

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

▶ **FILE #:** 7-L-18-UR

AGENDA ITEM #: 53

AGENDA DATE: 7/12/2018

▶ **APPLICANT:** **MARKETS AT CHOTO / 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: 12344 S Northshore Dr

▶ **LOCATION:** **Southeast side of S Northshore Dr., north 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:** **Vacant land**

▶ **PROPOSED USE:** **Self service storage facility and mixed use commercial building**

HISTORY OF ZONING: Property was rezoned to CN (Neighborhood Commercial) (k) with conditions by Knox County Commission on March 22, 2010. The Knox County Commission approved a request to remove the use restriction condition on February 26, 2018.

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 the Use on Review application until the August 9, 2018 MPC meeting as requested by the applicant.**

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 the S. Northshore Dr. / Choto Rd. roundabout. This development was previously approved by the Planning Commission on March 8, 2018. The applicant has submitted a revised site plan with an increase in the square footage for the proposed self service storage facility,

The proposed development includes a 10,000 square foot, two story mixed use commercial building that will include 5,000 square feet of commercial and office uses on first floor facing S. Northshore Dr. The lower level of the building which will have access from the rear will be part of the self-service storage facility. The proposed self-service storage facility has a total building area of 60,700 square feet which includes a 1,000 square foot office. A new parking lot is proposed in front of the previously approved veterinary clinic (5-A-13-OB). The veterinary clinic was approved by the Planning Commission on May 9, 2013 as a similar use determination.

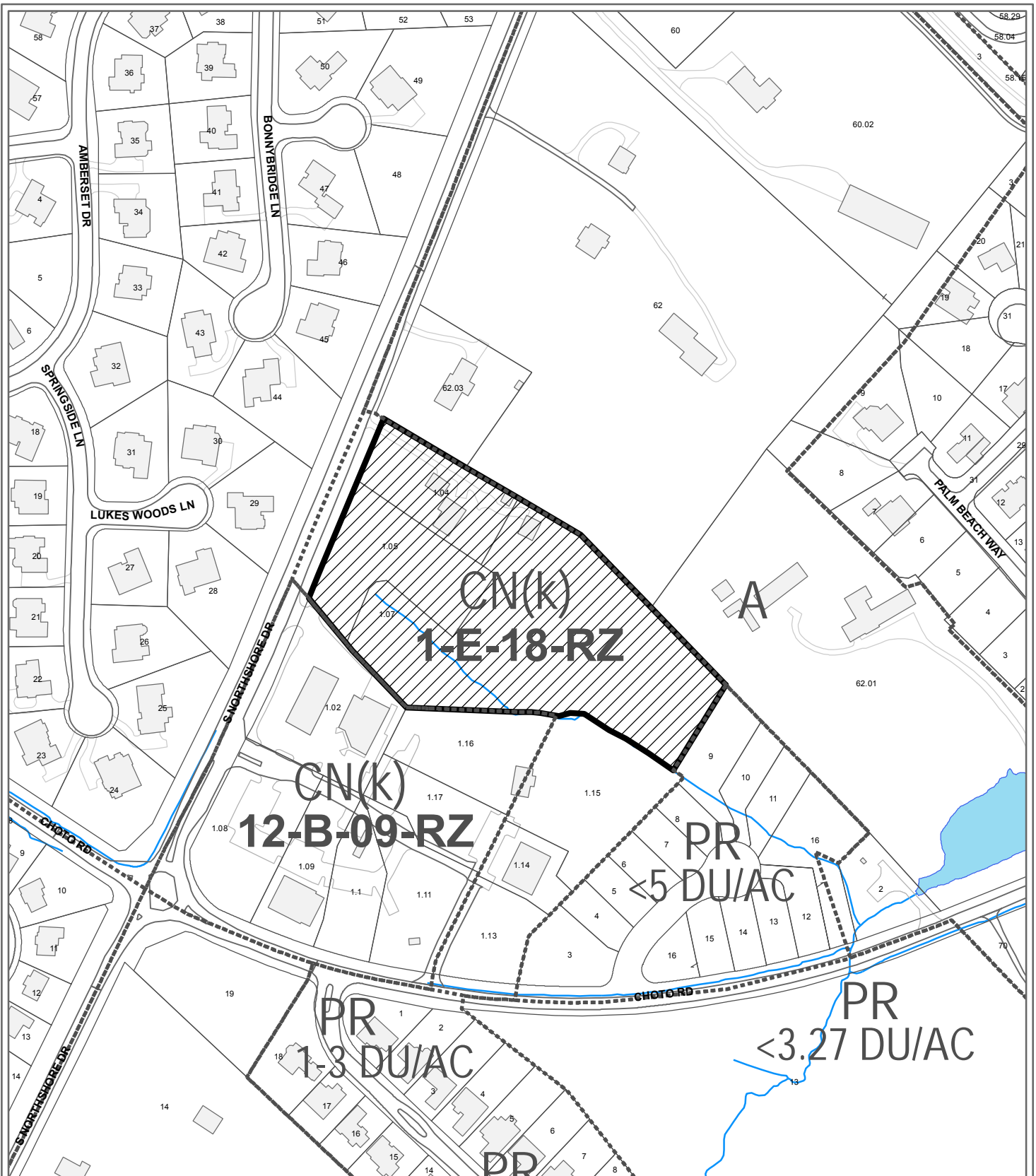
Access to the proposed development includes a single access drive out to S. Northshore Dr. and a driveway connection to the Weigel's Store located to the southwest along S. Northshore Dr.

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 Planning Commission considered a rezoning request (1-E-18-RZ) for this site on January 11, 2018 to remove the condition regarding use restrictions in the CN district. The Planning Commission recommended approval of the request, still retaining the three conditions regarding outdoor lighting standards, architectural standards and use on review approval of any development plans. The Knox County Commission approved the request on February 26, 2018.

ESTIMATED TRAFFIC IMPACT: Not required.

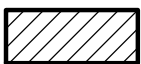
ESTIMATED STUDENT YIELD: Not applicable.

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.



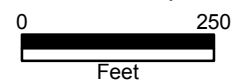
**7-L-18-UR
USE ON REVIEW**

Petitioner: Markets at Choto / Huber Properties



Self service storage facility and mixed use building in CN (Neighborhood Commercial) (k)

Map No: 162
Jurisdiction: County



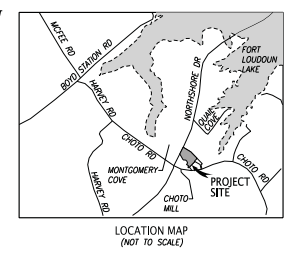
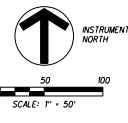
Original Print Date: 6/20/2018

Revised:

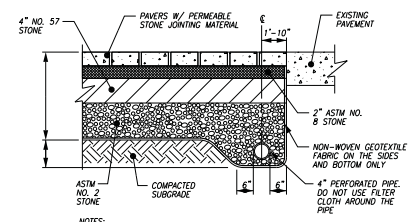
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
290.006.5	AMC	06/26/18	
	AMC	05/28/18	
	AMC	03/27/18	
	AMC	02/20/18	

Project: 290.006.5
Date: 02/20/18
Scale: 1"=50'

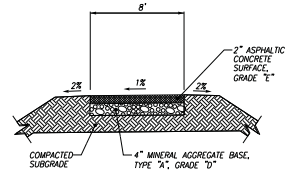


- NOTES:**
1. THE TOPOGRAPHIC AND BOUNDARY DATA WAS PROVIDED BY BENCHMARK ASSOCIATES, DATED OCTOBER 2, 2017.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION AND TESTING REQUIREMENTS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 4. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 5. PROPERTY CONCERNED REFLECTS PARCELS 162MB00104, 162MB00105, AND 162MB00107, IN KNOX COUNTY CLT MAP 162-M. ZONING FOR THE PROPERTY IS CN, NEIGHBORHOOD COMMERCIAL ZONE, DISTRICT W6.
TOTAL AREA = 7.312 AC, LOT 9 = 0.78 AC, LOT 10 = 1.00 AC, LOT 11 = 3.07 AC, LOT 12 = 1.31 AC.
OWNER: MARKETS AT CHOTO, LLC
213 FOX ROAD
KNOXVILLE, TN 37922
CONTACT: MR. JOHN HUBER
PHONE: 865.966.1600
 6. BUILDING SETBACKS ARE 35'-FT. FRONT, 20'-FT. ON SIDE, AND 25'-FT. REAR.
 7. DETENTION AND WATER QUALITY WILL BE ADDRESSED IN UNDERGROUND STORAGE BELOW PAVEMENT.



- NOTES:**
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVIENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.
 2. NON-WOVEN GEOTEXTILE FABRIC SHALL BE GEOTEX 801, OR EQUAL.

2 PERVIOUS PAVERS & UNDERDRAIN
C.3 N.T.S.



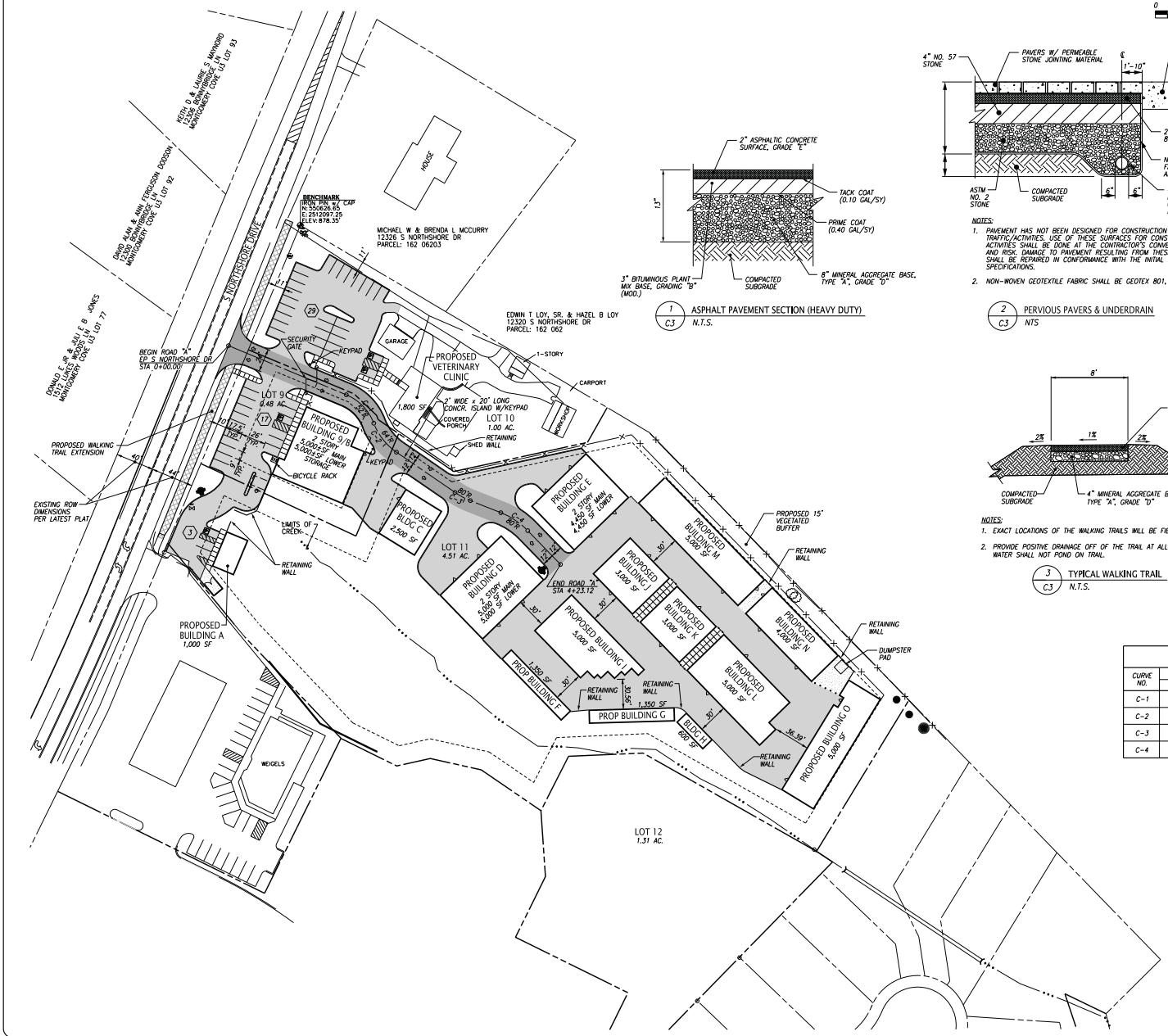
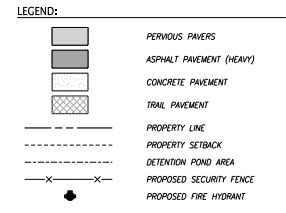
- NOTES:**
1. EXACT LOCATIONS OF THE WALKING TRAILS WILL BE FIELD LOCATED.
 2. PROVIDE POSITIVE DRAINAGE OFF OF THE TRAIL AT ALL LOCATIONS. WATER SHALL NOT POND ON TRAIL.

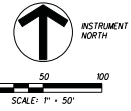
3 TYPICAL WALKING TRAIL
C.3 N.T.S.

HORIZONTAL CURVE DATA TABLE

CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-1	550,441.6945	2,512,165.7992	46° 38' 08" (RT)	52.00	22.41	42.33
C-2	550,401.9972	2,512,180.7922	34° 45' 10" (LT)	65.00	20.03	38.82
C-3	550,343.5294	2,512,265.7641	12° 56' 09" (LT)	80.00	9.07	18.06
C-4	550,321.2925	2,512,321.9412	24° 19' 01" (RT)	80.00	17.21	33.91

7-L-18-UR
Revised: 6/26/2018





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MACINDOE
& ASSOCIATES, INC.
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SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
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www.fulghummacindoe.com

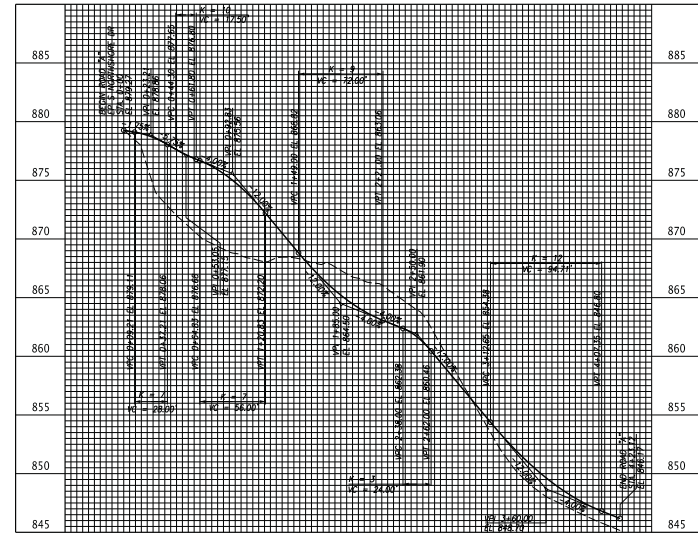
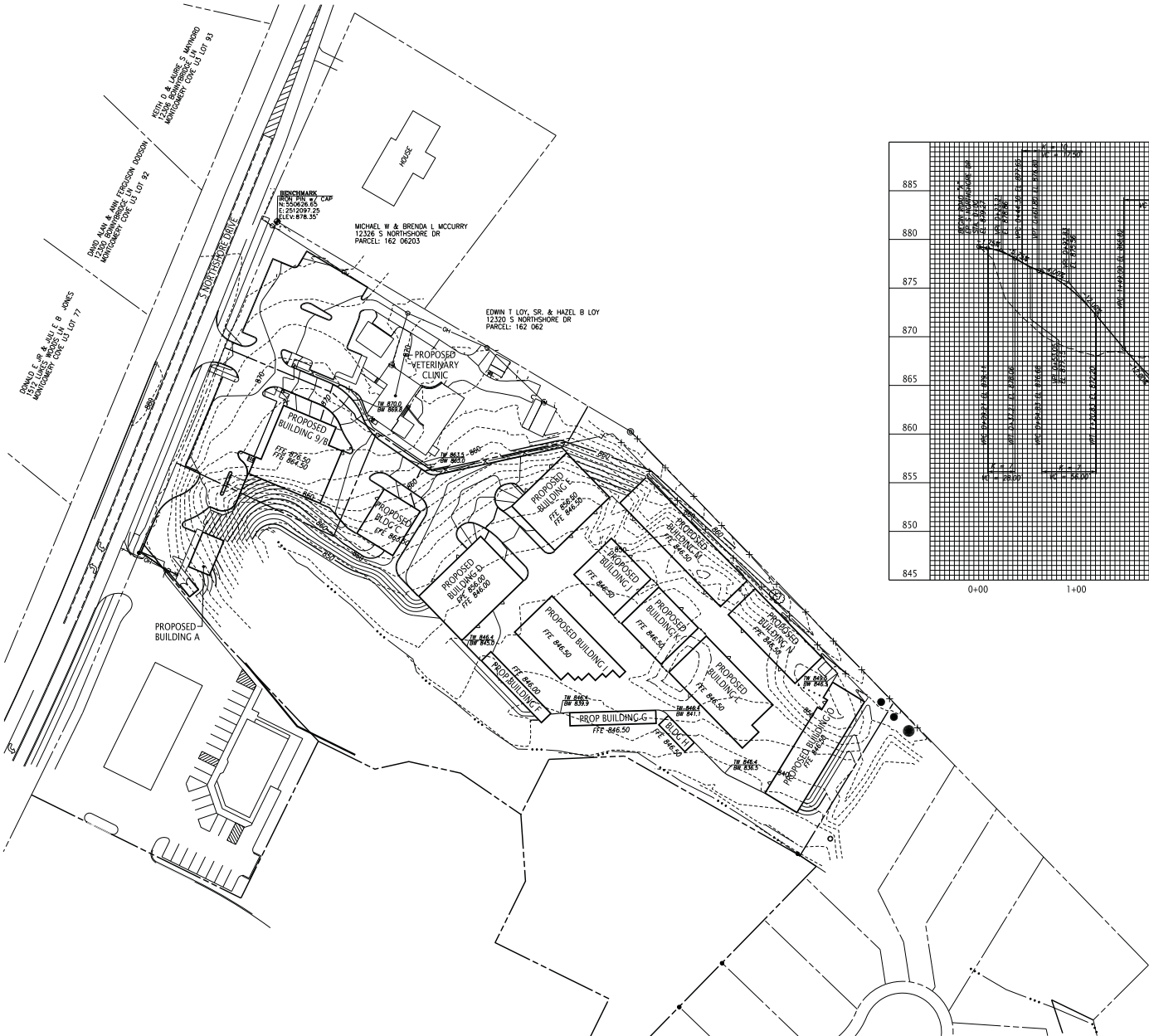
THE MARKETS AT CHOTO
NORTHSHORE DR @ CHOTO RD
KNOX COUNTY, TENNESSEE

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

USE ON REVIEW
GRADING PLAN

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
290.006.5	AMC	06/26/18	ADC
	AMC	05/28/18	
	AMC	03/27/18	
	AMC	02/20/18	

Project	290.006.5
Sheet	C2
Date	02/20/18
Scale	1"=50'



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

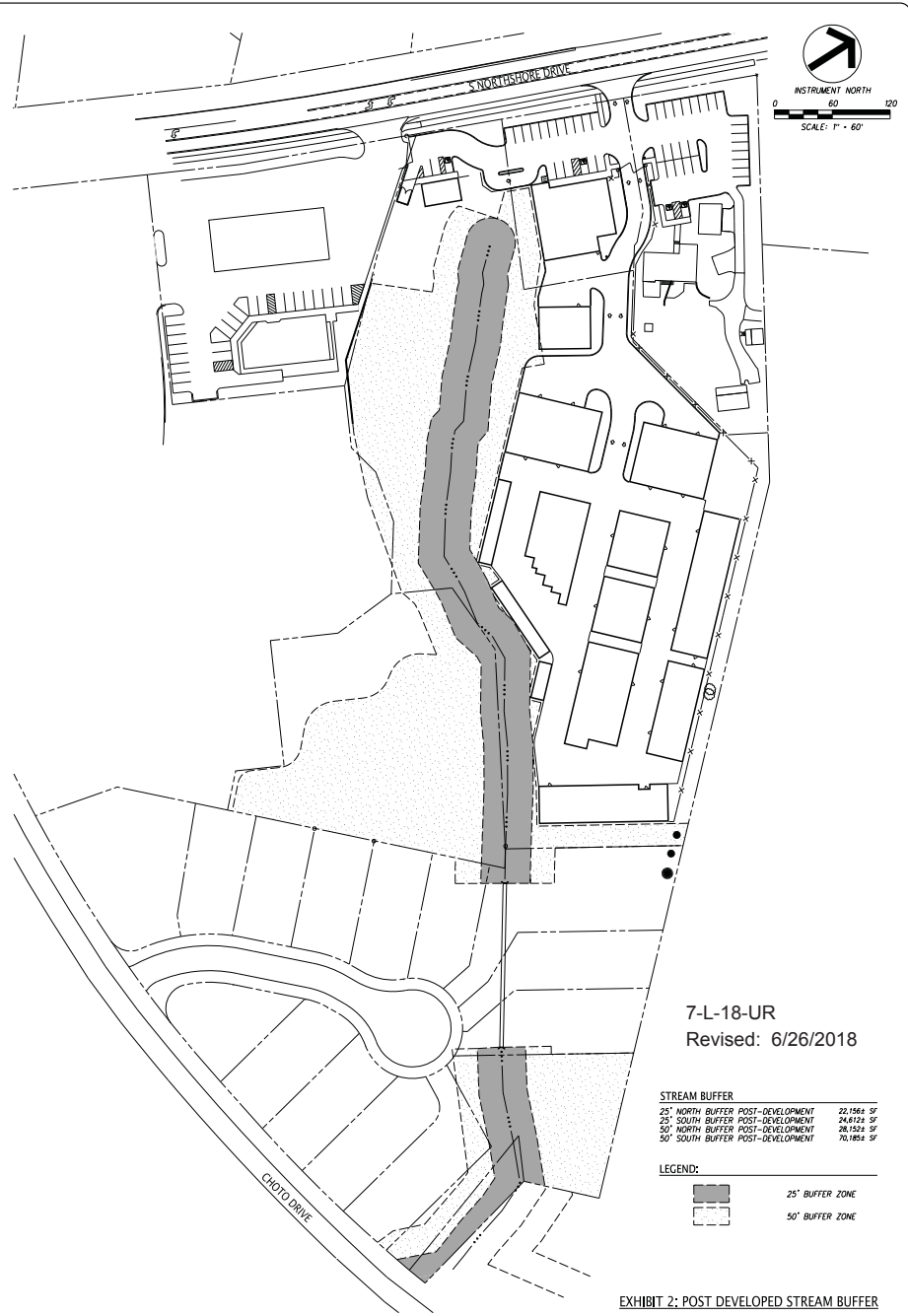
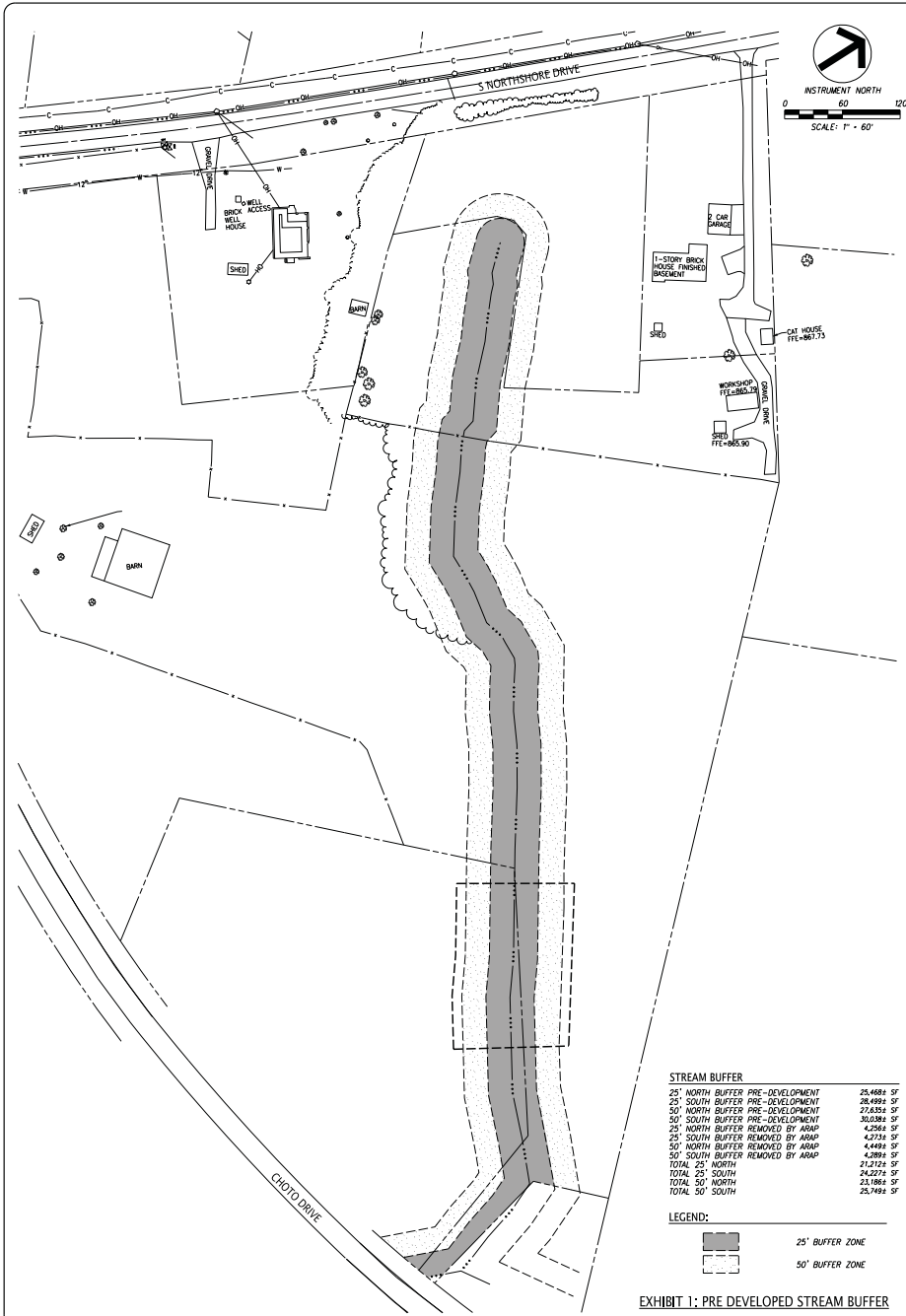
7-L-18-UR
Revised: 6/26/2018

LEGEND:

— 970	PROPOSED CONTOUR
- - - 970	EXISTING CONTOUR
— — —	PROPERTY LINE
- - - 50	PROPOSED STORM LINE
— 15"	PROPOSED HEADWALL
■	PROPOSED CATCH BASIN

PL: 10/15/18 10:54 AM C:\PROJECTS\290006\5\290006_5_L18-UR.dwg
PLOT DATE: 6/26/2018

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 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: john@southernsignature.net

USE ON REVIEW
 STREAM BUFFER EXHIBITS

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE	NO.
	AMC	05/28/18	ISSUED FOR REVIEW	
	AMC	02/20/18	ISSUED FOR REVIEW	

7-L-18-UR
 Revised: 6/26/2018

Project: 290.006.5
 Date: 02/20/18
 Scale: 1"=60'

Sheet: **C3**



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FM
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PRELIMINARY
NOT FOR
CONSTRUCTION

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

HUBER PROPERTIES LLC
2140 N. WILSON BLVD, SUITE 200
KNOXVILLE, TN 37922
CONTACT: MR. JOHN HUBER
TELEPHONE NO.: 865.966.1600
EMAIL: john@southernsignature.net

NO.	REVISION/DATE

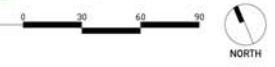
DESIGNED BY	CHECKED BY	DATE
JTW	JTW	05/30/18

Project: 18-002
Date: 05/30/18
Scale: See Plans



Conceptual Landscape Plan
Scale: 1" = 30'-0"

7-L-18-UR
Revised: 6/26/2018



Use on Review Development Plan

Name of Applicant: Markets at Choto / Uiber Properties

Date Filed: 5-29-18 Meeting Date: July 12, 2018

Application Accepted by: Thomas Buchler

Fee Amount: File Number: Development Plan

Fee Amount: 1500.00 File Number: Use on Review 7-L-18-UR

PROPERTY INFORMATION

Address: 12344 S. Northshore Dr.

General Location: SE side of S Northshore Dr., north of Choto Rd

Tract Size: 7.31 acres No. of Units:

Zoning District: CN (k)

Existing Land Use: Vacant land

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: NC

Growth Policy Plan Designation: Planned

Census Tract: 58.12

Traffic Zone: 176

Parcel ID Number(s): 162MB 00104
00105
00107

Jurisdiction: City Council District
 County Commission 5 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Markets at Choto / Uiber Properties

Name: John Uiber

Company:

Address: P.O. Box 23038

City: Knoxville State: TN Zip: 37933

Telephone: 665-966-1600

Fax:

E-mail: john@southernsignature.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:

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)
Revisions of Storage Plan

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: John Uiber

PLEASE PRINT Name: John Uiber

Company: Markets at Choto / Uiber Properties

Address:

City: State: Zip:

Telephone:

E-mail:

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name Address • City • State • Zip Owner Option

[Handwritten signature]

P.O. Box 23038 Knoxville TN 37933 ✓
