

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

▶ **FILE #:** 12-C-17-UR **AGENDA ITEM #:** 32  
 POSTPONEMENT(S): 12/14/17-1/11/18 **AGENDA DATE:** 2/8/2018  
 ▶ **APPLICANT:** HUBER PROPERTIES  
 OWNER(S): Huber Properties

TAX ID NUMBER: 162 M B 00104, 00105 & 00107 [View map on KGIS](#)  
 JURISDICTION: County Commission District 5  
 STREET ADDRESS: 12330 S Northshore Dr  
 ▶ **LOCATION:** Southeast side of S. Northshore Dr., northeast of Choto Rd.  
 ▶ **APPX. SIZE OF TRACT:** 7.31 acres  
 SECTOR PLAN: Southwest County  
 GROWTH POLICY PLAN: Planned Growth Area  
 ACCESSIBILITY: Access is via S. Northshore Dr., a minor arterial street with a three lane street section with a 36' pavement width within an 88' right-of-way.  
 UTILITIES: Water Source: First Knox Utility District  
 Sewer Source: First Knox Utility District  
 WATERSHED: Tennessee River

▶ **ZONING:** CN (Neighborhood Commercial) (k)  
 ▶ **EXISTING LAND USE:** Residence and vacant land  
 ▶ **PROPOSED USE:** Mixed Use Commercial Building, Veterinary Clinic and a Self-Service Storage Facility.

HISTORY OF ZONING: Property was rezoned to CN (Neighborhood Commercial) (k) with conditions by Knox County Commission on March 22, 2010.  
 SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural)  
 South: Mixed commercial - CN (Neighborhood Commercial) (k)  
 East: Residences - PR (Planned Residential)  
 West: Residences - PR (Planned Residential)  
 NEIGHBORHOOD CONTEXT: This area has primarily developed with rural and low density residential uses under A and PR zoning. The neighborhood commercial node to the south has developed following the rezoning to CN in 2010.

**STAFF RECOMMENDATION:**

▶ **POSTPONE until the March 8, 2018 MPC meeting as recommended by staff. Staff's recommendation is based on the following:**

1. The revised development plan submitted on January 24, 2018 shows an access driveway serving the self service storage facility that has a maximum grade of 13.75% with the proposed access gate being located within that steep grade. The maximum street grade permitted under the Subdivision Regulations is 12%. The access driveway needs to be redesigned with the maximum grade for the approach to the gate (distance of 60' on both sides) not exceeding 4%.

2. The proposed access gate is too close to the driveway/turnaround area located between the proposed mixed-use building and the first proposed storage building. As designed, there is not adequate room to make the necessary turning movements.
3. A turning template analysis needs to be provided for the entire site for trucks and passenger vehicles. The analysis should include general access, access for turnaround areas, access for the drive-thru and dumpster area, and access through the self-service storage site.
4. The revised development plans do not adequately address the stream buffer requirements. The plans show grading within the inner buffer (not permitted) and the buffer averaging shown is incorrect.
5. Preliminary plans for detention and water quality for the development have not been provided.
6. As proposed, the dumpster service area is located at the front of the site along S. Northshore Dr. This facility should be relocated on the site and properly screened from view from the public street.
7. Sidewalk connections should be provided between the internal sidewalks and the sidewalk along S. Northshore Dr.
8. During recent discussions with the applicant after the revised plans were submitted, the applicant had identified additional changes to the site plan that were being considered for the self-service storage facility and the area of the proposed mixed use building. While these changes may be acceptable, staff should be provided with plans showing changes to the site layout, with adequate time for review, before recommendations are provided to the Planning Commission. The Planning Commission is not approving a concept plan when they approve a detailed development plan through the use on review process. The Planning Commission's approval allows the applicant to move forward with final construction drawings for approval by The Knox County Department of Engineering and Public Works, and to submit building plans for permit approval in order to implement the approved development plans.

**COMMENTS:**

The applicant is requesting approval of a mixed use development under the CN (Neighborhood Commercial) (k) zoning district on this 7.31 acre tract located on the southeast side of S. Northshore Dr. just northeast of S. Northshore Dr. / Choto Rd. roundabout. The proposed development includes a 10,000 square foot, two story mixed use commercial building, a veterinary clinic and a 40,500 square foot self-service storage facility.

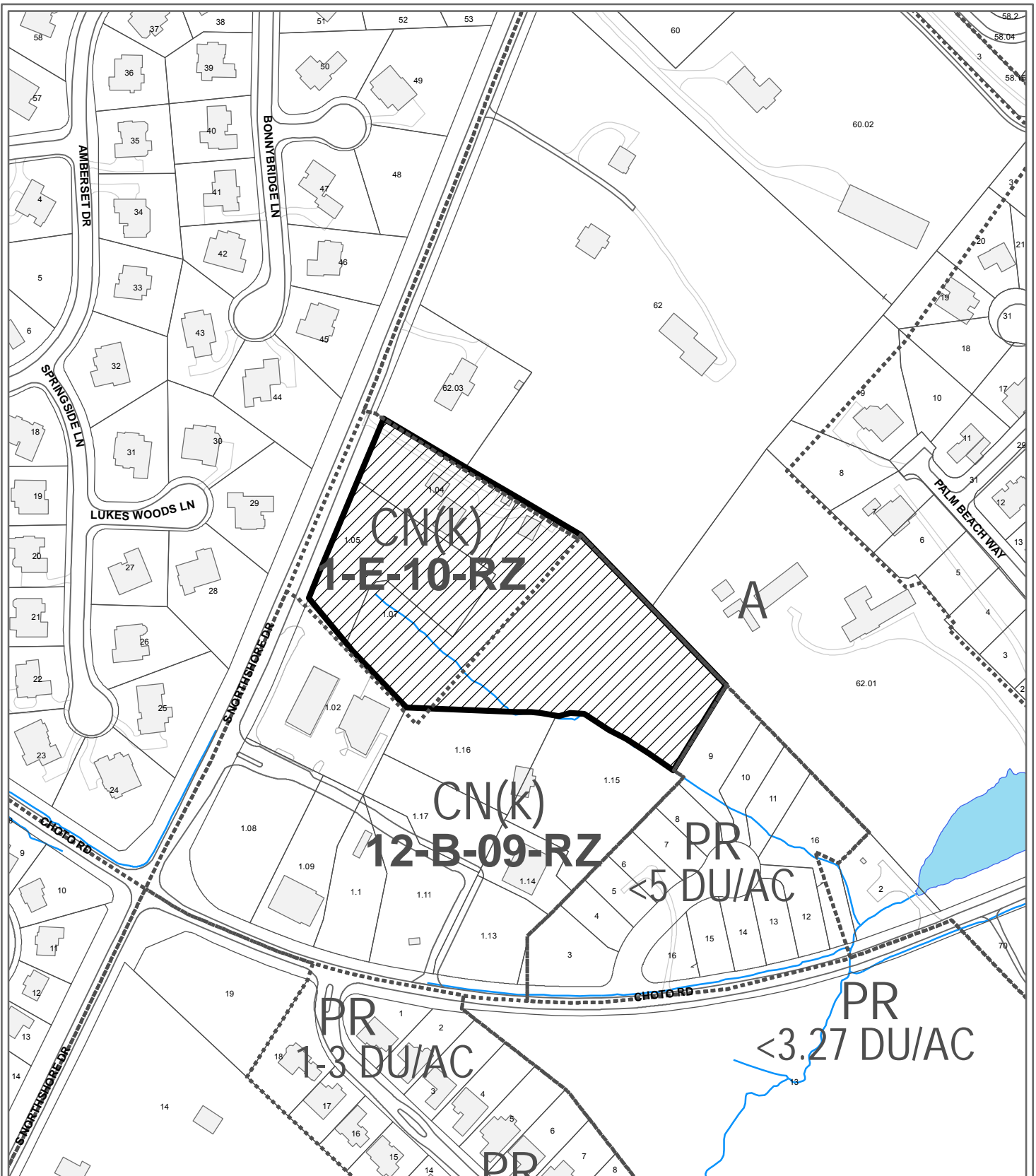
When the property was rezoned to CN (Neighborhood Commercial) (k) by Knox County Commission on March 22, 2010, the approval was subject to four conditions that included a list of permitted uses, outdoor lighting standards, architectural standards and use on review approval of any development plans.

The applicant had requested postponements in December and January to allow time for consideration of a rezoning application that would modify the condition on the list of permitted uses. At the January 11, 2018 meeting, the Planning Commission had recommended approval of eliminating the use restrictions for this site under the CN (Neighborhood Commercial) zoning district but retained the conditions regarding lighting, architectural design and use on review approval.

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.



**12-C-17-UR  
USE ON REVIEW**

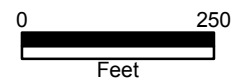


Mixed Commercial Building, Veterinary Clinic and a Self-Service Storage Facility in CN (Neighborhood Commercial) (k)

Petitioner: Huber Properties

Map No: 162

Jurisdiction: County

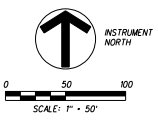


Original Print Date: 11/13/2017

Revised: 11/29/17

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





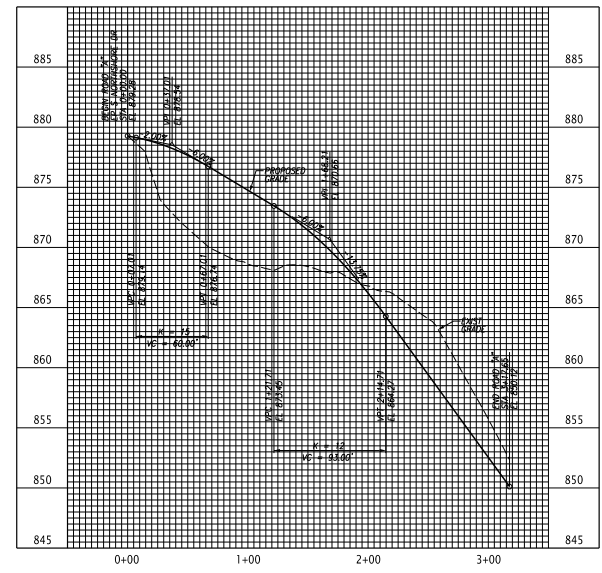
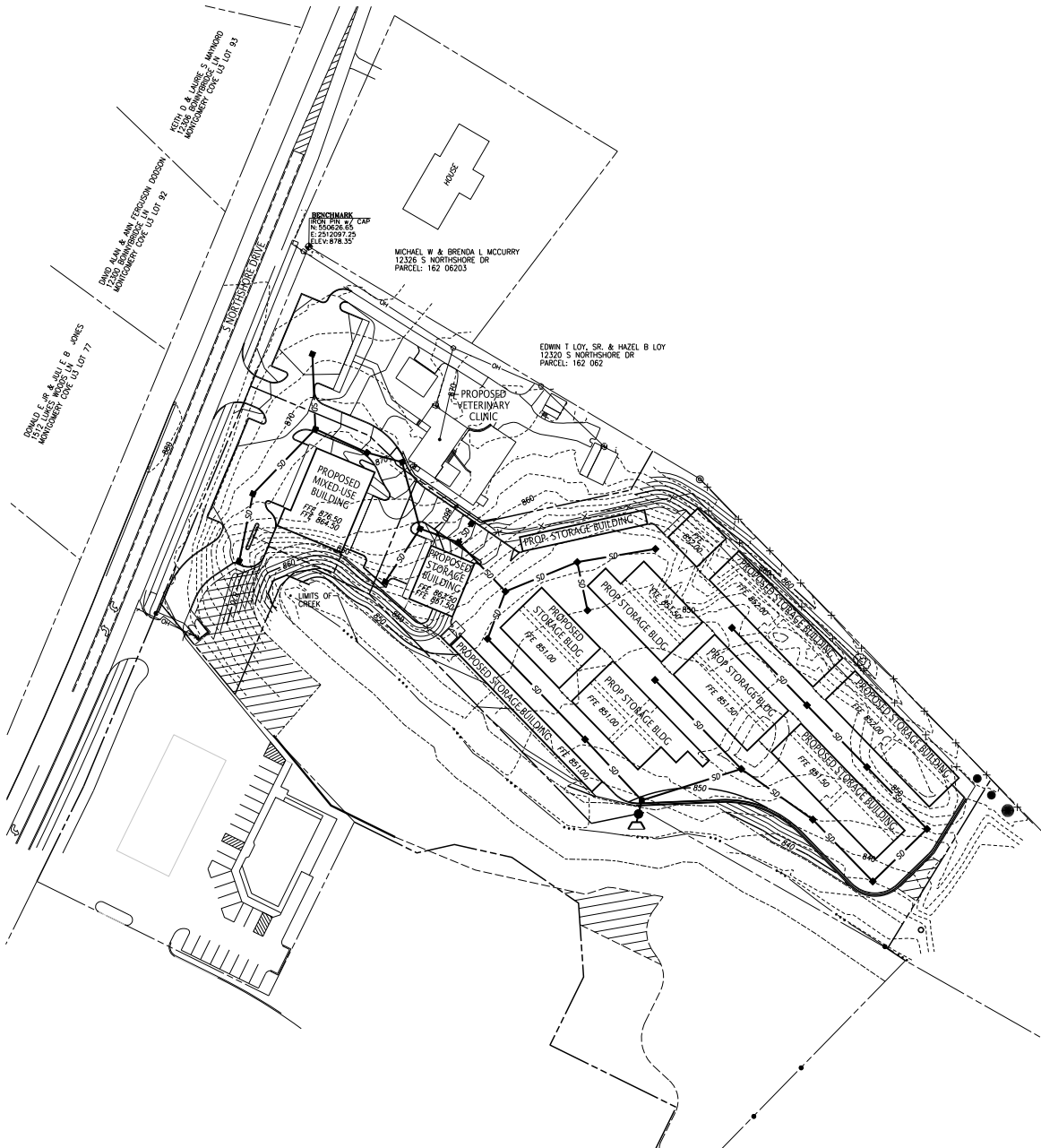
PRELIMINARY  
NOT FOR  
CONSTRUCTION

THE MARKETS AT CHOTO  
NORTHSHORE DR @ CHOTO RD  
KNOX COUNTY, TENNESSEE

HUBER PROPERTIES LLC  
213 FOX ROAD, SUITE 100  
KNOXVILLE, TN 37922  
CONTACT: MR. JOHN HUBER  
TELEPHONE NO: 865.966.1600  
EMAIL: jhuber@southernsignature.net

USE ON REVIEW  
GRADING PLAN

PROJ. MGR.	DESIGNED BY	DRAWN BY	DATE
WCF	AMC	AMC	01/24/18
			Revision/Issue
			No.
Project	Sheet		
290.006.5			
Date			
01/24/18			
Scale			
1"=50'			



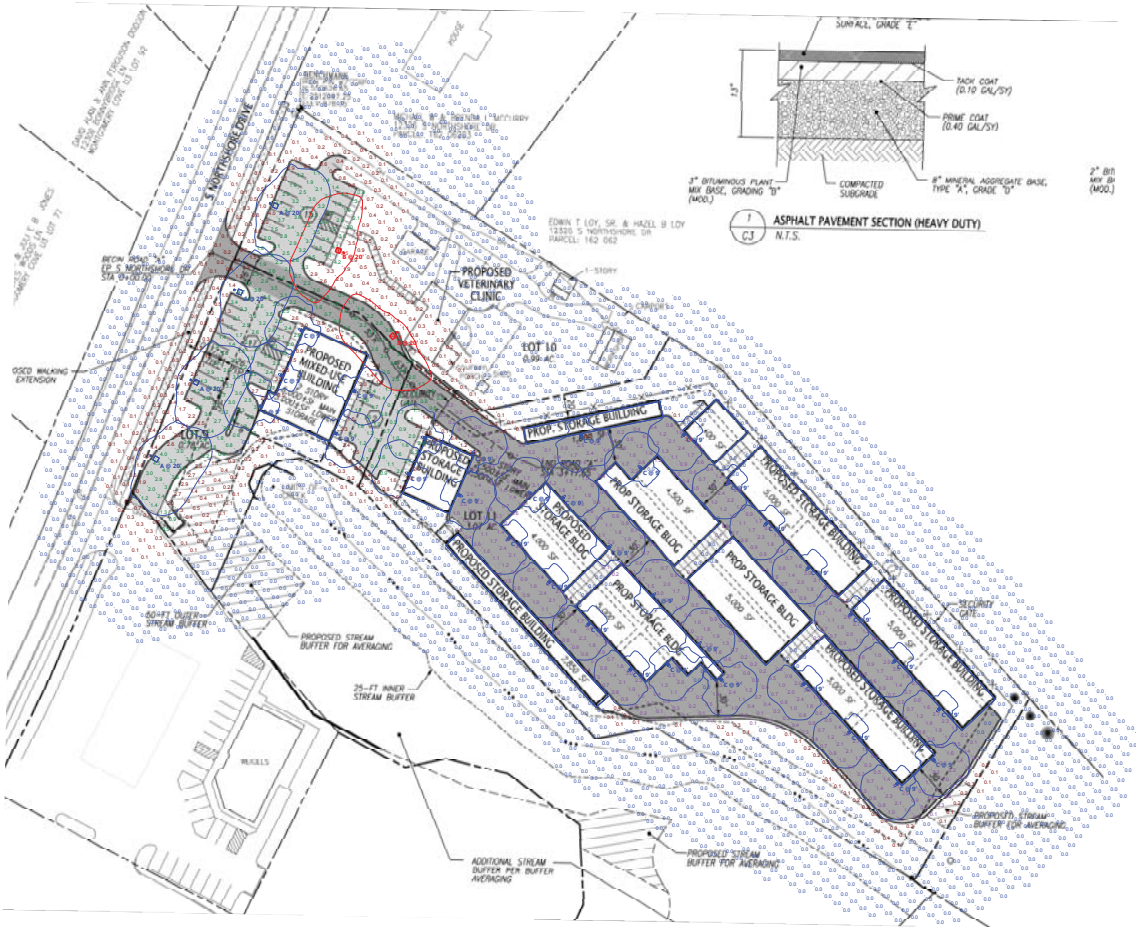
ROAD "A"  
SCALE: 1"=50' HORIZ.  
1"=5' VERT.

12-C-17-UR  
Revised: 1/30/2018

- LEGEND:
- 1020 — PROPOSED CONTOUR
  - - - 1022 - - - EXISTING CONTOUR
  - — — — — PROPERTY LINE
  - — — — — BUFFER AREA
  - 50 — 15' — PROPOSED STORM LINE
  - ▽ PROPOSED HEADWALL
  - PROPOSED CATCH BASIN

C2





**D-Series Size 0**

Calc Zone #1	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking lot	+	2.3 f.c.	5.4 f.c.	0.3 f.c.	18.0:1	7.3:1
Storage areas	+	1.0 f.c.	3.9 f.c.	0.0 f.c.	N/A	N/A

**D-Series Size 1**

Calc Zone #1	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking lot	+	2.3 f.c.	5.4 f.c.	0.3 f.c.	18.0:1	7.3:1
Storage areas	+	1.0 f.c.	3.9 f.c.	0.0 f.c.	N/A	N/A

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4 f.c.	5.5 f.c.	0.0 f.c.	N/A	N/A
Parking lot	+	2.3 f.c.	5.4 f.c.	0.3 f.c.	18.0:1	7.3:1
Storage areas	+	1.0 f.c.	3.9 f.c.	0.0 f.c.	N/A	N/A

**Note**  
 1. Readings shown are based on a total LLF of as shown at grade. Data references the extrapolated performance projections in a J5c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).  
 2. Please refer to the "luminaire locations" for mounting heights.  
 3. Product information can be obtained at www.Lithonia.com or through your local agency.

**Note**  
 Please note this analysis does not comply with minimal IESNA levels for parking and pedestrian safety. Acuity Brands will not be liable for any safety issues that may arise from the installation of this design.

12-C-17-UR  
 Revised: 1/30/2018

**Schedule**

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Fixture	LLF	Wattage
□	A	4	Lithonia Lighting	DSX0 LED P6 50K 171M MVOLT HS-44	DSX0 LED P6 50K 171M MVOLT with house-side shield	LED	1	DSX0_LED_P6_50K_171M_MVOLT_HS-44	12622	0.92	134
□	B	2	Lithonia Lighting	DSX0 LED P6 50K 171M MVOLT HS	DSX0 LED P6 50K 171M MVOLT with house-side shield	LED	1	DSX0_LED_P6_50K_171M_MVOLT_HS-44	12726	0.92	134
□	C	33	Lithonia Lighting	DSXW1 LED LDC 700 50K 171M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, 171M OPTIC, 5000K, @ 700mA.	LED	1	DSXW1_LED_10_C_700_50K_171M_MVOLT_HS-44	2825	0.93	26.2

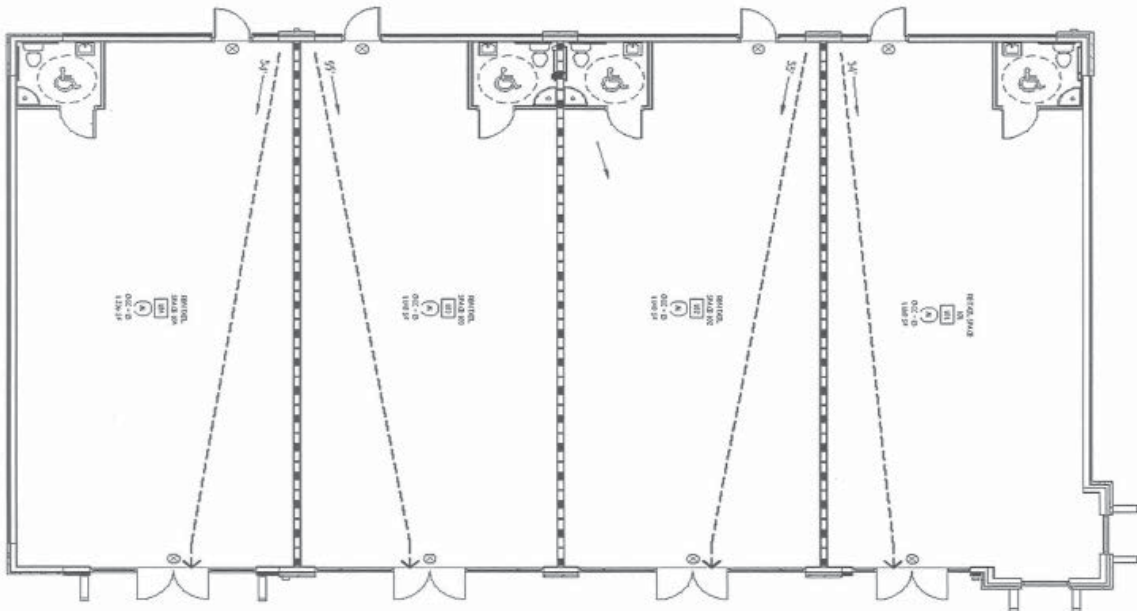
**Note**  
 This architectural lighting submittal is provided only for informational purposes and to help the customer or end-user (as applicable) understand how various sections of linear fixtures connect to each other and how they mount to the ceiling. This lighting submittal is strictly based on the information provided to Acuity Brands, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor-plans, reflected ceiling plans, electrical plans and specifications) provided to Acuity Brands is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received by the customer or end-user (as applicable), it is the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands be responsible for any loss resulting from any use of any information contained in this lighting submittal.

MARKETS OF CHOTO SELF STORAGE

Designer  
 Jim Eads, LC  
 Date  
 1/23/2018  
 Scale  
 Not to Scale  
 Drawing No.  
 58081-1-A1  
 Summary







  
**MARKETS**  
AT CHOTO

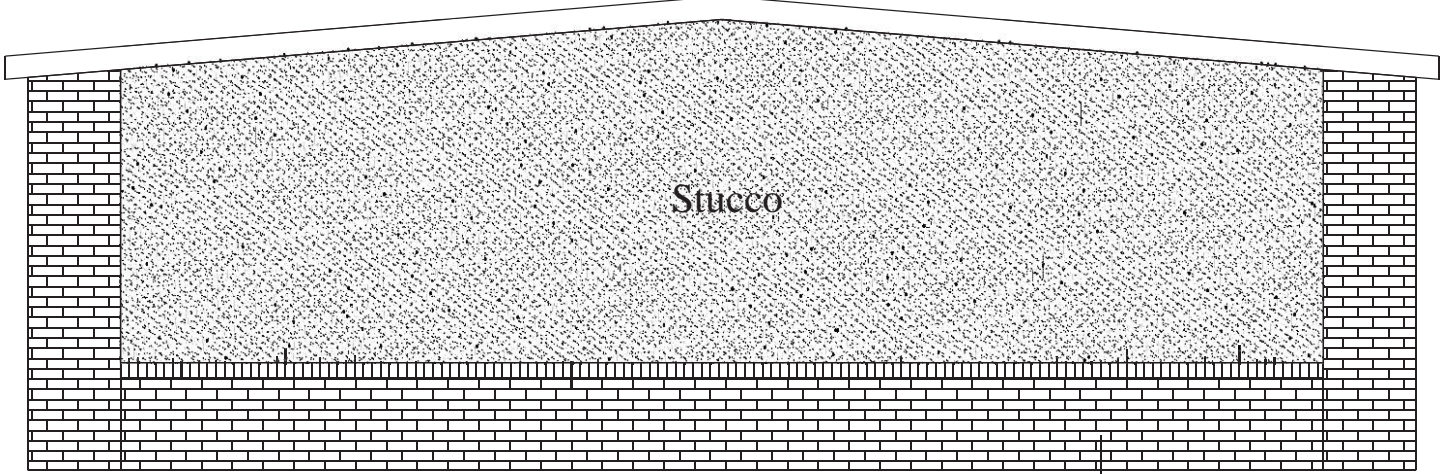
**Building 9**

Elevation & Floor Plan

12-C-17-UR

12-C-17-UR

STORAGE SIDE ELEVATION FACING STREET



End Wall  
1/4" = 1'-0"

Brick





CIVIL ENGINEERING / TRAFFIC ENGINEERING

11812 Black Road  
Knoxville, Tennessee 37932  
Phone (865) 556-0042  
[ajaxengineering@gmail.com](mailto:ajaxengineering@gmail.com)

**February 26, 2018**

**TO: Mr. John Huber**

**RE: Self-Storage Facility in Choto Area**

Mr. Huber,

Per your request, I have researched the trip generation rates for your proposed self-storage facility in the Choto area. As cited in the Institute of Transportation Engineers Trip Generation, 9<sup>th</sup> Edition, a self-storage facility with approximately 45,000 square feet of space could be estimated to generate the following number of trips:

ITE Land Use #151, Mini-Warehouse:

Average number of trips on a weekday	75 trips
AM peak hour of facility	11 trips
PM peak hour of facility	10 trips

For a similar size general office building of 45,000 square feet, the following number of trips can be estimated:

ITE Land Use #710, General Office Building:

Average number of trips on a weekday	716 trips
AM peak hour	102 trips
PM peak hour	129 trips

Please remember that when ITE calculates trips, a single trip is based on a one-way direction of travel. Thus, a round trip by an individual to the self-storage facility or a general office building would be counted as two one-way trips.

If you have any questions or further comments, please feel free to contact me at any time.

Sincerely,

**Ajax Engineering, LLC**

A handwritten signature in black ink, appearing to read "Robert W. Jacks". The signature is stylized with large, flowing loops and a prominent "R" at the beginning.

Robert W. Jacks, P.E.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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[MPC Comment] case # 12-C-17-UR

1 message

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Diana Joubert <dianajoubert@gmail.com>

Mon, Dec 11, 2017 at 4:30 PM

Reply-To: dianajoubert@gmail.com

To: commission@knoxmpc.org

I am writing in opposition to the proposed storage facility at the Northshore/Choto roundabout.

When this development was put in, the builder spoke in glowing terms of offices, restaurants, and stores. He did not mention a tacky storage unit. Once this unit is built, the quality of prospective clients will never reach its potential. This is not what we were promised!

If you continue to allow development along Northshore, traffic will be an increasing issue. We at least need a safe shoulder.

Diana Joubert

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Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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**[MPC Comment] 1-E-18-RZ AND 12-C-17-UR**

1 message

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'Libby Griffin' via Commission <commission@knoxmpc.org>  
Reply-To: libby660griffin@yahoo.com  
To: Metropolitan Planning Commission <commission@knoxmpc.org>

Thu, Dec 28, 2017 at 9:42 AM

1-E-18-RZ (Rezoning) AND 12-C-17-UR (Use on Review) in Chota & Northshore neighborhood

Dear Commissioners

1-E-18-RZ (Rezoning) and 12-C-17-UR (Use on Review) are scheduled with the Metropolitan Planning Commission (MPC) for a hearing on 1/11/18. The developer is proposing to build two-story mixed use commercial building(s) just east of the Weigle's, including self-service storage immediately adjacent to residential neighborhoods.

The property near the Chota & Northshore intersection was rezoned NC (Neighborhood Commercial) on March 22, 2010, subject to four conditions, including a list of permitted uses / restrictions and subject to Use on Review. According to the MPC Use on Review Report (page 2), Proposal 12-C-17-UR was postponed "to allow time for consideration of a rezoning application that would modify the condition on the list of permitted uses."

This appears to be an attempt by the developer to circumvent existing Neighborhood Commercial guidelines in general and specific uses permitted on this property by the MPC in March, 2010.

I have read the Recode Knoxville Technical Report presented September 19, 2017. I think this is an excellent concept and an excellent start to the process of reorganizing our hometown. Although Recode is not finished or accepted, it contains pertinent information for the MPC to consider.

Page 14 of the Recode Knoxville Technical Report, presented 9/19/17, includes "outdoor storage" under Highway Commercial (currently "C-4" & Recode "C-H"), and describes it as a "High Intensity" use. Under Recode Knoxville, Neighborhood Commercial would not permit this use nor would General Commercial.

I ask that the Knoxville/Knox County Metropolitan Planning Commission deny 1-E-18-RZ Use on Review 12-C-17-UR.

Libby Griffin

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12-C-17-UR-PP-1-11-18



Tom Brechko <tom.brechko@knoxmpc.org>

**Choto Storage UOR**

1 message

12-C-17-UR

John Huber <john@southernsignature.net>  
To: Tom Brechko <tom.brechko@knoxmpc.org>

Fri, Dec 29, 2017 at 11:31 AM



Mr. Brechko,

Please postpone my UOR application for consideration of self-storage at Markets at Choto from the January 2018 meeting to the February 2018 meeting.

Thank you,

**John Huber**

*Owner / Developer*



*P. O. Box 23038*

*Knoxville, TN 37933*

**O 865-966-1600**

**F 865-978-6600**

**E john@southernsignature.net**

www.MarketsatChoto.com



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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[MPC Comment] 12-C-17-UR

1 message

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'Libby Griffin' via Commission <commission@knoxmpc.org>

Tue, Dec 19, 2017 at 6:33 PM

Reply-To: libby660griffin@yahoo.com

To: Metropolitan Planning Commission <commission@knoxmpc.org>

Cc: Libby Griffin <libby660griffin@yahoo.com>, Wayne Kline <wkline@hdclaw.com>

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Libby Griffin

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12-C-17-UR-PP-12-14-17

KNOXVILLE, KNOX COUNTY

M P C

METROPOLITAN  
PLANNING  
COMMISSION

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

# Request to Postpone • Table • Withdraw

Name of Applicant: Huber Properties

AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 12-C-17-UR

Date Scheduled for MPC Review: Dec. 14, 2017

Date Request Filed: 11/27/17 Request Accepted by: Busseau



**REQUEST**

**Postpone**  
Please postpone the above application(s) until:  
Jan 11, 2018  
DATE OF FUTURE MPC PUBLIC MEETING

**Table**  
Please table the above application(s).

**Withdraw**  
Please withdraw the above application(s).

**State reason for request:**  
Discussion of potential rezoning of subject property

**Eligible for Fee Refund?**  Yes  No  
Amount: \_\_\_\_\_  
Approved by: \_\_\_\_\_  
Date: \_\_\_\_\_

**PLEASE NOTE**  
Consistent with the guidelines set forth in MPC's *Administrative Rules and Procedures*:

**POSTPONEMENTS**  
Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

**TABLINGS**  
Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

**WITHDRAWALS**  
Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:  
Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

**APPLICATION AUTHORIZATION**

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Use on Review  Development Plan

Name of Applicant: Huber Properties

Date Filed: 10/26/17 Meeting Date: 12/14/17

Application Accepted by: James Reed

Fee Amount:        File Number: Development Plan       

Fee Amount: 1500 File Number: Use on Review 12-C-17-UR



PROPERTY INFORMATION

Address: 12330 S. Northshore Dr

General Location: N/E of Choto Rd, S/E side of S. Northshore Dr

Tract Size: 7.31 No. of Units: Acres

Zoning District: CN

Existing Land Use: Residential/Unused Land

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: Planned

Census Tract: 58.12

Traffic Zone: 176

Parcel ID Number(s): 162MB00104 00105 00107

Jurisdiction:  City Council  District  County Commission W65 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Huber Prop John Huber

Company: Huber Properties

Address: P.O. Box 23038

City: Knox State: TN Zip: 37972

Telephone: 865-966-1600

Fax:       

E-mail: john@southernsignature.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: same as above

Company:       

Address:       

City:        State:        Zip:       

Telephone:       

Fax:       

E-mail:       

APPROVAL REQUESTED

Development Plan:  Residential  Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Storage Building

APPLICATION AUTHORIZATION

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.

Signature: [Signature]

PLEASE PRINT Name: John Huber

Company: same as above

Address:       

City:        State:        Zip:       

Telephone:       

E-mail:

