

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

▶ **FILE #:** 10-A-17-UR

AGENDA ITEM #: 55

AGENDA DATE: 10/12/2017

▶ **APPLICANT:** HONEY BADGER PROPERTIES

OWNER(S): Jarrett Benson

TAX ID NUMBER: 138 H A 014

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 8234 Chapman Hwy

▶ **LOCATION:** Northeast side Chapman Hwy, northeast side E. Circle Dr.

▶ **APPX. SIZE OF TRACT:** 3.29 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Chapman Hwy, a major arterial street with 4 lanes and 46' of pavement width, within 110' of right of way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Hinds Creek

▶ **ZONING:** CA (General Business) pending

▶ **EXISTING LAND USE:** Self storage

▶ **PROPOSED USE:** Addition to existing self storage facility

HISTORY OF ZONING: Rezoning from A to CA for the rear portion of the property is pending. MPC recommended approval in September 2017 (9-I-17-RZ)

SURROUNDING LAND USE AND ZONING: North: Rural residential / A (Agricultural)

South: Chapman Hwy ROW, commercial / CA (General Business)

East: Houses, commercial / CA (General Business), A (Agricultural)

West: House, Circle Dr ROW, commercial / CA (General Business), A (Agricultural)

NEIGHBORHOOD CONTEXT: This area of Chapman Hwy. has been developed with a mix of office and commercial uses with residential to their rear.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for an expansion of the existing self-storage facility with 3 new buildings with approximately 9,050 square feet of floor area, subject to 9 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 applicable requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
5. Meeting all applicable requirements of the Tennessee Department of Transportation.
6. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public

rights-of-way.

7. Meeting the screening requirements of Article 4, Section 4.93.01.F (Standards for Self-Service Storage Facilities) of the Knox County Zoning Ordinance or obtaining a variance from the Knox County Board of Zoning Appeals. The screening is applicable adjacent to residential zoning, which includes the Agricultural zone, and requires a minimum 6' high opaque fence setback located 5' from property lines with evergreen and/or deciduous plant material and suitable ground cover.

8. Meeting the paving requirements of Article 4, Section 4.93.01.B (Standards for Self-Service Storage Facilities) of the Knox County Zoning Ordinance for the entire facility, as shown on the development plan.

9. Obtaining approval by Knox County Commission to rezone the A (Agricultural) zoned portion of the property to CA (General Business), along with the associated sector plan amendment from LDR (Low Density Residential) to GC (General Commercial).

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

COMMENTS:

The applicant is proposing an expansion of an existing self-service storage facility to include 3 buildings with a total floor area of approximately 9,050 square feet. The existing storage facility has access to Chapman Hwy and this will not change. The proposal also includes an outdoor storage area to the east of the new buildings. Outdoor storage is allowed when in compliance with the requirements of the CA zone district, which requires such storage areas to be to the rear of the primary use and screened on all sides by an opaque screen.

The zoning standards for self-service storage facilities requires that all parking, access and driveways be paved. In 2001 when the facility was most recently expanded, the staff report stated that the entire facility was to be paved at that time, however, this never happened. Staff is recommending a condition (#8) that this be done so the facility comes into compliance with the zoning regulations.

In addition, the zoning standards for self-service storage facilities requires that opaque fencing and landscaping be installed adjacent to residential zoning. This fencing is required to be 5' from property line with the landscaping located between. Where the new buildings are proposed, fencing had previously been installed around this portion of the property that is closer than 5' to the property line in some sections. Staff is recommending a condition (#7) that the required fencing and landscape screening be installed per the requirements of the zoning ordinance or obtain a variance from the Board of Zoning Appeals. The applicant proposes to retain and use the existing, mature vegetation, where it exists, to meet the requirements of planting evergreen and/or deciduous plant material and suitable ground cover.

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 CA zone district and will have no impact on schools.
4. If the required screening is installed as recommended by staff in conditions 7 & 8, the adjacent residential properties will be protected against visual and lighting impacts from the facility.

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

1. If County Commission approves the rezoning request as recommended by the planning commission, the request with the noted conditions conforms to the requirements of the CA 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. If County Commission approves the sector plan amendment associated with the rezoning request, the proposed expansion of the self-service storage facility will be consistent with the land use designation of the South County Sector Plan.

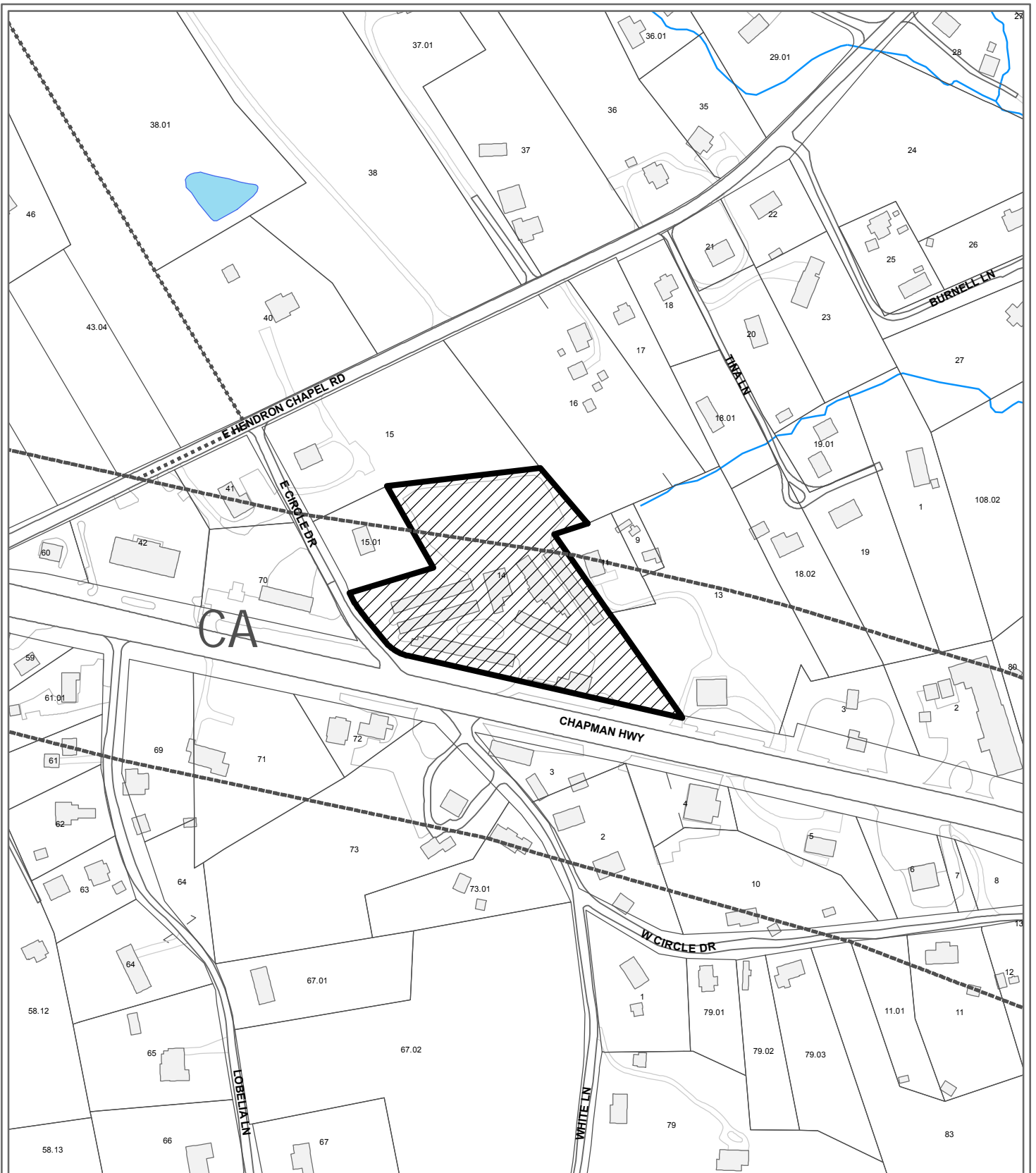
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 7 (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.



**10-A-17-UR
USE ON REVIEW**

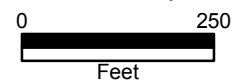


Addition to existing self storage facility in CA (General Business) pending

Petitioner: Honey Badger Properties

Map No: 138

Jurisdiction: County



Original Print Date: 9/20/2017

Revised:

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

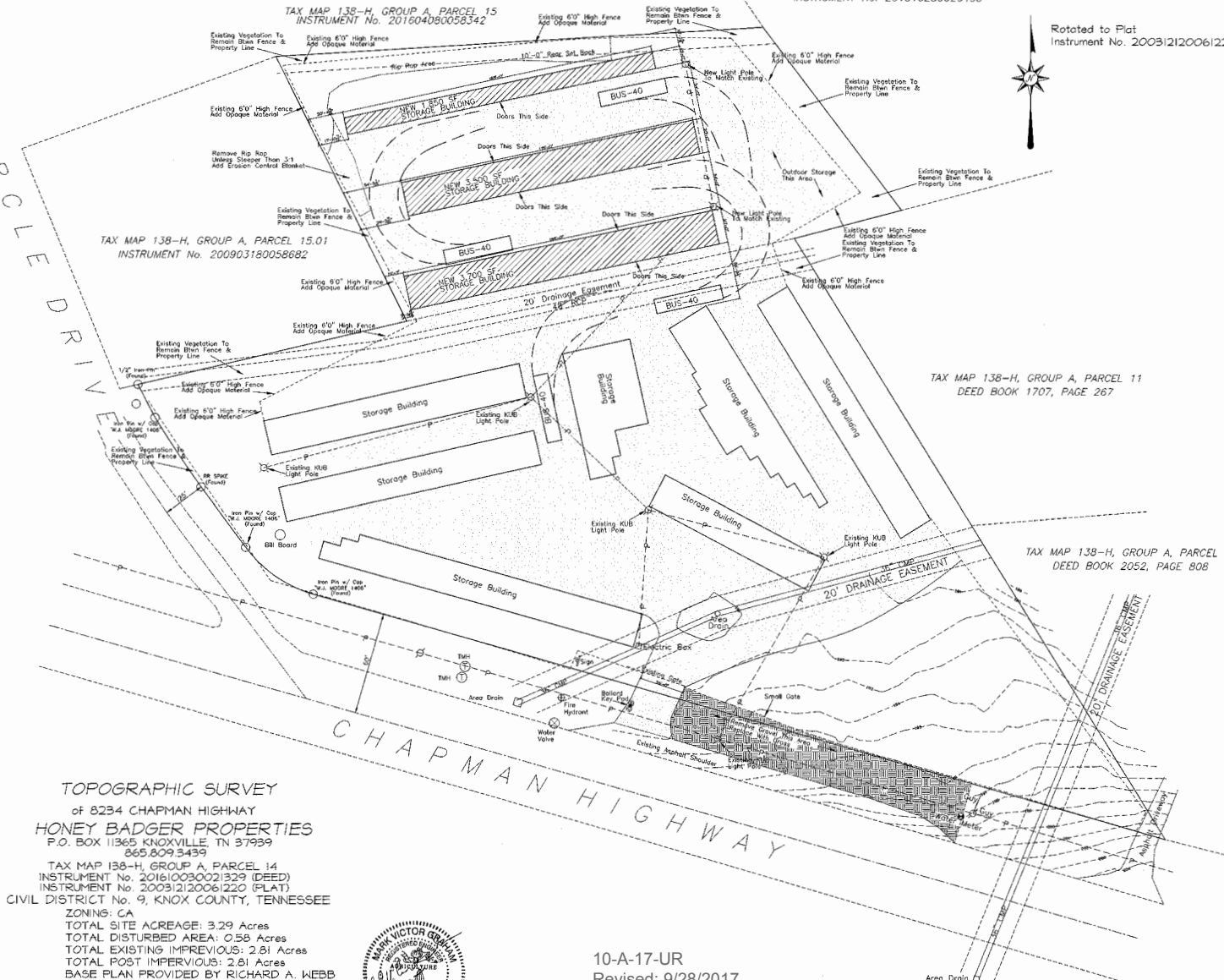
METROPOLITAN PLANNING COMMISSION USE ON REVIEW INFORMATION

TAX MAP 138-H, GROUP A, PARCEL 16
INSTRUMENT No. 201510280026455

Rotated to Plat
Instrument No. 200312120061220



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General Notes

1. Location of all underground utilities shown hereon are approximate and are based on field location of visible structures such as water meters, sewer manholes, etc. The utilities shown hereon may not comprise all of the existing utilities in this area, either in service or abandoned. In accordance with The Underground Utility Damage Prevention Act, prior to any excavation work call Tennessee One Call System, Inc. at 1-800-351-1111.
2. Minimum building setbacks per zoning.
3. Vertical Datum Assumed Elevations.
4. Horizontal Datum Assumed Coordinates.
5. Maximum size for an individual storage unit not to exceed 600 sq. ft.
6. Total new construction 9,050 square feet.
7. The contractor is solely responsible for all jobsite safety, including but not limited to compliance with all applicable OSHA regulations.
8. See Architectural drawings for exact building dimensions and details. Any building shown in the Civil Plans are for general purposes and should not be used to layout the building or its appurtenances (stairs, door, decks, etc.)
9. Confirm all structures are beyond required setbacks and easements.
10. G.C. is to coordinate the building Foundation Plan with the Overall Site. Verify all dimensions and elevations prior to construction and notify architect of any any discrepancies before start of construction.
11. G.C. is to ensure positive drainage away from buildings.
12. Contractor to field verify critical grades prior to construction.
13. Contractor to coordinate any new site grading with engineer prior to construction in order to ensure proper cohesion with overall site drainage.
14. Roof leaders shall be ASTM D3034 PVC. Laid at 2% minimum slope.

LEGEND:

- New Construction
- New Paving
- New Grass

GRADING AND EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE A MINIMUM REQUIREMENT.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, MODIFYING AND ADDING EROSION CONTROL MEASURES DURING CONSTRUCTION TO KEEP SILT FROM EXITING THIS SITE.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS RELATED TO SITE GRADING AND STORMWATER RUNOFF.
4. EROSION CONTROL SHALL BE MAINTAINED UNTIL LAWNS HAVE BEEN ESTABLISHED.
5. AFTER LAWNS HAVE BEEN ESTABLISHED CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES, i.e., SILT FENCE.
6. CONTRACTOR TO FIELD VERIFY ROAD GRADES PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO COORDINATE ALL NEW SITE GRADING WITH OWNER'S REP. ENGINEER PRIOR TO CONSTRUCTION IN ORDER TO ENSURE PROPER COHESION WITH OVERALL SITE DRAINAGE PLAN.
8. ADJUST SHALES AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE FUTURE BUILDING FOUNDATIONS.
9. SEED AND MULCH DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION.
10. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
11. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS, WHICH SHOW SIGNS OF EXCESSIVE EROSION.
12. CONTRACTOR TO FIELD VERIFY CRITICAL GRADES AT ENTRANCES PRIOR TO CONSTRUCTION.
13. VERIFY EXACT SIZE DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, INCLUDING BUT NOT LIMITED TO COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.
15. NO SLOPE SHALL BE STEEPER THAN 2(H):(V).
16. SLOPES STEEPER THAN 3(H):(V) SHALL HAVE EROSION CONTROL BLANKETS.
17. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
18. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY

TOPOGRAPHIC SURVEY

of 8234 CHAPMAN HIGHWAY
HONEY BADGER PROPERTIES
P.O. BOX 11365 KNOXVILLE TN 37939
865.809.3439

TAX MAP 138-H, GROUP A, PARCEL 14
INSTRUMENT No. 201610030021529 (DEED)
INSTRUMENT No. 200912120061220 (PLAT)
CIVIL DISTRICT NO. 9, KNOX COUNTY, TENNESSEE
ZONING: CA
TOTAL SITE ACREAGE: 3.29 Acres
TOTAL DISTURBED AREA: 0.58 Acres
TOTAL EXISTING IMPREVIOUS: 2.81 Acres
TOTAL POST IMPREVIOUS: 2.81 Acres
BASE PLAN PROVIDED BY RICHARD A. WEBB



10-A-17-UR
Revised: 9/28/2017

0' 30' 60' 90'
SCALE: 1"=30'
September 28, 2017



Use on Review Development Plan

Name of Applicant: HONEY BADGER PROPERTIES

Date Filed: August 22, 2017 Meeting Date: October 12, 2017

Application Accepted by: Marc Payne

Fee Amount: File Number: Development Plan

Fee Amount: 1500.00 File Number: Use on Review 10-A-17-UR



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| <p align="center">PROPERTY INFORMATION</p> <p>Address: <u>8234 CHAPMAN HWY KNOX, TN 37920</u></p> <p>General Location: <u>SOUTH KNOXVILLE, NE SIDE CHAPMAN HWY, NE SIDE E. CIRCLE DR.</u></p> <p>Tract Size: <u>3.29 ACRES TOTAL</u> No. of Units: <u> </u></p> <p>Zoning District: <u>CA</u> *Rear portion is seeking rezoning From A - CA (Pending)</p> <p>Existing Land Use: <u>SELF STORAGE</u></p> | <p align="center">PROPERTY OWNER/OPTION HOLDER</p> <p>PLEASE PRINT Name: <u>JARRETT BENSON</u></p> <p>Company: <u>HONEY BADGER PROPERTIES</u></p> <p>Address: <u>P.O. Box 11365</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37939</u></p> <p>Telephone: <u>865-809-3439</u></p> <p>Fax: <u>N/A</u></p> <p>E-mail: <u>jarrett@bensonwilliams.com</u></p> |
| <p>Planning Sector: <u>SOUTH COUNTY</u></p> <p>Sector Plan Proposed Land Use Classification: <u>GC/LDR (change pending to GC)</u></p> <p>Growth Policy Plan Designation: <u>PLANNED GROWTH</u></p> <p>Census Tract: <u>55.02</u></p> <p>Traffic Zone: <u>167</u></p> <p>Parcel ID Number(s): <u>138HA014</u></p> <p>Jurisdiction: <input type="checkbox"/> City Council _____ District _____ <input checked="" type="checkbox"/> County Commission <u>9</u> District _____</p> | <p align="center">APPLICATION CORRESPONDENCE</p> <p>All correspondence relating to this application should be sent to:</p> <p>PLEASE PRINT Name: <u>JARRETT BENSON</u></p> <p>Company: <u>HONEY BADGER PROPERTIES</u></p> <p>Address: <u>P.O. BOX 11365</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37939</u></p> <p>Telephone: <u>865-809-3439</u></p> <p>Fax: <u>N/A</u></p> <p>E-mail: <u>jarrett@bensonwilliams.com</u></p> |
| <p align="center">APPROVAL REQUESTED</p> <p><input type="checkbox"/> Development Plan: <u> </u> Residential <u> </u> Non-Residential</p> <p><input type="checkbox"/> Home Occupation (Specify Occupation) _____</p> <p><input checked="" type="checkbox"/> Other (Be Specific) <u>Addition of self storage units</u></p> | <p align="center">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>[Signature]</u></p> <p>PLEASE PRINT Name: <u>JARRETT BENSON</u></p> <p>Company: <u>HONEY BADGER PROPERTIES</u></p> <p>Address: <u>P.O. BOX 11365</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37939</u></p> <p>Telephone: <u>865-809-3439</u></p> <p>E-mail: <u>jarrett@bensonwilliams.com</u></p> |