

▶ **FILE #:** 1-E-18-RZ

AGENDA ITEM #: 35

AGENDA DATE: 1/11/2018

▶ **APPLICANT:** HUBER PROPERTIES

OWNER(S): John Huber

TAX ID NUMBER: 162 M B 00104,00105,00107
 162MB00113,00114&00115

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12344 S Northshore Dr

▶ **LOCATION:** Southeast side S. Northshore Dr., northeast of Choto Rd.

▶ **APPX. SIZE OF TRACT:** 7.9 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Northshore Dr., a minor arterial street with 26' of pavement width within 90' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **PRESENT ZONING:** CN (Neighborhood Commercial) with conditions

▶ **ZONING REQUESTED:** CN (Neighborhood Commercial)

▶ **EXISTING LAND USE:** House and vacant land

▶ **PROPOSED USE:** Neighborhood commercial

EXTENSION OF ZONE: The subject property is already zoned CN, with conditions

HISTORY OF ZONING: Conditional CN zoning was established in 2009 (12-B-09-RZ) and 2010 (1-E-10-RZ).

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land / A (Agricultural)

South: Weigel's, Choto Rd. residential / CN (Neighborhood Commercial) with conditions

East: Residential / PR (Planned Residential) at up to 5 du/ac

West: S. Northshore Dr., Montgomery Cove residential subdivision / PR (Planned Residential) at 2.4 du/ac

NEIGHBORHOOD CONTEXT: With the exception of this small commercial node, zoned CN, the surrounding area is developed entirely with agricultural and rural to low density residential development under A, PR and RA zoning in Knox County and various residential zones applicable in the Town of Farragut to the north.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE CN (Neighborhood Commercial) zoning, subject to 3 conditions. (Applicant requested removal of all conditions)**

1. All outdoor site lighting must be full cutoff luminaire, meaning the luminaire/light fixture shall allow no direct light emissions above a horizontal plane through the luminaire's lowest light-emitting part. Also, lights located under gasoline service station canopies, canopies for bank automatic teller machines, and other such similar

canopies shall be recessed into the structure ceiling and shall use light shields so as to prevent glare. No portion of the bulb or the glass/plastic surrounding the bulb shall protrude from the structure ceiling unless it can be shown that a different style would be equivalent to or better than this requirement. The maximum number of footcandles at a property line that is adjacent to non-commercial or non-office zoned land shall be 0.5 footcandles. The maximum number of footcandles at a street right of way or a property line that is adjacent to commercial or office zoned land shall be 3.0 footcandles. Lighting and photometric plans must be submitted with development plans to demonstrate that these conditions will be satisfied.

2. All development shall be subject to a unified architectural plan that meets the intent of the General Plan's village-like appearance, consistent with development policy 9.9 of the Knoxville-Knox County General Plan 2032. All structures must be built using residential materials on the exterior, be compatible with the scale of residential structures in the area. Visible paving should be minimized throughout the development.

3. Any proposed development shall be subject to MPC approval of a development plan as a use on review. For each individual plan submittal, an overall site plan must also be submitted for the site in its totality.

With the above conditions, CN zoning is appropriate at this location to serve residents who live in the vicinity of the site, as well as commuters traveling on either of the two streets at this intersection. CN zoning will allow low impact commercial uses and includes considerable landscaping and other development regulations to minimize the impact on nearby residential areas, as well as improve the aesthetic appeal of the development. The condition limiting the use of the northeast and southeast portions of the site to selected less intense CN uses has been recommended to be eliminated. Staff is of the opinion that the CN zone, and its applicable development regulations, are intended for and appropriate in residential areas, so limitations on uses are not necessary. The other conditions that were placed on the previous rezoning are proposed to be maintained.

COMMENTS:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. CN zoning is appropriate for this expansion of the commercial crossroads location at the intersection of collector and arterial streets.
2. The surrounding area has been developing rapidly with residential uses. The closest commercial use to the subject site is about 1.2 miles to the north along Harvey Rd., which is a convenience store with fuel pumps, developed in PR zoning. The next closest commercial uses/zoning are about 2.9 miles to the northeast, on Concord Rd., north of Northshore Dr. Commercial uses/zoning on Kingston Pike to the north are about 3.5 miles to the north of the site. These numbers indicate that establishment of commercial uses at this location would substantially reduce vehicle miles travelled, because area residents would not have to drive as far to obtain certain commercial goods and services that could be offered at this location.
3. The development criteria of the CN zone allows for commercial development that is compatible with nearby residential uses. On parcel 19 to the southwest, which is about one acre in size, CA zoning and a commercial plan designation were applied for twice within the last 20 years (12-D-01-RZ/12-A-01-SP and 9-C-04-RZ/9-B-04-SP). In 2001, the CN zone was not available. Staff recommended denial of both requests and the applicant withdrew the requests before they were ever heard by MPC. In 2004, staff recommended approval of a C sector plan designation, limited to CN zoning and approval of the rezoning to CN, rather than the requested CA zoning. These requests were denied by MPC on 9/9/04, due to neighborhood opposition, and there were no appeals filed. Staff maintains its position that CN zoning is appropriate at this intersection. The subject property is larger in size than the one acre site that was previously considered, which will allow more space for increased setbacks and a better landscaping and traffic circulation plan, leading to an overall higher quality development.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested CN zoning district provides the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for recurring shopping and personal service needs of nearby residential areas. Development should be compatible with the character of the adjacent neighborhood. This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. The range of permitted uses is limited to those that are generally patronized on a frequent basis by neighborhood residents. Development performance standards are provided to maximize compatibility between commercial uses and adjacent residential uses.
2. The subject property clearly fits the criteria spelled out in the above general description of the CN zone from the Knox County Zoning Ordinance.
3. The development criteria contained within the CN zone are essential to minimize the impacts to adjacent residential uses and leading to compatible development. Staff would not support any BZA variances to these development standards for this site, as they would undermine the compatibility with surrounding properties and dilute the effectiveness of the CN zone.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools and the traffic impact will depend on the type of commercial uses that are established.
3. CN zoning is compatible with surrounding development and should have a minimal impact on adjacent properties. Also, the CN zone requires substantial landscaping throughout the perimeter of the site and parking areas, requires sidewalks to connect with adjacent neighborhoods, permits only indirectly illuminated, monument signs and contains criteria to prevent site lighting spillover to adjacent properties, which are further specified in the above recommended condition #1.
4. Many uses allowed within the CN zone, such as restaurants, fueling stations (with or without convenience stores), child day care centers and any use which includes drive-through or drive-in facilities, requires use on review approval by MPC prior to construction. This will provide the opportunity for MPC and County Engineering staff to review the plan and address issues such as traffic circulation, layout, access, landscaping, drainage and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting. If recommended condition #3 above is applied, all development will be subject to use on review approval prior to construction.

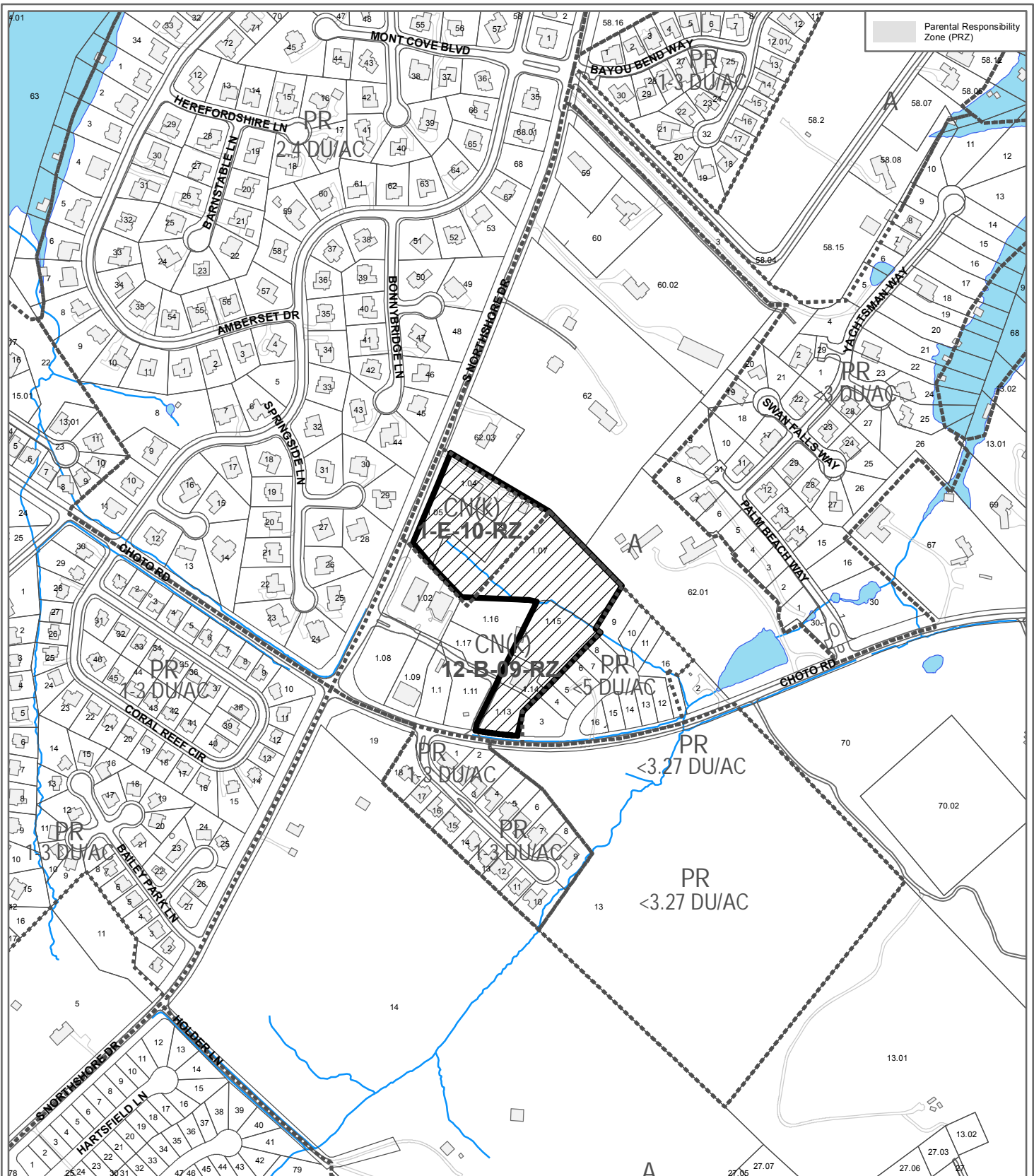
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes neighborhood commercial uses for the site, consistent with the request.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for neighborhood commercial or similar zoning in the surrounding area. Each request would have to be considered on a case by case basis, based on its own merits. Staff would likely not recommend further expansion of neighborhood commercial uses at this time, beyond the approximately 15 acres already zoned CN.
4. The proposal is supported by several development policies of the Knoxville-Knox County General Plan 2032. Several of these policies are listed below, exactly as written in the plan under "Development Policies."
 - 8.2 Locate neighborhood commercial so that it will enhance, rather than hinder, the stability of residential areas.
 - 8.3 Focus on design quality and neighborhood compatibility in reviewing development proposals.
 - 9.9 Encourage village centers as the preferred form of retail development, and use the neighborhood commercial zones to provide day-to-day services near residential areas.
 - 9.11 Locate community-serving commercial areas where they can easily be shared by several neighborhoods.
 - 9.12 Locate day care centers and other neighborhood services at the edges of neighborhoods or in village centers. Locate freestanding day care facilities (those serving six or more children) on the perimeter of residential areas, on arterial or collector streets, in a manner which will not adversely affect surrounding properties.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/26/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**1-E-18-RZ
REZONING**

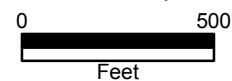
From: CN (Neighborhood Commercial) with conditions
 To: CN (Neighborhood Commercial)



Petitioner: Huber Properties

Map No: 162

Jurisdiction: County



Original Print Date: 12/18/2017 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

CASE SUMMARY

APPLICATION TYPE: REZONING

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-E-10-RZ **Related File Number:** 1-C-10-SP
Application Filed: 11/30/2009 **Date of Revision:**
Applicant: HUBER PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Southeast side S. Northshore Dr., northeast of Choto Rd.
Other Parcel Info.:
Tax ID Number: 162 064 **Jurisdiction:** County
Size of Tract: 3.4 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: Neighborhood commercial **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 12330 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests: None for this site.
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE CN (Neighborhood Commercial) zoning, subject to the following 4 conditions.

- Staff Recomm. (Full):
1. Uses within the area of the site depicted on the attached map (Exhibit B), shall be limited to the permitted uses and uses on review marked with an asterisk on the attached copy of the CN zoning district from the Knox County Zoning Ordinance (Exhibit C).
 2. All outdoor site lighting must be full cutoff luminaire, meaning the luminaire/light fixture shall allow no direct light emissions above a horizontal plane through the luminaire's lowest light-emitting part. Also, lights located under gasoline service station canopies, canopies for bank automatic teller machines, and other such similar canopies shall be recessed into the structure ceiling and shall use light shields so as to prevent glare. No portion of the bulb or the glass/plastic surrounding the bulb shall protrude from the structure ceiling unless it can be shown that a different style would be equivalent to or better than this requirement. The maximum number of footcandles at a property line that is adjacent to non-commercial or non-office zoned land shall be 0.5 footcandles. The maximum number of footcandles at a street right of way or a property line that is adjacent to commercial or office zoned land shall be 3.0 footcandles. Lighting and photometric plans must be submitted with development plans to demonstrate that these conditions will be satisfied.
 3. All development shall be subject to a unified architectural plan that meets the intent of the General Plan's village-like appearance, consistent with development policy 9.9 of the Knoxville-Knox County General Plan 2032. All structures must be built using residential materials on the exterior, be compatible with the scale of residential structures in the area. Visible paving should be minimized throughout the development.
 4. Any proposed development shall be subject to MPC approval of a development plan as a use on review. For each individual plan submittal, an overall site plan must also be submitted for the site in its totality. This applies to this site, as well as the adjacent 12 acres already approved for CN zoning by MPC on December 10, 2009.

With the above conditions, CN zoning is appropriate at this location to serve residents who live in the vicinity of the site, as well as commuters travelling on either of the two streets at this intersection. CN zoning will allow low impact commercial uses and includes considerable landscaping and other development regulations to minimize the impact on nearby residential areas, as well as improve the aesthetic appeal of the development. The condition limiting the use of the northeast and southeast portions of the site to selected less intense CN uses will provide a transitional area between commercial and residential areas, as well as establish a stopping point for commercial uses to keep them from extending further down Northshore Dr. or Choto Rd.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. CN zoning is appropriate for this expansion of the commercial crossroads location at the intersection of collector and arterial streets.
2. The surrounding area has been developing rapidly with residential uses. MPC staff research shows that within 2 miles of this site, 1,321 building permits have been issued for detached houses since the year 2000, as well as 10 condominium units and 5 mobile homes. The closest commercial use to the subject site is about 1.2 miles to the north along Harvey Rd., which is a convenience store with fuel pumps, developed in PR zoning. The next closest commercial uses/zoning are about 2.9 miles to the northeast, on Concord Rd., north of Northshore Dr. Commercial uses/zoning on Kingston Pike to the north are about 3.5 miles to the north of the site. These numbers indicate that establishment of commercial uses at this location would substantially reduce vehicle miles travelled, because area residents would not have to drive as far to obtain certain commercial goods and services that could be offered at this location.
3. The development criteria of the CN zone allows for commercial development that is compatible with nearby residential uses. On parcel 19 to the southwest, which is about one acre in size, CA zoning

and a commercial plan designation were applied for twice within the last 8 years (12-D-01-RZ/12-A-01-SP and 9-C-04-RZ/9-B-04-SP). In 2001, the CN zone was not available. Staff recommended denial of both requests and the applicant withdrew the requests before they were ever heard by MPC. In 2004, staff recommended approval of a C sector plan designation, limited to CN zoning and approval of the rezoning to CN, rather than the requested CA zoning. These requests were denied by MPC on 9/9/04, due to neighborhood opposition, and there were no appeals filed. Staff maintains its position that CN zoning is appropriate at this intersection. The subject property is larger in size than the one acre site that was previously considered, which will allow more space for increased setbacks and a better landscaping and traffic circulation plan, leading to an overall higher quality development.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested CN zoning district provides the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for recurring shopping and personal service needs of nearby residential areas. Development should be compatible with the character of the adjacent neighborhood. This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. The range of permitted uses is limited to those that are generally patronized on a frequent basis by neighborhood residents. Development performance standards are provided to maximize compatibility between commercial uses and adjacent residential uses.
2. The subject property clearly fits the criteria spelled out in the above general description of the CN zone from the Knox County Zoning Ordinance.
3. The development criteria contained within the CN zone are essential to minimize the impacts to adjacent residential uses and leading to compatible development. Staff would not support any BZA variances to these development standards for this site, as they would undermine the compatibility with surrounding properties and dilute the effectiveness of the CN zone.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools and the traffic impact will depend on the type of commercial uses that are established.
3. CN zoning is compatible with surrounding development and should have a minimal impact on adjacent properties. Also, the CN zone requires substantial landscaping throughout the perimeter of the site and parking areas, requires sidewalks to connect with adjacent neighborhoods, permits only indirectly illuminated, monument signs and contains criteria to prevent site lighting spillover to adjacent properties, which are further specified in the above recommended condition 2.
4. Many uses allowed within the CN zone, such as restaurants, fueling stations (with or without convenience stores), child day care centers and any use which includes drive-through or drive-in facilities, requires use on review approval by MPC prior to construction. This will provide the opportunity for MPC and County Engineering staff to review the plan and address issues such as traffic circulation, layout, access, landscaping, drainage and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the amendment from LDR to NC, the requested CN zoning would be consistent with the Southwest County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of these requests could lead to future requests for neighborhood commercial or similar zoning in the surrounding area. Each request would have to be considered on a case by case basis, based on its own merits. Staff would likely not recommend further expansion of neighborhood commercial uses at this time, beyond the approximately 15 acres being considered between these and the upcoming January applications referenced above.
4. The proposal is supported by several development policies of the Knoxville-Knox County General Plan 2032. Several of these policies are listed below, exactly as written in the plan under "Development Policies."
 - 8.2 Locate neighborhood commercial so that it will enhance, rather than hinder, the stability of residential areas.
 - 8.3 Focus on design quality and neighborhood compatibility in reviewing development proposals.
 - 9.9 Encourage village centers as the preferred form of retail development, and use the neighborhood commercial zones to provide day-to-day services near residential areas.
 - 9.11 Locate community-serving commercial areas where they can easily be shared by several neighborhoods.
 - 9.12 Locate day care centers and other neighborhood services at the edges of neighborhoods or in village centers. Locate freestanding day care facilities (those serving six or more children) on the perimeter of residential areas, on arterial or collector streets, in a manner which will not adversely affect surrounding properties.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 2/11/2010

Details of Action:

1. Uses within the area of the site depicted on the attached map (Exhibit B), shall be limited to the permitted uses and uses on review marked with an asterisk on the attached copy of the CN zoning district from the Knox County Zoning Ordinance (Exhibit C).
2. All outdoor site lighting must be full cutoff luminaire, meaning the luminaire/light fixture shall allow no direct light emissions above a horizontal plane through the luminaire's lowest light-emitting part. Also, lights located under gasoline service station canopies, canopies for bank automatic teller machines, and other such similar canopies shall be recessed into the structure ceiling and shall use light shields so as to prevent glare. No portion of the bulb or the glass/plastic surrounding the bulb shall protrude from the structure ceiling unless it can be shown that a different style would be equivalent to or better than this requirement. The maximum number of footcandles at a property line that is adjacent to non-commercial or non-office zoned land shall be 0.5 footcandles. The maximum number of footcandles at a street right of way or a property line that is adjacent to commercial or office zoned land shall be 3.0 footcandles. Lighting and photometric plans must be submitted with development plans to demonstrate that these conditions will be satisfied.
3. All development shall be subject to a unified architectural plan that meets the intent of the General Plan's village-like appearance, consistent with development policy 9.9 of the Knoxville-Knox County General Plan 2032. All structures must be built using residential materials on the exterior, be compatible with the scale of residential structures in the area. Visible paving should be minimized throughout the development.
4. Any proposed development shall be subject to MPC approval of a development plan as a use on review. For each individual plan submittal, an overall site plan must also be submitted for the site in its totality. This applies to this site, as well as the adjacent 12 acres already approved for CN zoning by MPC on December 10, 2009.

Summary of Action:

RECOMMEND that County Commission APPROVE CN (k) (Neighborhood Commercial) zoning, subject to the following 4 conditions.

1. Uses within the area of the site depicted on the attached map (Exhibit B), shall be limited to the permitted uses and uses on review marked with an asterisk on the attached copy of the CN zoning district from the Knox County Zoning Ordinance (Exhibit C).
2. All outdoor site lighting must be full cutoff luminaire, meaning the luminaire/light fixture shall allow no direct light emissions above a horizontal plane through the luminaire's lowest light-emitting part. Also, lights located under gasoline service station canopies, canopies for bank automatic teller machines, and other such similar canopies shall be recessed into the structure ceiling and shall use light shields so as to prevent glare. No portion of the bulb or the glass/plastic surrounding the bulb shall protrude from the structure ceiling unless it can be shown that a different style would be equivalent to or better than this requirement. The maximum number of footcandles at a property line that is adjacent to non-commercial or non-office zoned land shall be 0.5 footcandles. The maximum number of footcandles at a street right of way or a property line that is adjacent to commercial or office zoned land shall be 3.0 footcandles. Lighting and photometric plans must be submitted with development plans to demonstrate that these conditions will be satisfied.
3. All development shall be subject to a unified architectural plan that meets the intent of the General Plan's village-like appearance, consistent with development policy 9.9 of the Knoxville-Knox County General Plan 2032. All structures must be built using residential materials on the exterior, be compatible with the scale of residential structures in the area. Visible paving should be minimized throughout the development.
4. Any proposed development shall be subject to MPC approval of a development plan as a use on review. For each individual plan submittal, an overall site plan must also be submitted for the site in its totality. This applies to this site, as well as the adjacent 12 acres already approved for CN zoning by MPC on December 10, 2009.

Date of Approval: 2/11/2010

Date of Denial:

Postponements: 1/14/10

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/22/2010

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

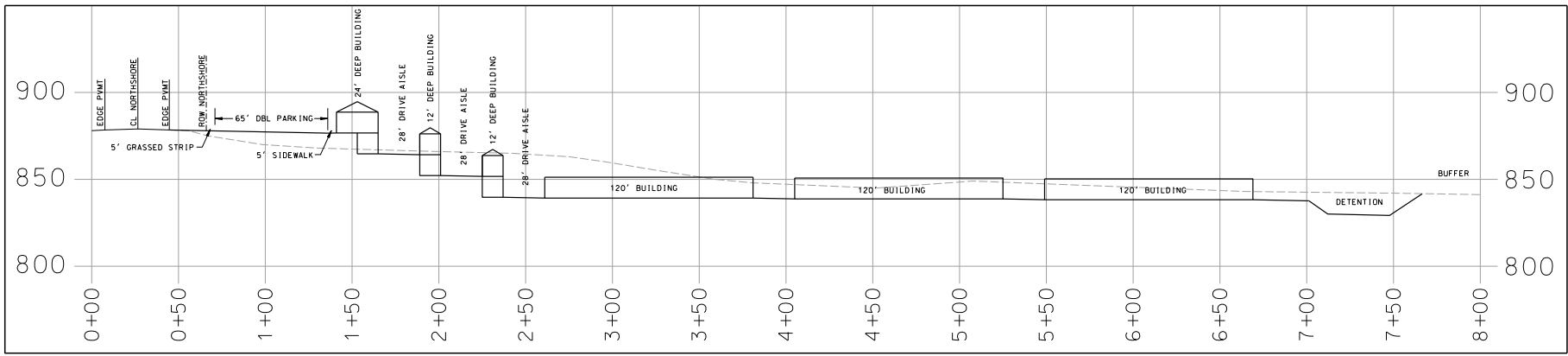
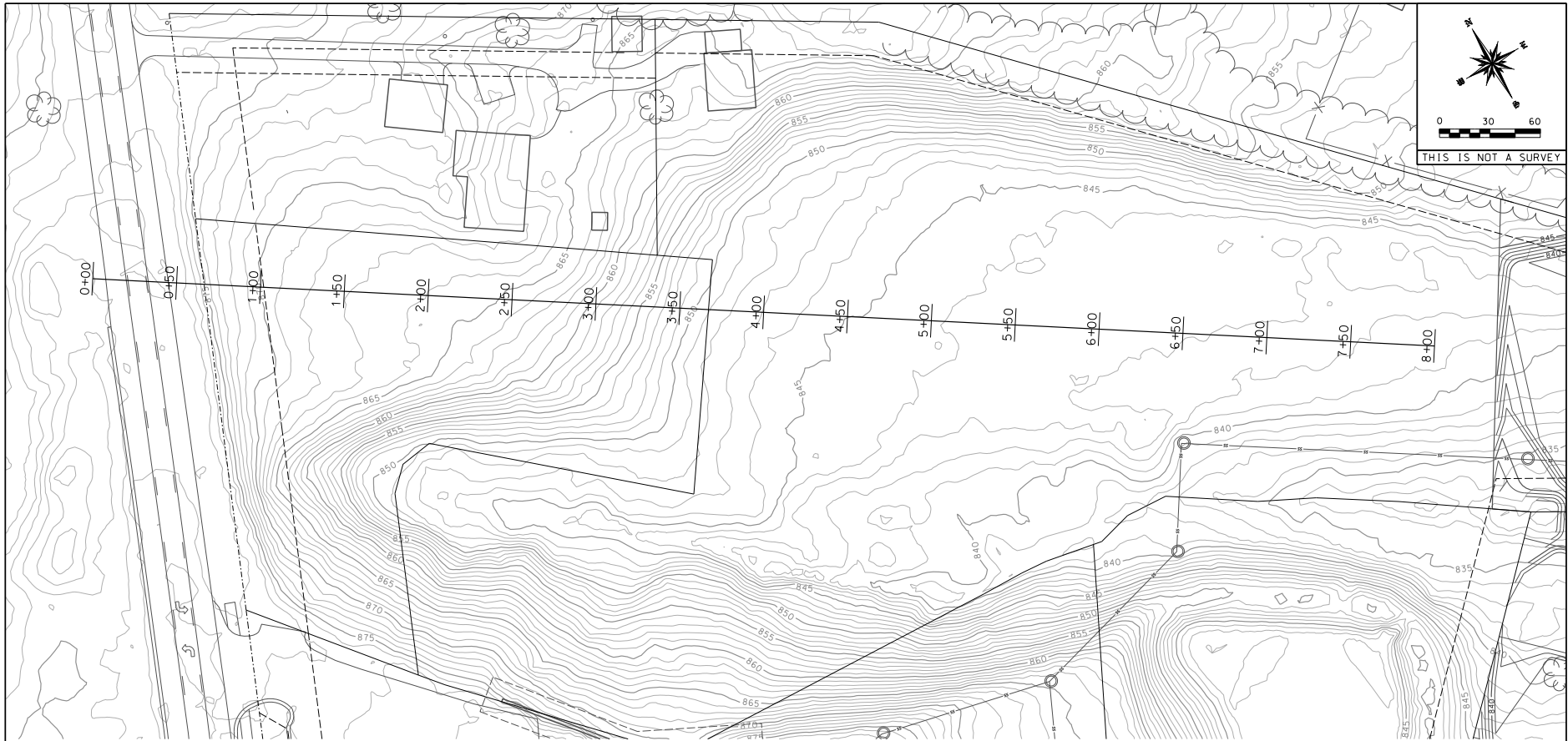
Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance:



DATE	BY	REVISIONS:
NO.		
PREPARED FOR:	MARKETS AT CHOTO, LLC PO BOX 2288, KNOXVILLE, TN 37923	
PROJECT:	RURAL METRO MARKETS AT CHOTO BUILDING 6	
OWNER:	15150 15000 MARKET BLVD. SUITE 100 DISTRICT 6 BARCELON, TN 37604 (APPORTION)	
ENGINEER:	MARKETS AT CHOTO, LLC PO BOX 2288 KNOXVILLE, TN 37923 NATHAN SILVUS, P.E. 1815 NANTASSET ROAD KNOXVILLE, TN 37923 REG-64369	
DATE:		
SHEET:		



Fwd: Markets at Choto Storage Information

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Dec 27, 2017 at 8:45 AM

Additional info from applicant on item # 1-E-18-RZ

----- Forwarded message -----

From: John Huber <john@southernsignature.net>
Date: Tue, Dec 26, 2017 at 11:19 AM
Subject: Markets at Choto Storage Information
To: Mike Brusseau <mike.brusseau@knoxmpc.org>

Mike,

I have attached some information about my proposed storage facility in the Markets at Choto for the rezoning and UOR applications.

The 1st PDF is a market study showing a demand of up to 51,600 square feet of storage in a 2 mile radius. In the General Description section of CN, it states that CN:

“Is intended to provide for the recurring shopping and personal service needs of nearby residential areas”

The 2nd PDF is a profile view of the actual site. I believe it is important for the residents and Commissioners to understand that the storage will be located behind a high quality / architecturally designed building as well as 30' to 40' below the elevation on S Northshore Drive. These facts, along with the enhanced landscaping requirements in Neighborhood Commercial, will make the units very difficult to even see from the road. Again, in the General description section of CN, it states:

“This commercial zoning district provides the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods” and “This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible.”

Please let me know if you have any questions.

Thank you,

John Huber

Owner / Developer



P. O. Box 23038

Knoxville, TN 37933

O [865-966-1600](tel:865-966-1600)

F [865-978-6600](tel:865-978-6600)


E john@southernsignature.net

www.MarketsatChoto.com

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:865-215-2500)
Fax: [\(865\) 215-2068](tel:865-215-2068)
www.knoxmpc.org

2 attachments

 Choto Storage Study .pdf
299K

 Profile Layout.pdf
368K

Chiswell and Associates, LLC

525-K East Market Street #233 Leesburg, VA 20176 434-589-4446
www.selfstorageconsulting.com Chiswell@Earthlink.net

Site Summary Memorandum

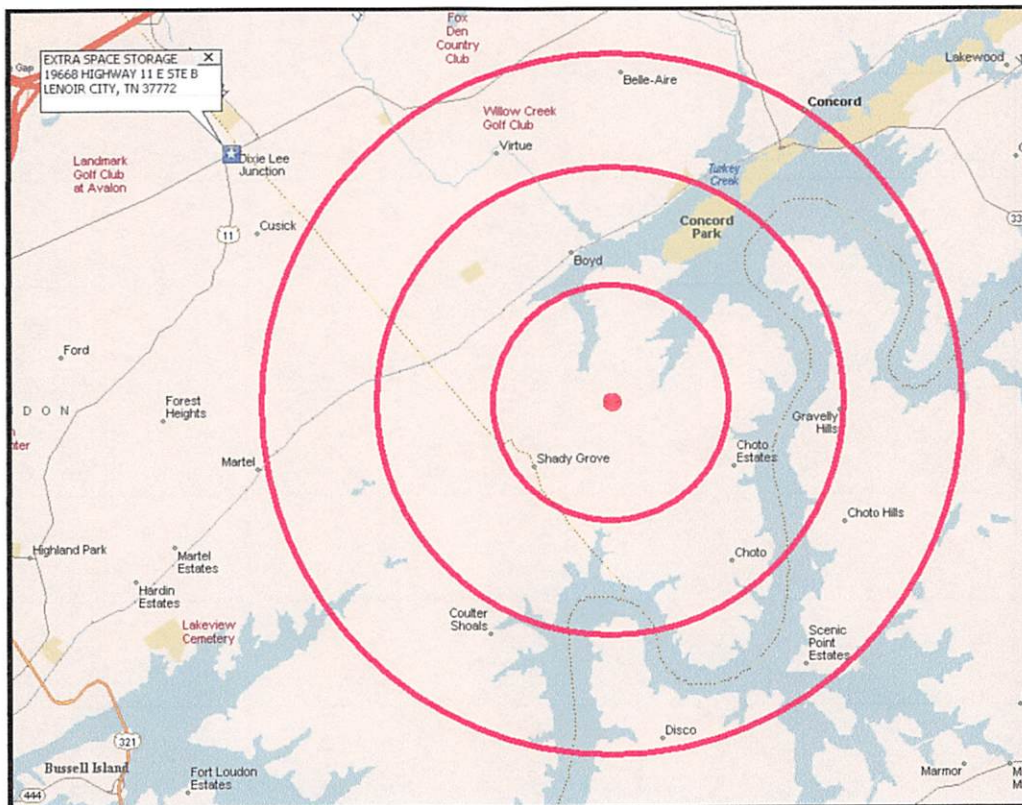
12400 S. Northshore Drive
Knoxville, Tennessee

July 9, 2016

Mr. John Huber
Markets at Choto, LLC
PO Box 23038
Knoxville, TN 23038

Dear John:

After our discussion on July 7th, I commissioned a new demographic report for the 1, 2 and 3-mile radii areas surrounding the site. There is no competition within the 3-mile radius area. The closest facility is the Extra Space Storage facility on Highway 11 E.



Here are the new Demand Potential calculations. The complete Nielsen Report is at the end of this brief memo.

	1-Mile	2-Miles	3-Miles
Total Households	1,116	2,521	6,476
% of Users	8.96%	8.96%	8.96%
Total Users	100	226	580
Units Per User	1.3	1.3	1.3
Total Units Used	96	218	754
Sq Ft of Unit	120	120	120
Total Residential Sq Ft = 80%	11,462	26,156	90,505
Total Business Sq Ft = 20%	2,865	6,539	22,626
Total Sq Ft Demand Potential	14,327	32,694	113,131
Population	3,440	6,880	16,862
7.5 Sq Ft Per Capita	7.5	7.5	7.5
Total Sq Ft Demand Potential	25,800	51,600	126,465

The demographic profile report is showing very strong residential growth in terms of both population and new households. Population is projected to increase by 13.8%, 12.76% and 8.7% respectively within the three radii areas over the next five years. Average Household Incomes, as you suggested, are extremely strong at \$168,390, \$160,705 and \$136,758 within the three studied target market areas.

As we discussed, although the facility will be a destination location, the total lack of competition creates an almost "If You Build It They Will Come" circumstance. I do feel that having the ability to parking RVs & boats in a secure compound as part of the self storage operations will provide additional revenue.

Jim Chiswell

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

REZONING PLAN AMENDMENT

Name of Applicant: Huber Properties

Date Filed: 11/27/17 Meeting Date: Jan 11, 2018

Application Accepted by: Brusseau

Fee Amount: \$1790 File Number: Rezoning 1-E-18-R2

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 12344 S. Northshore Dr.
 General Location: SE side S. Northshore Dr., NE of Choto Rd.

Parcel ID Number(s): 162 MB 00104, 00105, 00107, 00113, 00114, 00115
 Tract Size: 7.9 acres
 Existing Land Use: House and vacant land
 Planning Sector: Southwest County
 Growth Policy Plan: Planned Growth
 Census Tract: 58.12
 Traffic Zone: 176

Jurisdiction: City Council _____ District
 County Commission 5th District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT Name: John Huber
 Company: Huber Properties, LLC
 Address: P.O. Box 23038
 City: Knoxville State: TN Zip: 37933
 Telephone: 865-966-1600
 Fax: _____
 E-mail: john@southsignature.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Same
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

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: _____
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 E-mail: _____

Requested Change

REZONING

FROM: CN (K)
 TO: CN

PLAN AMENDMENT

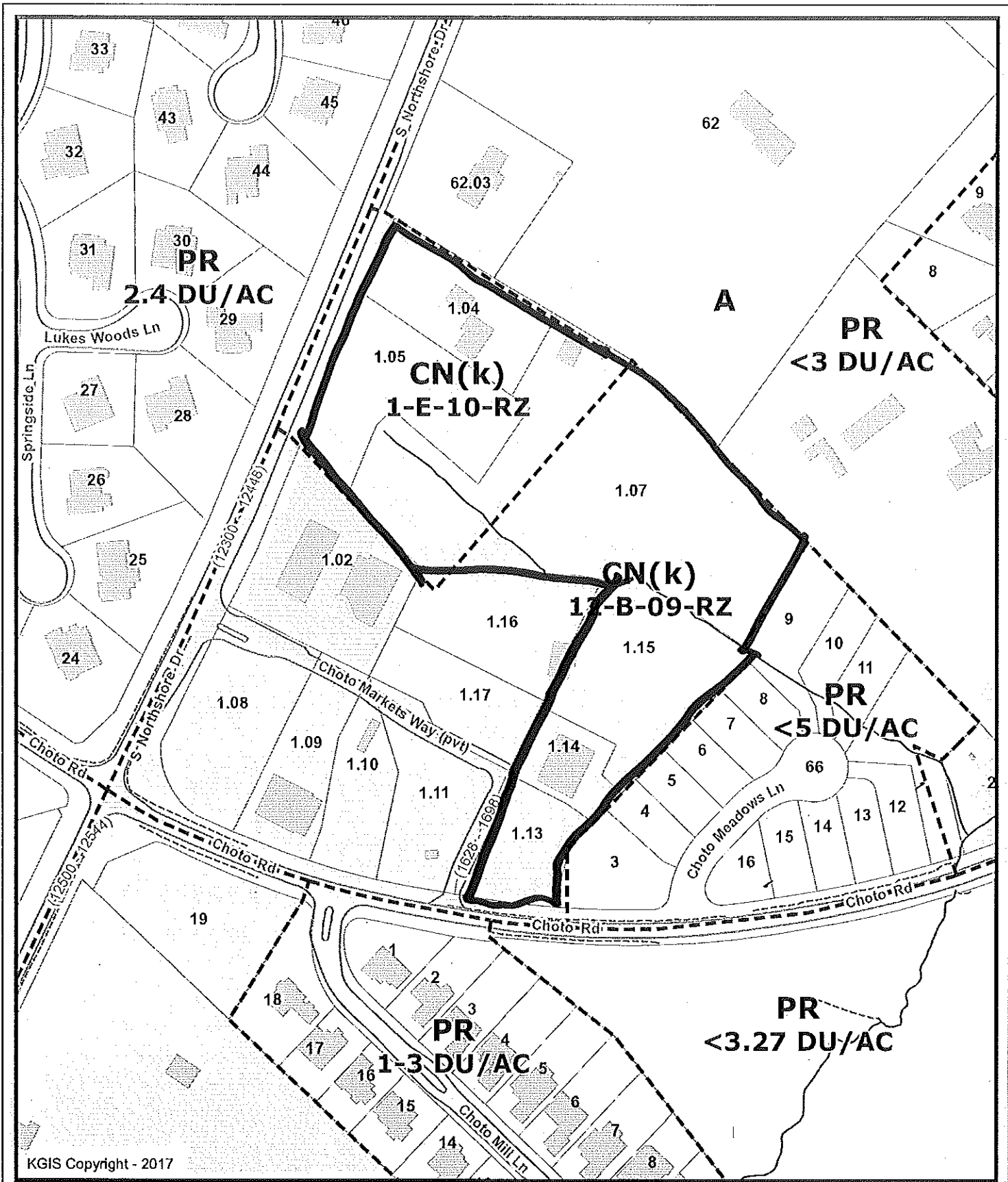
One Year Plan _____ Sector Plan

FROM: _____
 TO: _____

PROPOSED USE OF PROPERTY

Neighborhood Commercial

Density Proposed _____ Units/Acre
 Previous Rezoning Requests: 1-E-10-R2 / 12-B-09-R2

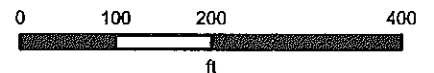


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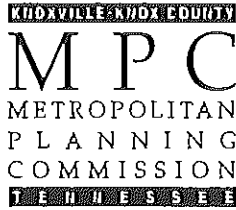
Letter Portrait

Printed: 11/27/2017 at 3:22:04 PM

Knoxville - Knox County - KUB Geographic Information System



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REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before Dec 27, 2017 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: [Handwritten Signature]
Printed name: John Huber
MPC/BZA File #: 1-E-18-RZ

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
B 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
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