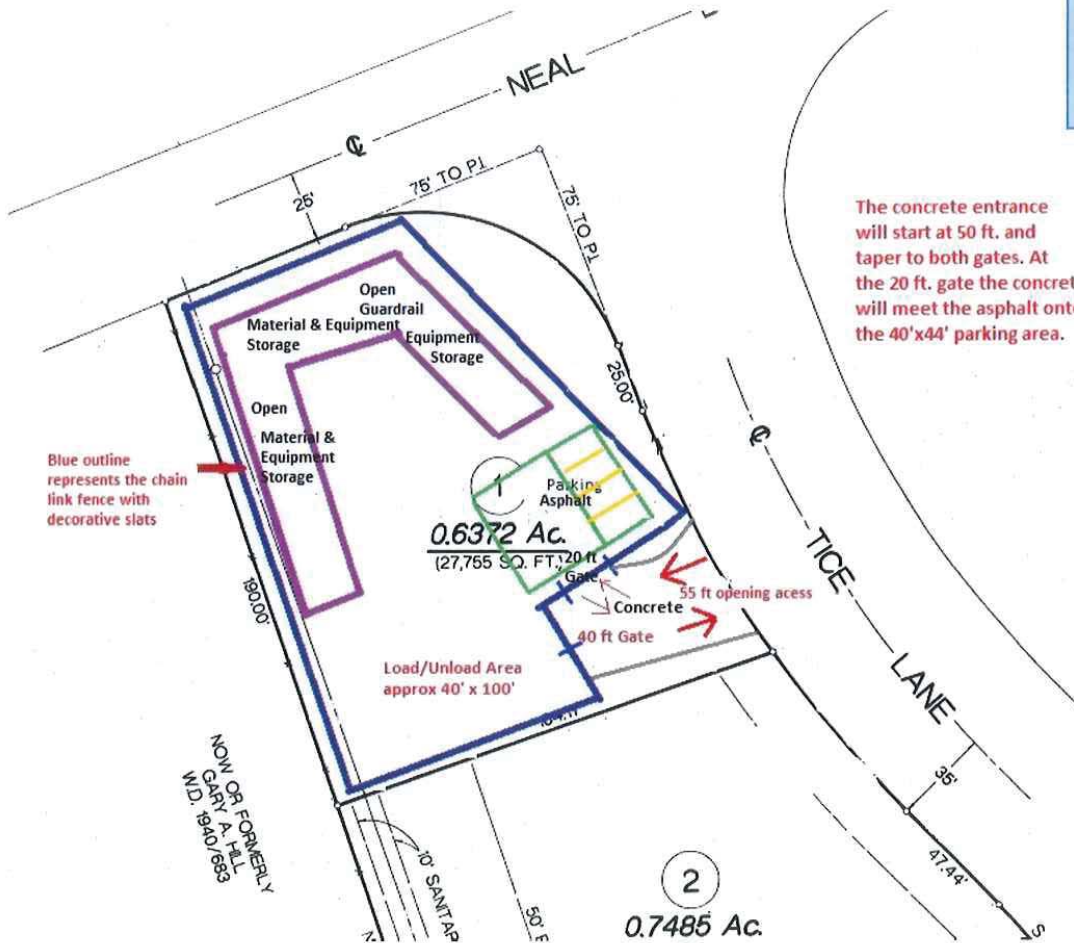


6829 Tice Lane, Lot 1 Tice Corporate Park

Corner of Neal Dr. and Tice Lane, Parcel ID: 038NB00206

Owner: Kristie C. Cavin to be used by Roadway Solutions, LLC

Proposed Use: Contractor's Storage Yard for Guardrail Materials & Equipment



The concrete entrance will start at 50 ft. and taper to both gates. At the 20 ft. gate the concrete will meet the asphalt onto the 40'x44' parking area.

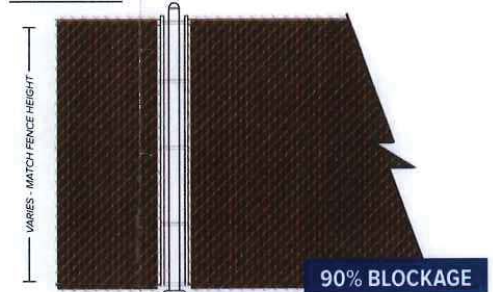
Blue outline represents the chain link fence with decorative slats

Scale: 1" = 50'

5000 SERIES

SELF LOCKING PRIVACY SLAT

Elevation View



SLAT PROFILE



Available Colors:

Green, Black, Redwood, Royal Blue, Light Blue, Brown, Gray, Tan, White.



Attachment Enlargement

STEP 1

Insert slats vertically from top to bottom, keeping the locking holes on top.



STEP 2

Thread the flexible locking channel horizontally through the notched holes in the slats.



These holes are elliptical to ensure they always stay open for fast and easy threading.



Proposed Decorative Privacy Slats to Existing Chain Link Fence:

- 90% Privacy
- Clean Finished Look
- Unique Design with "wings" on the sides of each slat
- 25 Year Warranty