

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

▶ **FILE #:** 7-O-18-UR

**AGENDA ITEM #:** 55

**AGENDA DATE:** 7/12/2018

▶ **APPLICANT:** **MADDOX COMPANIES**

OWNER(S): Maddox Companies

TAX ID NUMBER: 47 144

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 Dry Gap Pike

▶ **LOCATION:** **West side of Dry Gap Pike, south of E. Emory Rd.**

▶ **APPX. SIZE OF TRACT:** **1.44 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dry Gap Pike, a 4 lane major collector with a median within a 76' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **3-story Indoor Self-Storage Facility**

HISTORY OF ZONING: A portion of the property was rezoned from A to CA in 2004 (11-N-04-RZ).

SURROUNDING LAND USE AND ZONING: North: Office, commercial / CA (General Business)

South: House, Boys & Girls Club / A (Agricultural) & PR (Planned Residential)

East: Dry Gap Pike, attached residential, school / PR (Planned Residential) & A (Agricultural)

West: Retail / CA (General Business)

NEIGHBORHOOD CONTEXT: The area has developed with a mix of detached and attached residential, commercial, and public/quasi public facilities, in the A, PR, and CA zones.

**STAFF RECOMMENDATION:**

▶ **POSTPONE until the August 9, 2018 MPC meeting as requested by the applicant.**

**COMMENTS:**

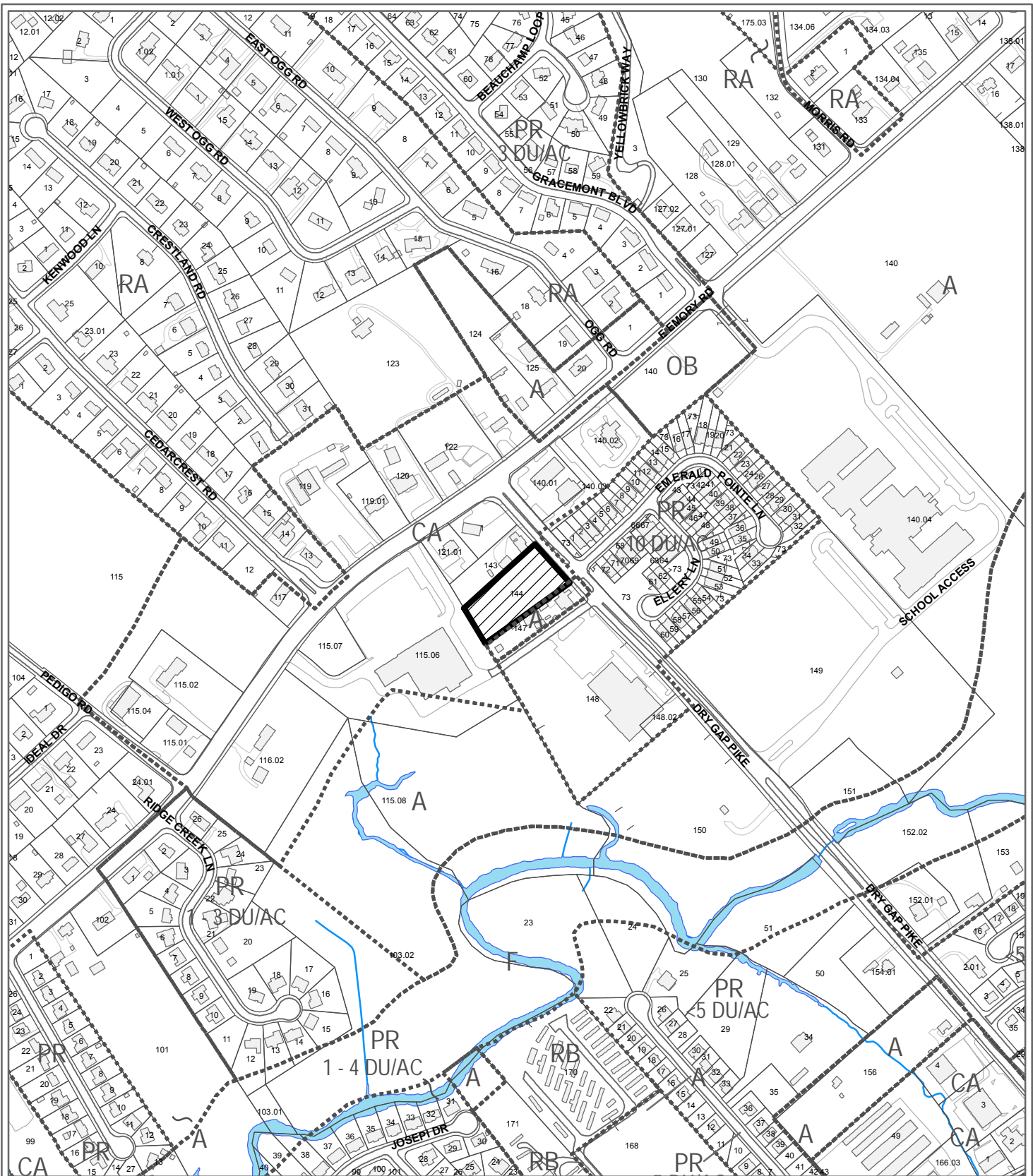
The applicant is requesting approval of a 24,510 square unit indoor self-storage facility with 360 storage units.

ESTIMATED TRAFFIC IMPACT: 101 (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.



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



3-story Indoor Self-Storage Facility in CA (General Business)

Original Print Date: 6/20/2018  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Maddox Companies

Map No: 47

Jurisdiction: County



**STANDARD NOTES:**

1. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
2. 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 CONTRACTORS OR PROPERTY OWNER WHO FAILS 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.
3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE ODP SEC. 9-1-1-2 FOR ASSESSMENT LANGUAGE)
4. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITEE WITH THE ADJOINING LAND OWNER.
5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
7. PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
8. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
9. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (1:2) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
10. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.

**CERTIFICATION OF CONCEPT PLAN**

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO DO ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED AND DESCRIBED IN A REPORT WITH THE METROPOLITAN PLANNING COMMISSION.

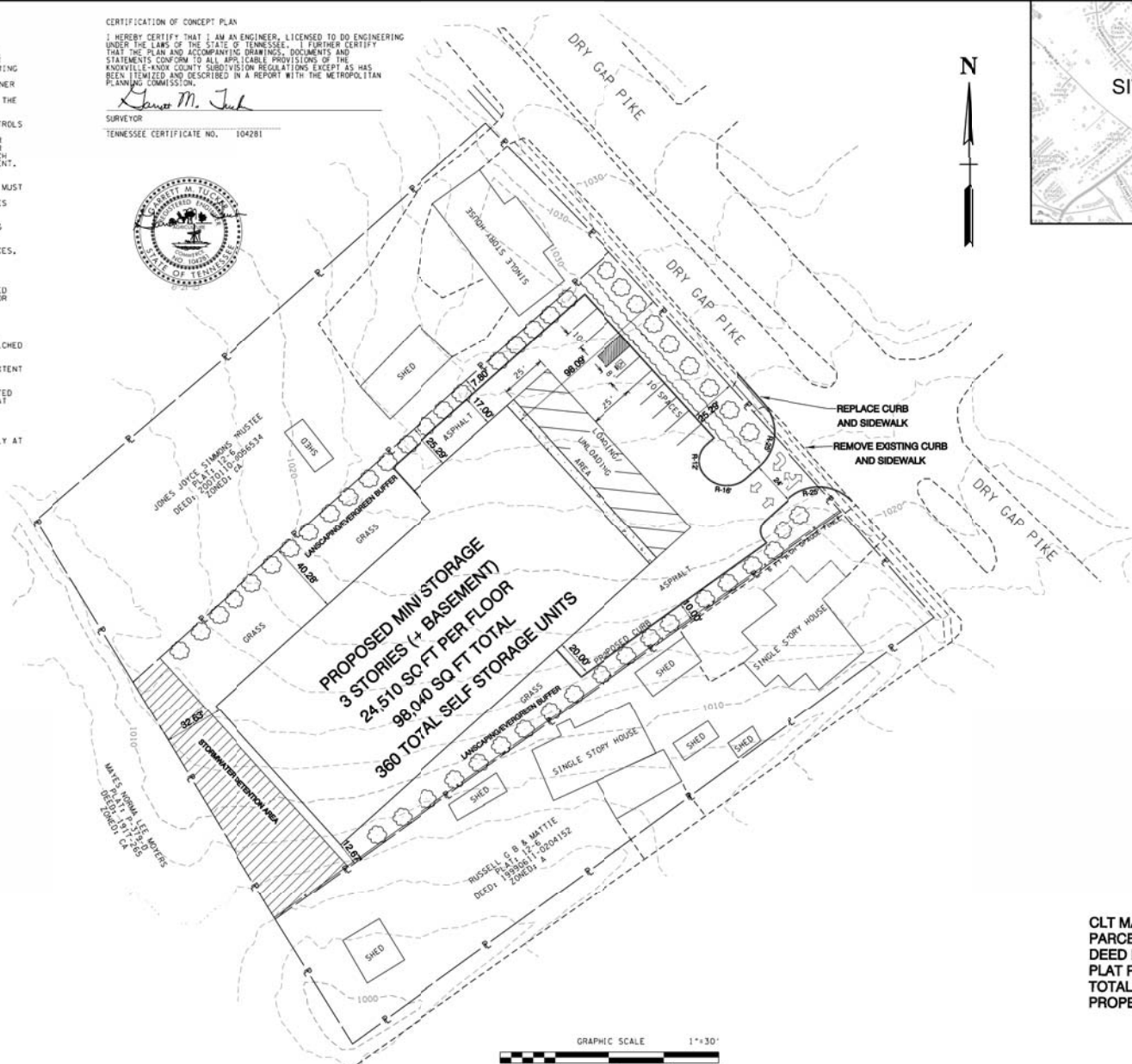
*James M. Jick*  
SURVEYOR

TENNESSEE CERTIFICATE NO. 104281



**LOCATION MAP  
NO SCALE**

\*CA\* ZONING SETBACKS:  
FRONT YARD: 20'  
SIDE YARD: 9'  
REAR YARD: 24'



DEVELOPER:  
MADDOX COMPANIES  
101 DALTON PLACE WAY  
KNOXVILLE, TN 3712  
STEVE MADDOX  
PHONE: (865) 522-9910  
FAX: (865) 971-1975

ENGINEER:  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

CLT MAP: 047  
PARCEL: 144  
DEED REFERENCE: 20041029 - 0036041  
PLAT REFERENCE: 20060203 - 0065933  
TOTAL AREA: 1.44 ACRES  
PROPERTY ZONED: CA (GENERAL BUSINESS)

Revised: 6/25/2018

MPC FILE NUMBER: 7-0-18-UR

NO.	DATE	DESCRIPTION	BY	CHKD.



**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**DRY GAP SELF STORAGE  
USE ON REVIEW**

**GENERAL LAYOUT  
PLAN VIEW**

DESIGNED BY	CHECKED BY	SCALE	SHEET ONE
GMT	RCG	1" = 30'	NO. 1
DRAWN BY	DATE	FILE NO.	OF ONE SHEETS
MCJ	06/21/18	18066	



**Use on Review**     **Development Plan**

Name of Applicant: Maddox Companies

Date Filed: 5/30/18    Meeting Date: 7/12/18

Application Accepted by: M. Payne

Fee Amount:       File Number: Development Plan   

Fee Amount: 1,800<sup>00</sup>/<sub>100</sub>    File Number: Use on Review 7-0-18-UR

**PROPERTY INFORMATION**

Address: 0 Dry Gap Pike

General Location: WEST SIDE OF DRY GAP PIKE  
SOUTH OF INTERSECTION WITH E EMORY ROAD

Tract Size: 1.44 acres    No. of Units: 1

Zoning District: CA General Business

Existing Land Use: Vacant/Unused Land

Planning Sector: North County

Sector Plan Proposed Land Use Classification:  
GC

Growth Policy Plan Designation: Planned

Census Tract: 62.07

Traffic Zone: 2A7

Parcel ID Number(s): CLT 047 Parcel 144

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 7th District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
Name: Steve Maddox

Company: Maddox Companies

Address: 101 Dalton Place Way

City: Knoxville    State: TN    Zip: 37912

Telephone: (865) 522-9910

Fax: (865) 971-1975

E-mail: smaddox@maddoxcompany.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: Garrett Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville    State: TN    Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

**APPROVAL REQUESTED**

**Development Plan:** Residential  **Non-Residential**

**Home Occupation (Specify Occupation)**

**Other (Be Specific)**

**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: Steve Maddox

Company: \_\_\_\_\_

Address: Same as above

City: \_\_\_\_\_    State: \_\_\_\_\_    Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

