



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

[MPC Comment] File# 1-E-18-RZ, Agenda Item # 35 John Huber Request for Construction of Commercial Storage units

1 message

'Terry Wright' via Commission <commission@knoxmpc.org>
Reply-To: wrightrt@aol.com
To: commission@knoxmpc.org

Tue, Jan 9, 2018 at 10:42 AM

I am a resident in Bayou Bend and wish to formally submit my opposition to Mr. Huber's request to construct a commercial storage facility in this area surrounded by upscale residential areas (homes in these areas average between \$400K - \$2.3M). Certainly the proposed area could be better utilized by constructing a business that would harmonize with the residential areas needs, rather than to build facility that would strain infrastructure and possibly be a safety hazard on the very narrow portion of South North Shore between Concord / North Shore traffic Circle and the Choto / North Shore Traffic Circle. As it is, that stretch of road has several areas where the road is so narrow with no shoulders, it is difficult for two full size vehicles to pass each other safely.

There have been many instances where drivers have gone off the road and into the ditch causing expensive towing and auto repairs bills. I can't imagine exacerbating the problem with weekend drivers in 26' rental moving trucks navigating that stretch of North Shore as they make there way to a storage facility.

Additionally, the MPC Rezoning Report states "Estimated Traffic Impact" - Not Required"; may I suggest your re-evaluate this area as we believe this would be a massive impact.

V/r,
R. T. Wright

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This message was directed to commission@knoxmpc.org



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

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

1 message

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

Thu, Dec 28, 2017 at 9:42 AM

Reply-To: libby660griffin@yahoo.com

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

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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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File 1-E-18-RZ and 12-C-17-UR

2 messages

'Angela Russell' via Commission <commission@knoxmpc.org>
Reply-To: russell_dasd@yahoo.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 7:35 AM

Dear Commissions,
Please find a petition with 38 signatures expressing opposition from the homeowners of Bayou Bend to the approval of File 1-E-18-RZ and 12-C-17-UR. The petition outlines our concerns. Thank you in advance for considering the concerns of the surrounding homeowners.
Sincerely,
Bayou Bend Homeowners Association

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This message was directed to commission@knoxmpc.org

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
To: russell_dasd@yahoo.com

Wed, Jan 10, 2018 at 8:33 AM

There was no petition attached to this email. Would you like to send it again?

Thank you
Betty Jo Mahan

[Quoted text hidden]

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Betty Jo Mahan
Administrative Assistant
Metropolitan Planning Commission
(865) 215-2506



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

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

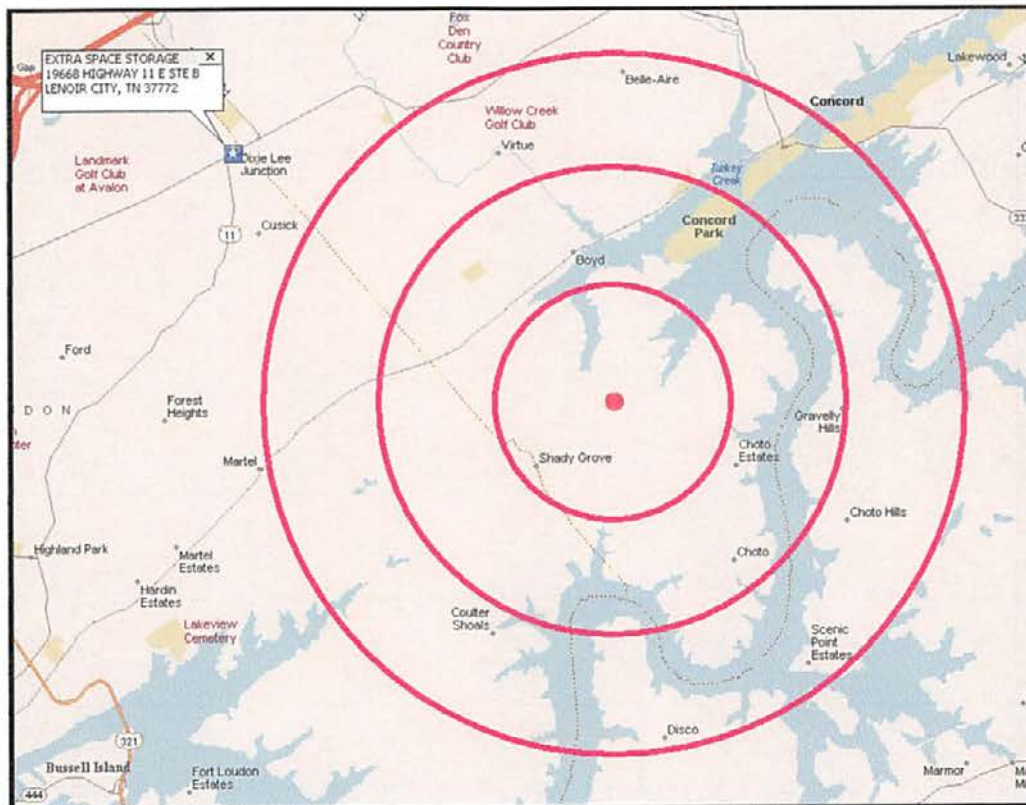
12400 S. Northshore Drive
Knoxville, Tennessee

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