

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

▶ **FILE #:** 12-C-17-UR **AGENDA ITEM #:** 25
 POSTPONEMENT(S): 12/14/17-2/8/18 **AGENDA DATE:** 3/8/2018
 ▶ **APPLICANT:** 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: 12330 S Northshore Dr
 ▶ **LOCATION:** Southeast side of S. Northshore Dr., northeast 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:** Residence and vacant land
 ▶ **PROPOSED USE:** Mixed Use Commercial Building, Veterinary Clinic and a Self-Service Storage Facility.

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:

▶ **APPROVE the development plan for up 10,000 square feet of mixed use commercial/office space, a 30,650 square foot self-service storage facility, and the revised parking lot for the previously approved veterinary clinic, subject to 8 condition**
 1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.

2. The stream buffer is required to comply with Section 26-223. (1)a.2. & (1)d.9. of the Knox County Stormwater Ordinance, and with the remediation area per the Aquatic Resource Alteration Permit (ARAP) for the Choto Meadows development.
3. Installation of sidewalks and the walking trail extension as identified on the concept plan. Sidewalks and the walking trail extension shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks and walking trail extension.
4. During the grading and construction of the self-service storage facility, the contractor shall clearly mark in the field the limits of site grading to protect the existing vegetation buffer along the northeastern property line. Following construction, a revised landscape plan shall be submitted to Planning Commission staff to verify compliance with the landscape requirements for a self-service storage facility in the CN district.
5. Installation of all landscaping as shown on the revised plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to submitting building plans for building permit approval, final building elevations shall be submitted to Planning Commission staff for verification of compliance with the architectural standards condition of the zoning approval and zoning ordinance requirements for self-service storage facilities.
8. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the CN zone and the other criteria for approval of a use on review.

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. The proposed development includes a 10,000 square foot, two story mixed use commercial building, a 30,650 square foot self-service storage facility, and a 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.

With regard to the overall development plan for the commercial development, staff has reviewed the plans and finds them to be compatible with the conditions of the rezoning. The buildings will be built using brick, stone and stucco. Extensive landscaping is proposed for the site. The lighting plan uses full cut-off fixtures with LED lighting and will limit the amount of light "spillover" onto adjoining properties.

EFFECT OF PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed commercial development will have a minimal impact on local services since utilities are already in place to serve the development.
2. Lighting intensity and direction will be controlled in order to minimize the off site impact of project.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed commercial development meets all of the requirements of Knox County Zoning Ordinance

pertaining to building setbacks, height, lighting, landscaping.

2. The proposed exterior of structure is being constructed with brick, stone and stucco. All of these materials are commonly used in residential construction.

3. The proposed commercial development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhoods where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site has direct access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

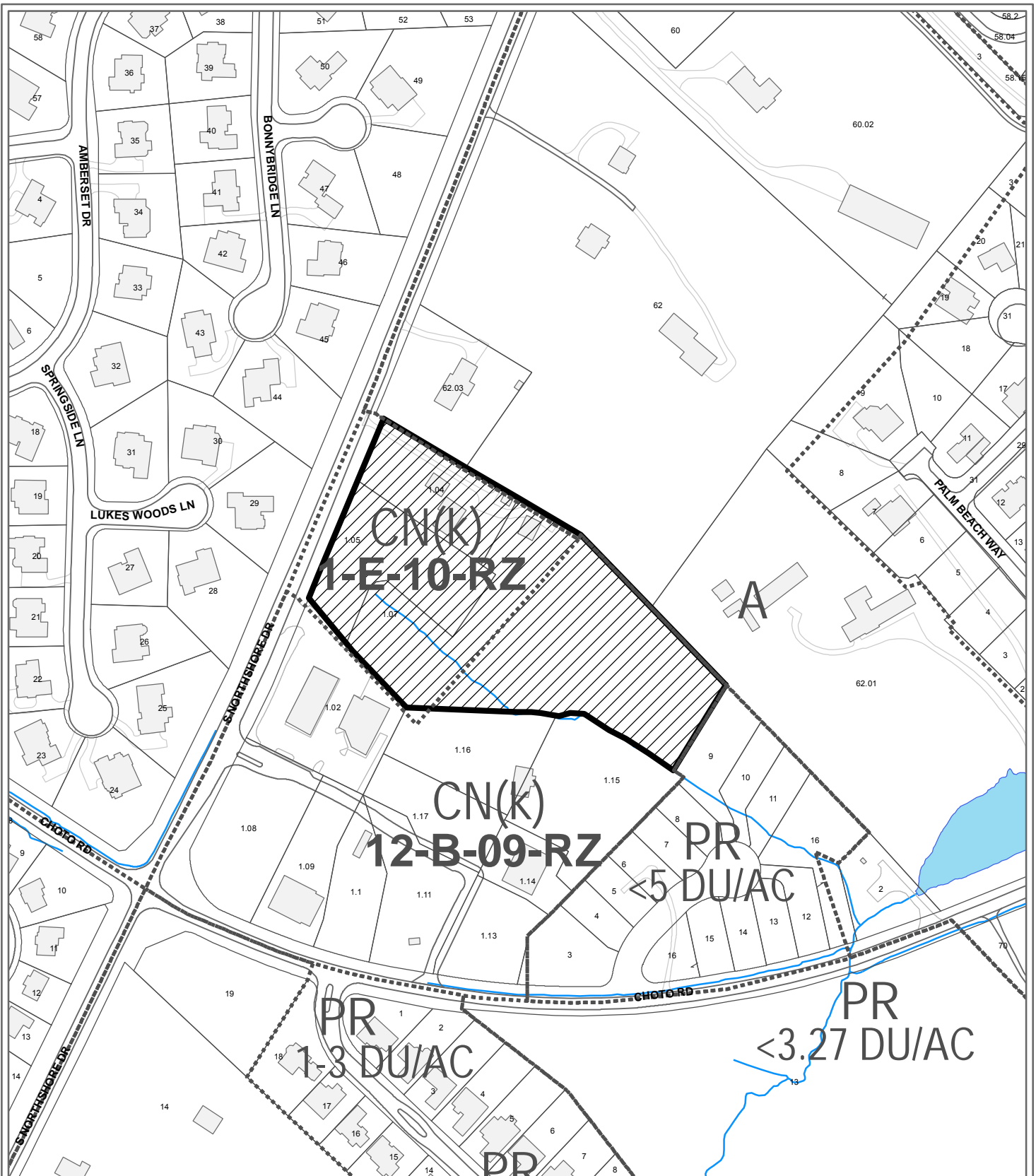
1. The Southwest County Sector Plan identifies the property for neighborhood commercial use. The proposed use and plan are in compliance with that plan.

2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



**12-C-17-UR
USE ON REVIEW**

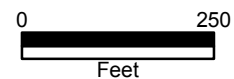


Mixed Commercial Building, Veterinary Clinic and a Self-Service Storage Facility in CN (Neighborhood Commercial) (k)

Petitioner: Huber Properties

Map No: 162

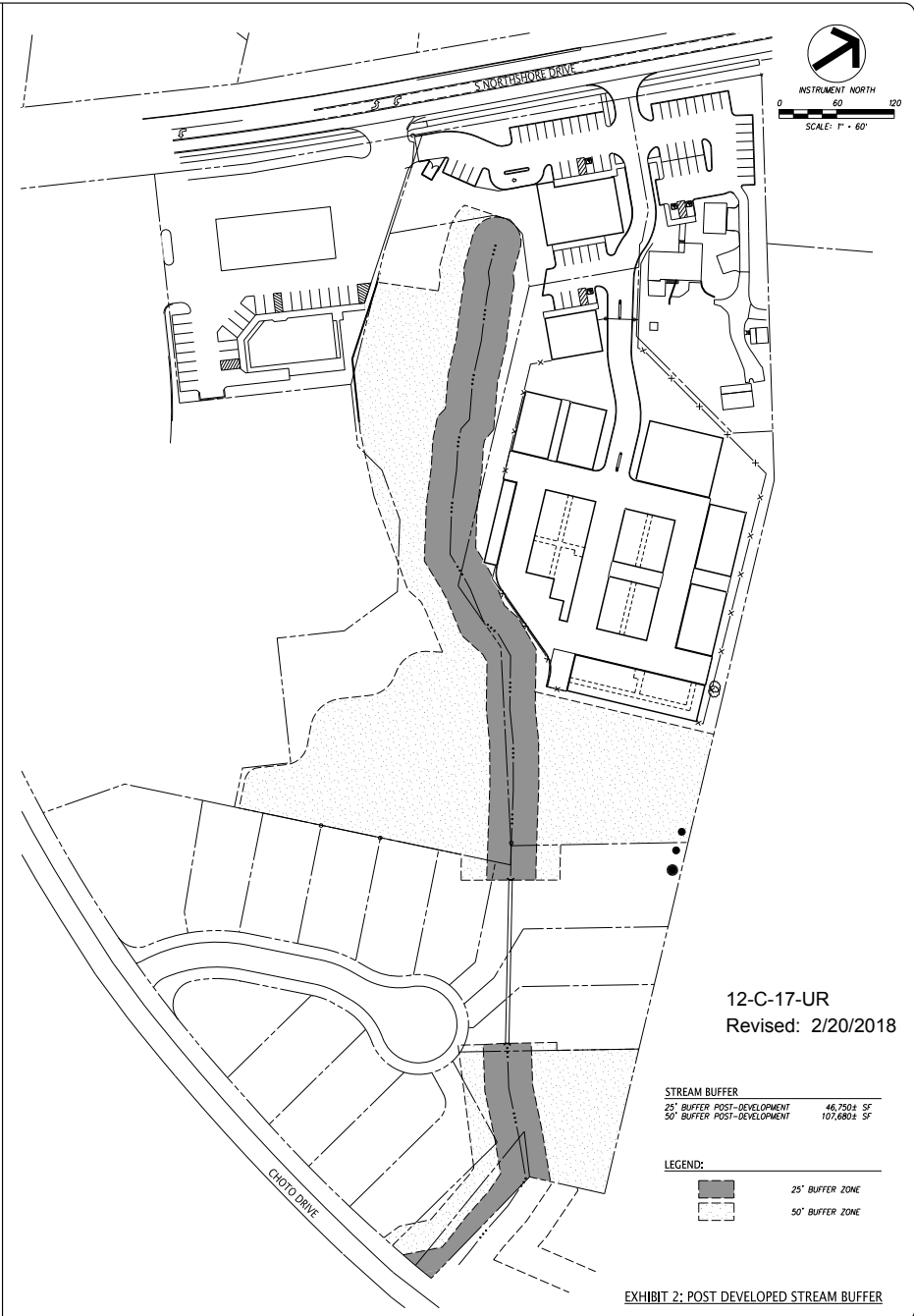
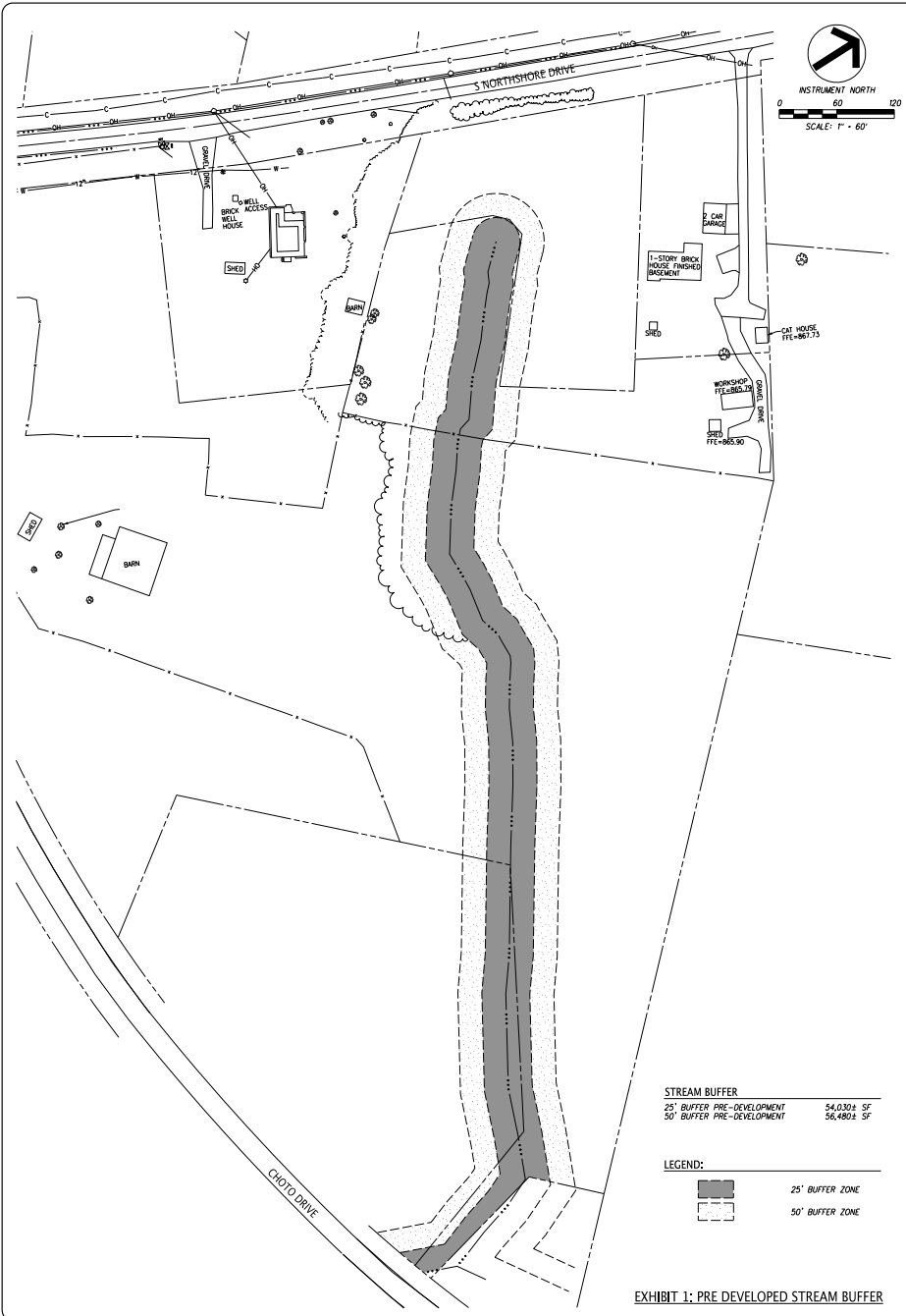
Jurisdiction: County



Original Print Date: 11/13/2017

Revised: 11/29.17

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



FULGHUM MACINDOE & ASSOCIATES, INC.
 10330 HARDEN VALLEY ROAD SUITE 201
 KNOXVILLE, TN 37932
 OFFICE: 865.690.6419
 FAX: 865.690.6449
 www.fulghummacindoe.com

PRELIMINARY NOT FOR CONSTRUCTION

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 STREAM BUFFER EXHIBITS

PROJ. NO.	ISSUED FOR REVIEW	NO.	REVISION/ISSUE	DATE
				02/20/18

12-C-17-UR
 Revised: 2/20/2018

DESIGNED BY	AWC
DRAWN BY	ADC

Project: 290,006.5
 Sheet: **C3**
 Date: 02/20/18
 Scale: 1"=60'



Site View
Scale: 1" = 10'

D-Series Size 1 LED Wall Luminaire

Specifications

Length	12.00"
Width	3.50"
Height	3.50"
Depth	3.50"
Weight	1.50 lbs

Back Box (BEM-ELC)

Length	12.00"
Width	3.50"
Height	3.50"
Depth	3.50"
Weight	1.50 lbs

Ordering Information

EXAMPLE: DSW1 LED 2DC 1000 40K T3M MVDLT 020K01

Item	Qty	Part Number	Description	Unit Price	Total Price
1	1	D1000	1000 Luminaire	100.00	100.00
2	1	D1000	1000 Luminaire	100.00	100.00
3	1	D1000	1000 Luminaire	100.00	100.00
4	1	D1000	1000 Luminaire	100.00	100.00
5	1	D1000	1000 Luminaire	100.00	100.00
6	1	D1000	1000 Luminaire	100.00	100.00
7	1	D1000	1000 Luminaire	100.00	100.00
8	1	D1000	1000 Luminaire	100.00	100.00
9	1	D1000	1000 Luminaire	100.00	100.00
10	1	D1000	1000 Luminaire	100.00	100.00
11	1	D1000	1000 Luminaire	100.00	100.00
12	1	D1000	1000 Luminaire	100.00	100.00
13	1	D1000	1000 Luminaire	100.00	100.00
14	1	D1000	1000 Luminaire	100.00	100.00
15	1	D1000	1000 Luminaire	100.00	100.00
16	1	D1000	1000 Luminaire	100.00	100.00
17	1	D1000	1000 Luminaire	100.00	100.00
18	1	D1000	1000 Luminaire	100.00	100.00
19	1	D1000	1000 Luminaire	100.00	100.00
20	1	D1000	1000 Luminaire	100.00	100.00
21	1	D1000	1000 Luminaire	100.00	100.00
22	1	D1000	1000 Luminaire	100.00	100.00
23	1	D1000	1000 Luminaire	100.00	100.00
24	1	D1000	1000 Luminaire	100.00	100.00
25	1	D1000	1000 Luminaire	100.00	100.00
26	1	D1000	1000 Luminaire	100.00	100.00
27	1	D1000	1000 Luminaire	100.00	100.00
28	1	D1000	1000 Luminaire	100.00	100.00
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34	1	D1000	1000 Luminaire	100.00	100.00
35	1	D1000	1000 Luminaire	100.00	100.00
36	1	D1000	1000 Luminaire	100.00	100.00
37	1	D1000	1000 Luminaire	100.00	100.00
38	1	D1000	1000 Luminaire	100.00	100.00
39	1	D1000	1000 Luminaire	100.00	100.00
40	1	D1000	1000 Luminaire	100.00	100.00
41	1	D1000	1000 Luminaire	100.00	100.00
42	1	D1000	1000 Luminaire	100.00	100.00
43	1	D1000	1000 Luminaire	100.00	100.00
44	1	D1000	1000 Luminaire	100.00	100.00
45	1	D1000	1000 Luminaire	100.00	100.00
46	1	D1000	1000 Luminaire	100.00	100.00
47	1	D1000	1000 Luminaire	100.00	100.00
48	1	D1000	1000 Luminaire	100.00	100.00
49	1	D1000	1000 Luminaire	100.00	100.00
50	1	D1000	1000 Luminaire	100.00	100.00

D-Series Size 0 LED Area Luminaire

Specifications

Length	12.00"
Width	3.50"
Height	3.50"
Depth	3.50"
Weight	1.50 lbs

Ordering Information

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50	1	D1000	1000 Luminaire	100.00	100.00

Schedule

Symbol	Label	Qty	Quantity	Description	Unit	Number	Lumens	LF	Mounting
A	1	1	1	D200 LED PS 50K BLC MVDLT	LED	1	11054AA	0.9	134
B	2	2	2	D200 LED PS 50K T3M MVDLT	LED	1	11647AA	0.9	134
C	40	40	40	D200 LED PS 50K T3M MVDLT	LED	1	120251	0.9	262

Statistics

Category	Count	Area	Perf	Area	Perf
Overall Area	8	27.9	4.93	12.21	11.23
Proposed Area	8	27.9	5.15	12.0	11.25
Existing Area	0	0.0	0.0	0.0	0.0
Total Area	8	27.9	5.15	12.0	11.25
Existing Area	0	0.0	0.0	0.0	0.0

Note

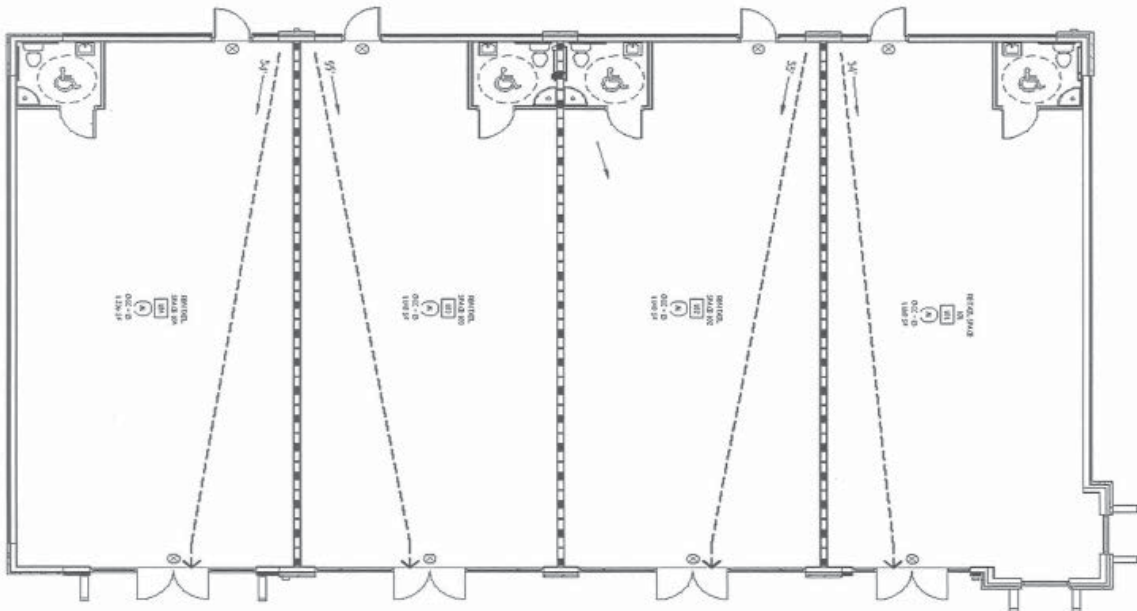
1. Readings shown are based on a 1000' x 1000' grid as shown at grade. Data references the anticipated performance projections in a 20' grid based on 10,000 lux of LED lighting per IESNA 90-10.
2. Please refer to the "Luminaire Locations" table for mounting heights.
3. Product information can be obtained at www.aaculighting.com or through your local agency.
4. Please note this analysis does not comply with minimal IESNA levels for parking and pedestrian safety. Acuity Brands will not be liable for any safety issues that may arise from the installation of this lighting system.

DISCLAIMER
This architectural lighting submission is provided only for informational purposes and to help the customer or end-user (as applicable) understand how various sections of their future contract to each other and how they must be used. The lighting submitted is strictly based on the information provided to Acuity Brands, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor plans, reflected ceiling plans, electrical plans and specifications) provided to Acuity Brands is incomplete or not correct (i.e. missing, erroneous, etc.), the accuracy of proposed design may be adversely affected. Once the lighting submission is received by the customer or end-user (as applicable), in the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands be responsible for any loss resulting from any use of any information contained in this lighting submission.

12-C-17-UR
Revised: 2/20/2018

MARKETS OF CHOTO
STORAGE FACILITY LIGHTING
POINT ILLUMINATION STUDY

Designer
R.A. INCLATH
Date
2/10/2018
Scale
Drawing No.
10081-2-A1
Sheetwork



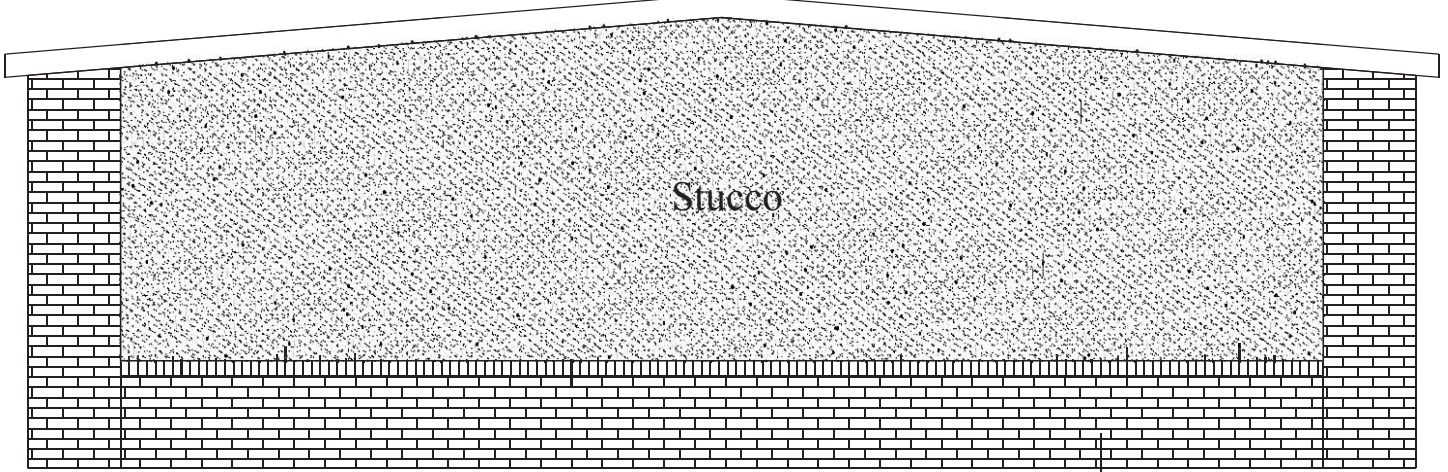
Building 9

Elevation & Floor Plan

12-C-17-UR

12-C-17-UR

STORAGE SIDE ELEVATION FACING STREET



End Wall
1/4" = 1'-0"

Brick





CIVIL ENGINEERING / TRAFFIC ENGINEERING

11812 Black Road
Knoxville, Tennessee 37932
Phone (865) 556-0042
ajaxengineering@gmail.com

February 26, 2018

TO: Mr. John Huber

RE: Self-Storage Facility in Choto Area

Mr. Huber,

Per your request, I have researched the trip generation rates for your proposed self-storage facility in the Choto area. As cited in the Institute of Transportation Engineers Trip Generation, 9th Edition, a self-storage facility with approximately 45,000 square feet of space could be estimated to generate the following number of trips:

ITE Land Use #151, Mini-Warehouse:

Average number of trips on a weekday	75 trips
AM peak hour of facility	11 trips
PM peak hour of facility	10 trips

For a similar size general office building of 45,000 square feet, the following number of trips can be estimated:

ITE Land Use #710, General Office Building:

Average number of trips on a weekday	716 trips
AM peak hour	102 trips
PM peak hour	129 trips

Please remember that when ITE calculates trips, a single trip is based on a one-way direction of travel. Thus, a round trip by an individual to the self-storage facility or a general office building would be counted as two one-way trips.

If you have any questions or further comments, please feel free to contact me at any time.

Sincerely,

Ajax Engineering, LLC

A handwritten signature in black ink, appearing to read "Robert W. Jacks". The signature is stylized with large, overlapping loops and a cursive style.

Robert W. Jacks, P.E.



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

[MPC Comment] case # 12-C-17-UR

1 message

Diana Joubert <dianajoubert@gmail.com>

Mon, Dec 11, 2017 at 4:30 PM

Reply-To: dianajoubert@gmail.com

To: commission@knoxmpc.org

I am writing in opposition to the proposed storage facility at the Northshore/Choto roundabout.

When this development was put in, the builder spoke in glowing terms of offices, restaurants, and stores. He did not mention a tacky storage unit. Once this unit is built, the quality of prospective clients will never reach its potential. This is not what we were promised!

If you continue to allow development along Northshore, traffic will be an increasing issue. We at least need a safe shoulder.

Diana Joubert

--

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>
Reply-To: libby660griffin@yahoo.com
To: Metropolitan Planning Commission <commission@knoxmpc.org>

Thu, Dec 28, 2017 at 9:42 AM

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

[MPC Comment] 12-C-17-UR

1 message

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

Tue, Dec 19, 2017 at 6:33 PM

Reply-To: libby660griffin@yahoo.com

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

Cc: Libby Griffin <libby660griffin@yahoo.com>, Wayne Kline <wkline@hdclaw.com>

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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] 12-C-17-UR

1 message

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

Tue, Dec 19, 2017 at 6:33 PM

Reply-To: libby660griffin@yahoo.com

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

Cc: Libby Griffin <libby660griffin@yahoo.com>, Wayne Kline <wkline@hdclaw.com>

Dear Commissioners,

12-C-17-UR (Use on Review) is 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 was rezoned NC (Neighborhood Commercial) on March 22, 2010, subject to four conditions, including a list of permitted uses and subject to Use on Review. According to the MPC Use on Review Report (page 2), Proposal 12-C-17-UR has been 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 just 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.

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I ask that the Knoxville/Knox County Metropolitan Planning Commission deny Use on Review 12-C-17-UR.

Libby Griffin

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This message was directed to commission@knoxmpc.org



Tom Brechko <tom.brechko@knoxmpc.org>

Huber Properties Use on Review (12-C-17-UR)

1 message

John Huber <john@southernsignature.net>
To: Tom Brechko <tom.brechko@knoxmpc.org>
Cc: cindy.pionke@knoxcounty.org, Amy Brooks <amy.brooks@knoxmpc.org>

Thu, Feb 1, 2018 at 10:27 AM

Mr. Brechko,

Please postpone my application for Use on Review (12-C-17-UR) until the March MPC meeting.

Thank you,

John Huber

Huber Properties, LLC

P.O. Box 23038

Knoxville, TN 37933

865-966-1600 Office

865-978-6600 Fax

John@southernsignature.net

Use on Review Development Plan

Name of Applicant: Huber Properties

Date Filed: 10/26/17 Meeting Date: 12/14/17

Application Accepted by: James Reed

Fee Amount: File Number: Development Plan

Fee Amount: 1500 File Number: Use on Review 12-C-17-UR



PROPERTY INFORMATION

Address: 12330 S. Northshore Dr
General Location: N/E of Choto Rd, S/E side of S. Northshore Dr

Tract Size: 7.31 No. of Units: Acres

Zoning District: CN

Existing Land Use: Residential/Unused Land

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: Planned

Census Tract: 58.12

Traffic Zone: 176

Parcel ID Number(s): 162MB00104 00105 00107

Jurisdiction: City Council _____ District
 County Commission W65 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Huber Prop John Huber

Company: Huber Properties

Address: P.O. Box 23038

City: Knox State: TN Zip: 37972

Telephone: 865-966-1600

Fax: _____

E-mail: john@southernsignature.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: same as above

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation) _____

Other (Be Specific)

Storage Building

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: John Huber

Company: same as above

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

