

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

▶ **FILE #:** 2-E-18-UR **AGENDA ITEM #:** 47  
 POSTPONEMENT(S): 2/8/18-3/8/18 **AGENDA DATE:** 6/14/2018  
 ▶ **APPLICANT:** TERRY ROMANS - ROMANS ENGINEERING  
 OWNER(S): Charles Wilder

TAX ID NUMBER: 49 09205 & PART OF 09206 [View map on KGIS](#)  
 JURISDICTION: City Council District 4  
 STREET ADDRESS: 5910 Washington Pike  
 ▶ **LOCATION:** South side of Washington Pike at the intersection of Murphy Rd. and Washington Pike.  
 ▶ **APPX. SIZE OF TRACT:** 3.82 acres  
 SECTOR PLAN: Northeast County  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with a 24' - 36' pavement width within a 70' to 88' right-of-way.  
 UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
 WATERSHED: Love Creek and Whites Creek

▶ **ZONING:** C-4 (Highway and Arterial Commercial) (k)  
 ▶ **EXISTING LAND USE:** Vacant land  
 ▶ **PROPOSED USE:** Self-Service Storage Facility

HISTORY OF ZONING: Property rezoned to C-4 with conditions by the Knoxville City Council on March 9, 2010.

SURROUNDING LAND USE AND ZONING: North: Vacant land and mixed commercial - C-4 (Highway and Arterial Commercial) (k) & CN (Neighborhood Commercial)  
 South: Residences - RA (Low Density Residential)  
 East: Residence and vacant land - A (Agricultural)  
 West: Residences - RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located south of the intersection of Washington Pike and Murphy Rd, in an area that includes a mix of residential, institutional and neighborhood commercial uses.

**STAFF RECOMMENDATION:**

▶ **POSTPONE until the September 13, 2018 MPC meeting as requested by the applicant.**  
 The applicant has requested a postponement to allow time to address comments from staff.

**COMMENTS:**

This request is for a self-service storage facility to be located just south of the Washington Pike and Murphy

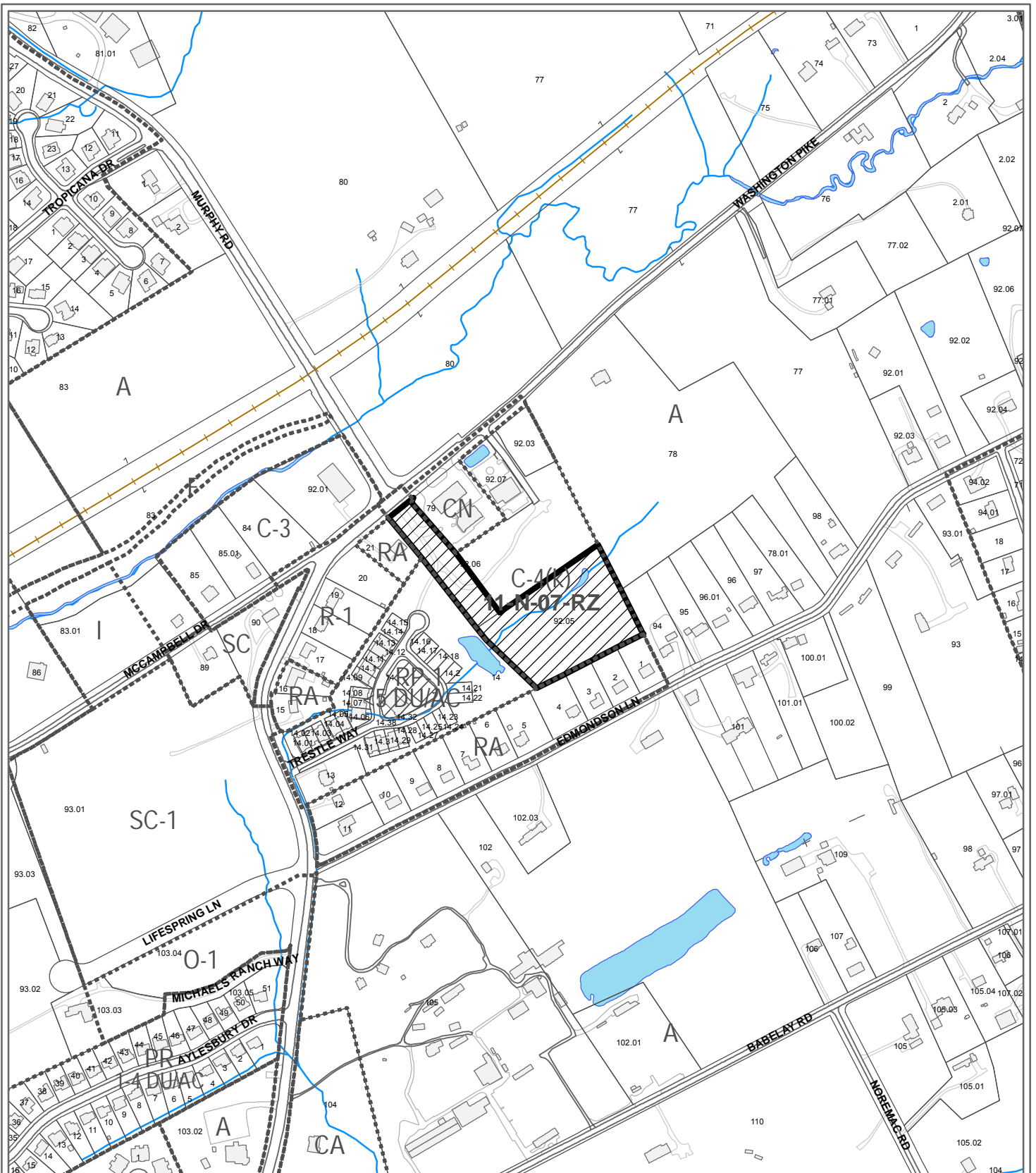
Rd. intersection. When the property was rezoned C-4 (Highway and Arterial Commercial) by Knoxville City Council in 2010, it included a condition that it was limited to C-3 (General Commercial) uses, plus a self-service storage facility as a use permitted on review.

ESTIMATED TRAFFIC IMPACT: 273 (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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



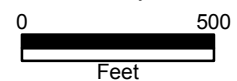
**2-E-18-UR  
USE ON REVIEW**



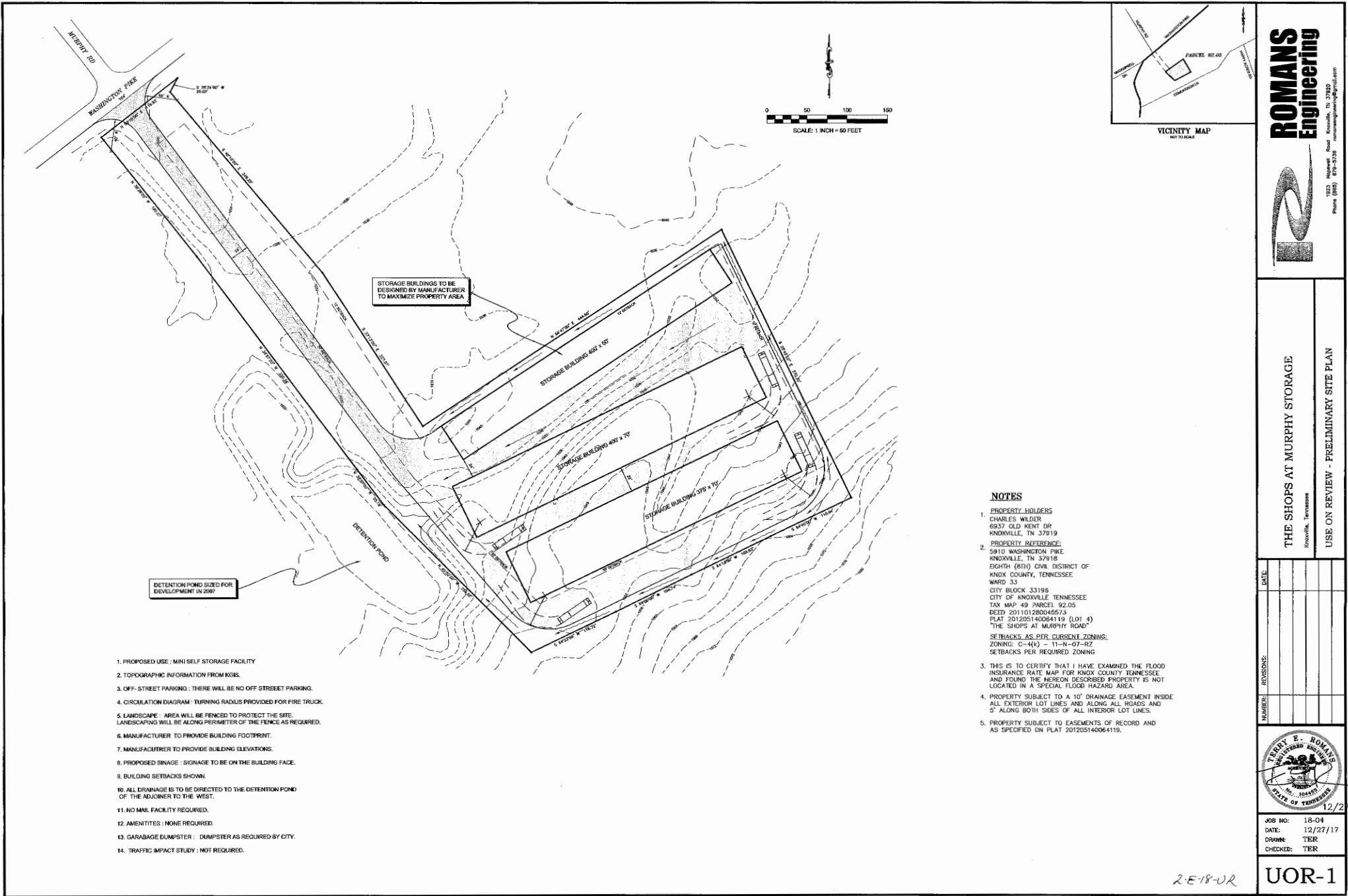
Self-Service Storage Facility in C-4 (Highway and Arterial Commercial) (k)

Petitioner: Terry Romans - Romans Engineering

Map No: 49  
Jurisdiction: City



Original Print Date: 1/16/2018      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



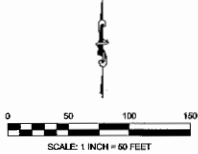
STORAGE BUILDINGS TO BE DESIGNED BY MANUFACTURER TO MAXIMIZE PROPERTY AREA

DETENTION POND SIZED FOR DEVELOPMENT IN 2007

1. PROPOSED USE : MINI SELF STORAGE FACILITY
2. TOPOGRAPHIC INFORMATION FROM KGIS.
3. OFF-STREET PARKING : THERE WILL BE NO OFF STREET PARKING.
4. CIRCULATION DIAGRAM : TURNING RADIUS PROVIDED FOR FIRE TRUCK.
5. LANDSCAPE : AREA WILL BE FENCED TO PROTECT THE SITE. LANDSCAPING WILL BE ALONG PERIMETER OF THE FENCE AS REQUIRED.
6. MANUFACTURER TO PROVIDE BUILDING FOOTPRINT.
7. MANUFACTURER TO PROVIDE BUILDING ELEVATIONS.
8. PROPOSED SIGNAGE : SIGNAGE TO BE ON THE BUILDING FACE.
9. BUILDING SETBACKS SHOWN.
10. ALL DRAINAGE IS TO BE DIRECTED TO THE DETENTION POND OF THE ADJACENT TO THE WEST.
11. NO MAIL FACILITY REQUIRED.
12. AMENITIES : NONE REQUIRED.
13. GARBAGE DUMPSTER : DUMPSTER AS REQUIRED BY CITY.
14. TRAFFIC IMPACT STUDY : NOT REQUIRED.

**NOTES**

1. PROPERTY HOLDERS  
CHARLES WILDER  
6937 OLD KENT DR  
KNOXVILLE, TN 37919
2. PROPERTY REFERENCE:  
5910 WASHINGTON PIKE  
KNOXVILLE, TN 37918  
EIGHTH (8TH) CIVIC DISTRICT OF  
KNOX COUNTY, TENNESSEE  
WARD 33  
CITY BLOCK 33198  
CITY OF KNOXVILLE TENNESSEE  
TAX MAP 49 PARCEL 92.05  
DEED 20110128045573  
PLAT 20120514064119 (LOT 4)  
"THE SHOPS AT MURPHY ROAD"  
SETBACKS AS PER CURRENT ZONING:  
ZONING: C-4(k) - 11-N-07-RZ  
SETBACKS PER REQUIRED ZONING
3. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR KNOX COUNTY TENNESSEE AND FOUND THE HEREON DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4. PROPERTY SUBJECT TO A 10' DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS AND 5' ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
5. PROPERTY SUBJECT TO EASEMENTS OF RECORD AND AS SPECIFIED ON PLAT 20120514064119.



**ROMANS Engineering**  
1923 Hopewell Road  
Knoxville, TN 37902  
Phone (865) 879-0730  
romansengineering.com



THE SHOPS AT MURPHY STORAGE  
Knoxville, Tennessee  
USE ON REVIEW - PRELIMINARY SITE PLAN

DATE:	REVISIONS:	NUMBER:



JOB NO: 18-04  
DATE: 12/27/17  
DRAWN: TER  
CHECKER: TER

2-E-18-UR

UOR-1



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

Use on Review  Development Plan

Name of Applicant: TERRY ROMANS - ROMANS ENGINEERING

Date Filed: 12/27/17 Meeting Date: February 8, 2018

Application Accepted by: Thomas Breake

Fee Amount:            File Number: Development Plan

Fee Amount: 1500.00 File Number: Use on Review 2-E-18-UR

**PROPERTY INFORMATION**

Address: 5910 WASHINGTON PIKE

General Location: SOUTH OF INTERSECTION OF MURPHY RD + WASH. PK -

Tract Size: 3.82 No. of Units:           

Zoning District: C-4(k)

Existing Land Use: AgF or Vac

Planning Sector: NORTHEAST COUNTY

Sector Plan Proposed Land Use Classification: NC

Growth Policy Plan Designation: URBAN

Census Tract: 52.01

Traffic Zone: 135

Parcel ID Number(s): 049 09205

Jurisdiction:  City Council 4 District 09206

County Commission 8 District 1B

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT Name: CHARLES WILDER

Company:           

Address: 6937 OLD KENT DR

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-567-8047

Fax:           

E-mail:           

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: TERRY ROMANS

Company: ROMANS ENGINEERING

Address: 1923 HOPENELL RD

City: KNOXVILLE State: TN Zip: 37920

Telephone: 865-679-5736

Fax:           

E-mail: romansengineering@gmail.com

**APPROVAL REQUESTED**

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

SELF STORAGE FACILITY

**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: TERRY E ROMANS

Company: ROMANS ENGINEERING

Address: 1923 HOPENELL RD

City: KNOXVILLE State: TN Zip: 37920

Telephone: 865-679-5736

E-mail: romansengineering@gmail.com

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

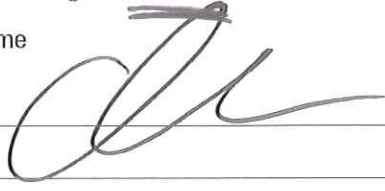
Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

Address • City • State • Zip

Owner Option



6937 OLD KENT DR  
KNOXVILLE TN 37919

