

▶ **FILE #:** 7-J-17-UR

AGENDA ITEM #: 74

AGENDA DATE: 7/13/2017

▶ **APPLICANT:** LONGBOAT LAND CO. LLC WINSTON COX

OWNER(S): Longboat Land Co. LLC

TAX ID NUMBER: 67 099

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7201 Clinton Hwy

▶ **LOCATION:** South side Clinton Hwy, south of Larkspur Ln.

▶ **APPX. SIZE OF TRACT:** 3.4 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Clinton Hwy., a major arterial street with 4 lanes and a center median within 115' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Self storage facility

HISTORY OF ZONING: Rezoned to CB in May 2016 (4-L-16-RZ).

SURROUNDING LAND USE AND ZONING: North: Clinton Hwy. - Travis Meats / CB (Business & Manufacturing)

South: Powell Self Storage / CB (Business & Manufacturing)

East: Powell Self Storage / CB (Business & Manufacturing)

West: Powell Self Storage / CB (Business & Manufacturing)

NEIGHBORHOOD CONTEXT: This property is located along a section of Clinton Hwy. that is developed with commercial uses on both sides, under CA and CB zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a self-service storage facility with an approximate building area of 27,750 square feet in the CB zone, subject to 7 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Obtaining a driveway permit from TDOT and meeting all applicable requirements of driveway permit approval.
3. Revising the driveway radii connecting to the edge of the pavement on Clinton Hwy to a minimum of 25'.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. The proposed access control gate at the entrance to the facility is subject to approval by the Knox County Fire Marshal's Office.
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.

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 2 acres of a 3.4 acre parcel. The development standards for self-storage facilities require that they be on parcels that are a minimum of 2 acres. The 2 acres associated with this proposed facility includes the area fenced area where the buildings are located, the driveway and detention basin. The storage facility will share the existing office space with the adjacent self-storage facility, so no new office is proposed. The storage facility will have access to Clinton Hwy only.

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. However, TDOT is aware of issues associated with the alignment of the median cuts with existing roads and has proposed the median cuts be realigned in front of the subject site. This may change the movement pattern of vehicles entering the site but should not be a long-term hindrance to the development and traffic for the community.
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 with 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.

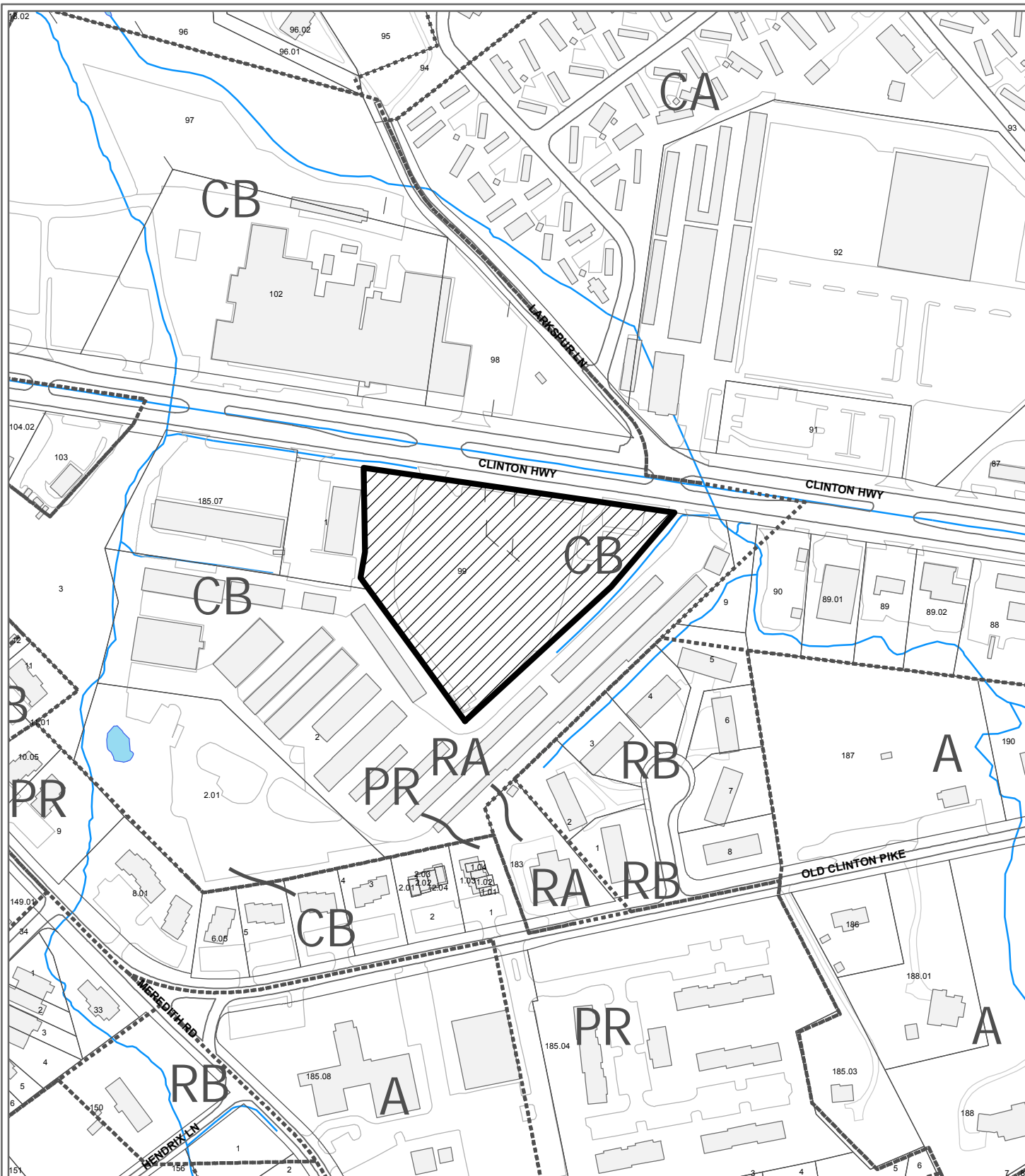
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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.

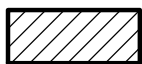
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**7-J-17-UR
USE ON REVIEW**



Self storage facility in CB (Business and Manufacturing)

Original Print Date: 6/15/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

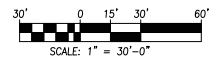
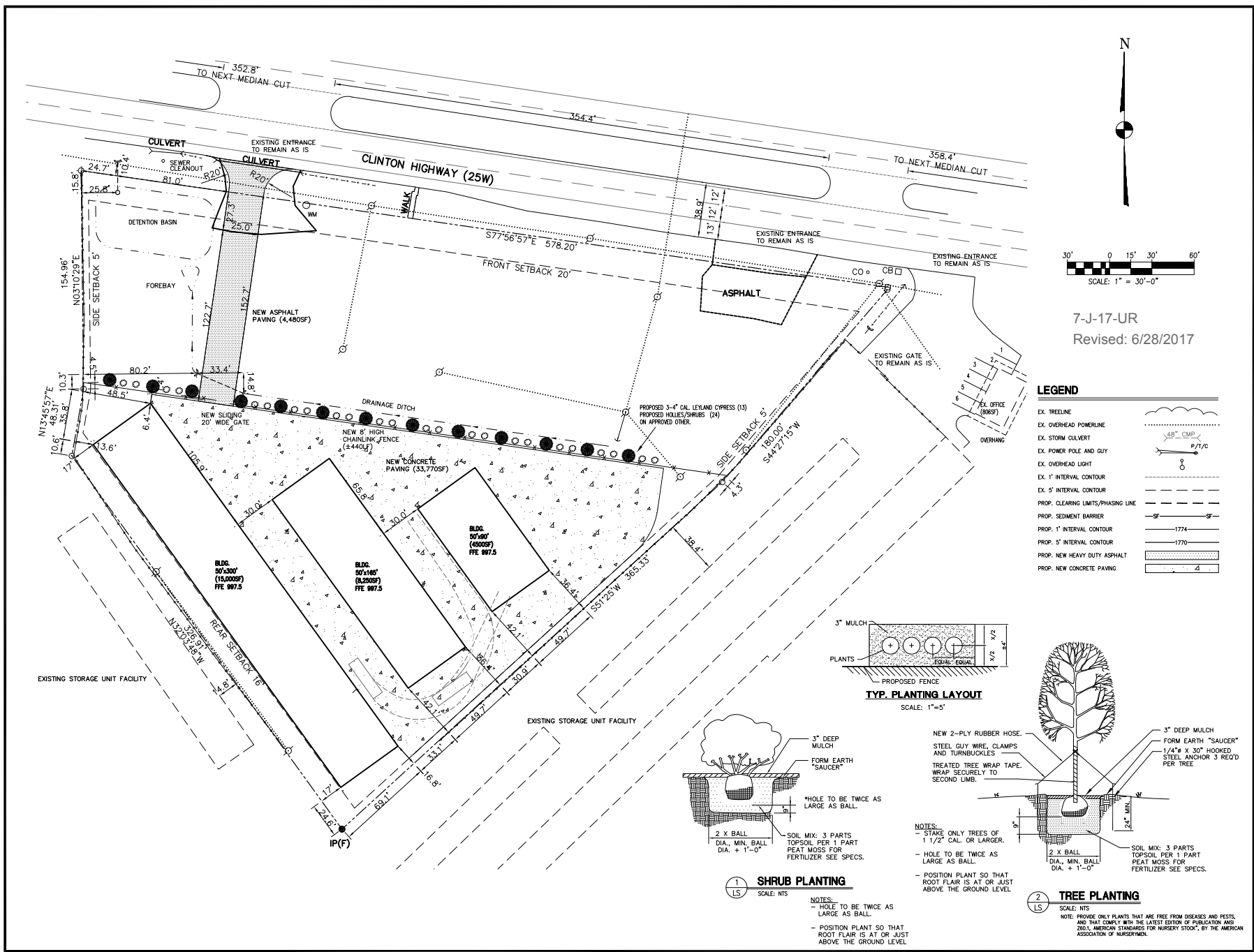
Revised:

Petitioner: Longboat Land Co. LLC,
 Winston Cox

Map No: 67

Jurisdiction: County

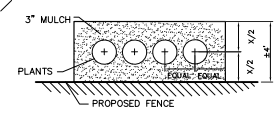




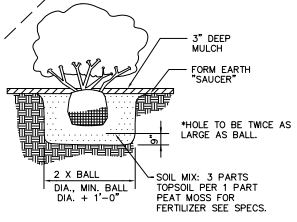
7-J-17-UR
Revised: 6/28/2017

LEGEND

- EX. TREELINE
- EX. OVERHEAD POWERLINE
- EX. STORM CULVERT
- EX. POWER POLE AND GUY
- EX. OVERHEAD LIGHT
- EX. 1' INTERVAL CONTOUR
- EX. 5' INTERVAL CONTOUR
- PROP. CLEARING LIMITS/PHASING LINE
- PROP. SEDIMENT BARRIER
- PROP. 1' INTERVAL CONTOUR
- PROP. 5' INTERVAL CONTOUR
- PROP. NEW HEAVY DUTY ASPHALT
- PROP. NEW CONCRETE PAVING

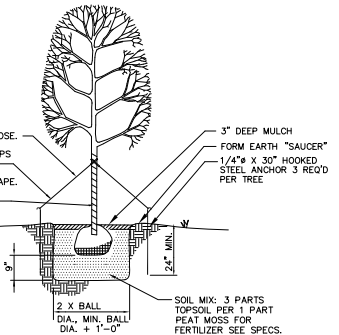


TYP. PLANTING LAYOUT
SCALE: 1"=5'



SHRUB PLANTING
SCALE: NTS

- NOTES:**
- HOLE TO BE TWICE AS LARGE AS BALL
 - POSITION PLANT SO THAT ROOT FLAIR IS AT OR JUST ABOVE THE GROUND LEVEL



TREE PLANTING
SCALE: NTS

- NOTE:** PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z601, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

NOTES

1. ENGINEERS: BRYAN W. MILLS, P.E. NO. 108096
ADAMS CRAFT HERZ WALKER, INC.
800 OAK RIDGE TURNPIKE, SUITE A400
OAK RIDGE, TN 37831
PH: (865) 482-4451
FAX: (865) 482-4454
WEBSITE: www.acwh.com
- TM K. SLOAN, P.E. PLS
P.O. BOX 306
211 MAIN STREET
CARYVILLE, TN 37714
PH: (423) 566-1915
FAX: (423) 566-1916
EMAIL: tkslo@comcast.net
2. CLIENT: WINSTON COX / ONGRAD LAND CO. LLC
12148 WARRIOR TRAIL
KNOXVILLE, TENNESSEE 37922
3. PROPERTY IDENTIFICATION:
CITY MAP: 067
DISTRICT: E6
PARCELS: 099.00
STREET ADDRESS: 7201 CLINTON HWY
4. ZONE: CB BUSINESS & MANUFACTURING (PER KOIS WEBSITE)
FRONT SETBACK: 20'
SIDE SETBACK: 5' PLUS 2' FOR EVERY STORY ABOVE 1ST REAR SETBACK: 10' 1-STORY; 20' 2-STORY; 24' 3-STORY
5. ALL DIMENSIONS TO FRONT FACE OF CURB OR TO FACE OF CMU FOUNDATION WALL UNLESS NOTED OTHERWISE.
6. SIX FENCE SHALL BE IN PLACE BEFORE DEMOLITION AND REMOVAL OF TREES WITHIN THE AREA TO BE DESTROYED.
7. CONTRACTOR SHALL PAY FOR ALL CONNECTIONS, PERMITS, AND INSPECTIONS.
8. CONTRACTOR TO FOLLOW ALL REQUIREMENTS IN KNOX COUNTY.
9. CONTRACTOR TO LOCATE AND VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO STARTING NEW WORK. CONTRACTOR TO CALL TENNESSEE ONE CALL AT 1-800-351-1111 THREE DAYS BEFORE EXCAVATION BEGINS.
10. CONTRACTOR/OWNER TO REVIEW AND FOLLOW THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN INCLUDED IN THE PROJECT DOCUMENTS FOR CONSTRUCTION MAINTENANCE.
11. ALL PAVEMENT TO BE FREE OF DIRT AND DEBRIS BEFORE PAINTING.
12. NO PAINT TO BE APPLIED TO AREAS WHERE ANY MOISTURE REMAINS ON THE SURFACE OR WIND CONDITIONS ARE SUCH AS TO CAUSE A FILM OF DUST TO BE DEPOSITED ON THE LINE AREAS AFTER THESE AREAS HAVE BEEN PREPARED FOR PAINTING.
13. ALL TRAFFIC CONTROL, NECESSARY FOR THIS WORK SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. CONTRACTOR SHALL FURNISH TRAFFIC CONTROL PLAN TO KNOX COUNTY 14 DAYS PRIOR TO WORK.
14. THE EXISTING OFFICE WILL SERVE BOTH EXISTING AND PROPOSED STORAGE UNIT FACILITIES. THE EXISTING OFFICE IS ABOUT ROOF AND HAS 6 PARKING SPACES. THREE SPACES FOR CUSTOMERS AND 3 SPACES FOR MINIMUM NUMBER OF EMPLOYEES. PARKING PROVIDED=6 SPACES
PARKING REQUIRED=3 FOR CUSTOMERS + 3 FOR EMPLOYEES = 6
15. ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE ONLY ONTO THE SELF-STORAGE PREMISES AND MAY BE SUBJECT TO INTENSITY TO DISCOURAGE VANDALISM AND THEFT. SAID LIGHTING AND GLARE SHALL BE DEFLECTED, SHADDED, AND FOCUSED AWAY FROM ALL ADJACING PROPERTY.

CLINTON HWY. STORAGE UNITS
7201 CLINTON HIGHWAY
KNOXVILLE, TENNESSEE

PROPOSED SITE LAYOUT

Issue	drawn by	checked by	date	approval
original	BWM	BWM	06/28/17	BWM

5030BASE	17503.0
file dep. no.	field book no. job no.

C-3

drawing number



KNOXVILLE-KNOX COUNTY
M P C
 METROPOLITAN
 P L A N N I N G
 C O M M I S S I O N
 T E N N E S S E E
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 8 6 5 • 2 1 5 • 2 5 0 0
 F A X • 2 1 5 • 2 0 6 8
 w w w . k n o x m p c . o r g

Use on Review **Development Plan**

Name of Applicant: Winston Cox/Longboat Land Co. LLC

Date Filed: 5/30/17 Meeting Date: July 13, 2017

Application Accepted by: Mike Reynolds

Fee Amount: _____ File Number: Development Plan

Fee Amount: \$1,500 File Number: Use on Review 7-5-17-UR

<p>PROPERTY INFORMATION</p> <p>Address: <u>7201 Clinton Highway, Powell, TN</u></p> <p>General Location: <u>Southside Clinton Hwy next to other owned storage units(rear of property)</u></p> <p>Tract Size: <u>3.4 acres</u> No. of Units: _____</p> <p>Zoning District: <u>CB (Business & manufacturing)</u></p> <p>Exsting Land Use: <u>Vacant</u></p> <p>Planning Sector: <u>NW Co</u></p> <p>Sector Plan Proposed Land Use Classification: <u>Storage units on part of property</u></p> <p>Growth Policy Plan Designation: <u>100.02 1 PGA</u></p> <p>Census Tract: <u>100.02</u></p> <p>Traffic Zone: <u>208</u></p> <p>Parcel ID Number(s): <u>067 099.00</u></p> <p>Jurisdclcton: <input type="checkbox"/> City Council _____ District <input checked="" type="checkbox"/> County Commission <u>E6</u> District</p>	<p>PROPERTY OWNER/OPTION HOLDER</p> <p>PLEASE PRINT Name: <u>Winston Cox/Longboat Land Co. LLC</u></p> <p>Company: _____</p> <p>Address: <u>12148 Warrior Trail</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37922</u></p> <p>Telephone: <u>865-389-5135</u></p> <p>Fax: _____</p> <p>E-mail: <u>winstondcox@gmail.com</u></p>
<p>APPROVAL REQUESTED</p> <p><input checked="" type="checkbox"/> Development Plan: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential</p> <p><input type="checkbox"/> Home Occupation (Specify Occupation) _____</p> <p>_____</p> <p><input checked="" type="checkbox"/> Other (Be Specific) <u>Use on review for storage units on land zoned CB (Business & Manufacturing)</u></p> <p>_____</p>	<p>APPLICATION CORRESPONDENCE</p> <p>All correspondence relating to this application should be sent to:</p> <p>PLEASE PRINT Name: <u>Bryan Mills, PE</u></p> <p>Company: <u>ACHW, Inc.</u></p> <p>Address: <u>800 Oak Ridge Turnpike, Suite A400</u></p> <p>City: <u>Oak Ridge</u> State: <u>TN</u> Zip: <u>37830</u></p> <p>Telephone: <u>865-482-4451</u></p> <p>Fax: <u>865-482-4454</u></p> <p>E-mail: <u>BMills@achw.com</u></p> <p>APPLICATION AUTHORIZATION</p> <p>I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.</p> <p>Signature: <u>Bryan Mills</u></p> <p>PLEASE PRINT Name: <u>Bryan Mills</u></p> <p>Company: <u>ACHW, Inc.</u></p> <p>Address: <u>800 Oak Ridge Turnpike, Suite A400</u></p> <p>City: <u>Oak Ridge</u> State: <u>TN</u> Zip: <u>37830</u></p> <p>Telephone: <u>865-482-4451</u></p> <p>E-mail: <u>BMills@achw.com</u></p>

May 30, 2017

Knoxville MPC
400 W. Main Street
Knoxville, TN 37902

RE: **7201 Clinton Highway**
Proposed Storage Units - Use on Review
Knox County Tennessee

To whom it may concern,

I am working for Winston Cox (Longboat Land Co. LLC) who wants to develop a portion of 7201 Clinton Highway into storage units. He currently owns and operates the property surrounding as Storage Units. The property in question is zoned CB which require MPC approval for self-serve storage units. The existing lot is vacant with no building and was previously used to store mobile homes. The site is flat with a gravel base. The proposed plan will have three storage unit buildings that will be fenced and not connected to the existing facility. There will be a separate gate to access the proposed units. There will not be a need for a monument sign or office as part of the proposed units as operations will be run out of the office for the existing storage units. The proposed site will have building mounted lights which will be designed as required by Knox County Engineering. We have submitted the plans to TDOT for an entrance permit, as the plan is to eliminate two entrances and realign one with the existing median cut along Clinton Highway.

Please review the site plan drawing and the request. Let us know if you have any questions or need additional information.

Sincerely,



Bryan Mills, PE