

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

▶ **FILE #:** 2-E-18-UR **AGENDA ITEM #:** 48
 POSTPONEMENT(S): 2/8/18-3/8/18-6/14/2018 **AGENDA DATE:** 9/13/2018
 ▶ **APPLICANT:** TERRY ROMANS - ROMANS ENGINEERING
 OWNER(S): Charles Wilder

TAX ID NUMBER: 49 09205 & 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:** 8.41 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 October 11, 2018 MPC meeting as requested by the applicant.**

The applicant has requested a postponement to allow time to address comments from staff on the revised development plan.

COMMENTS:

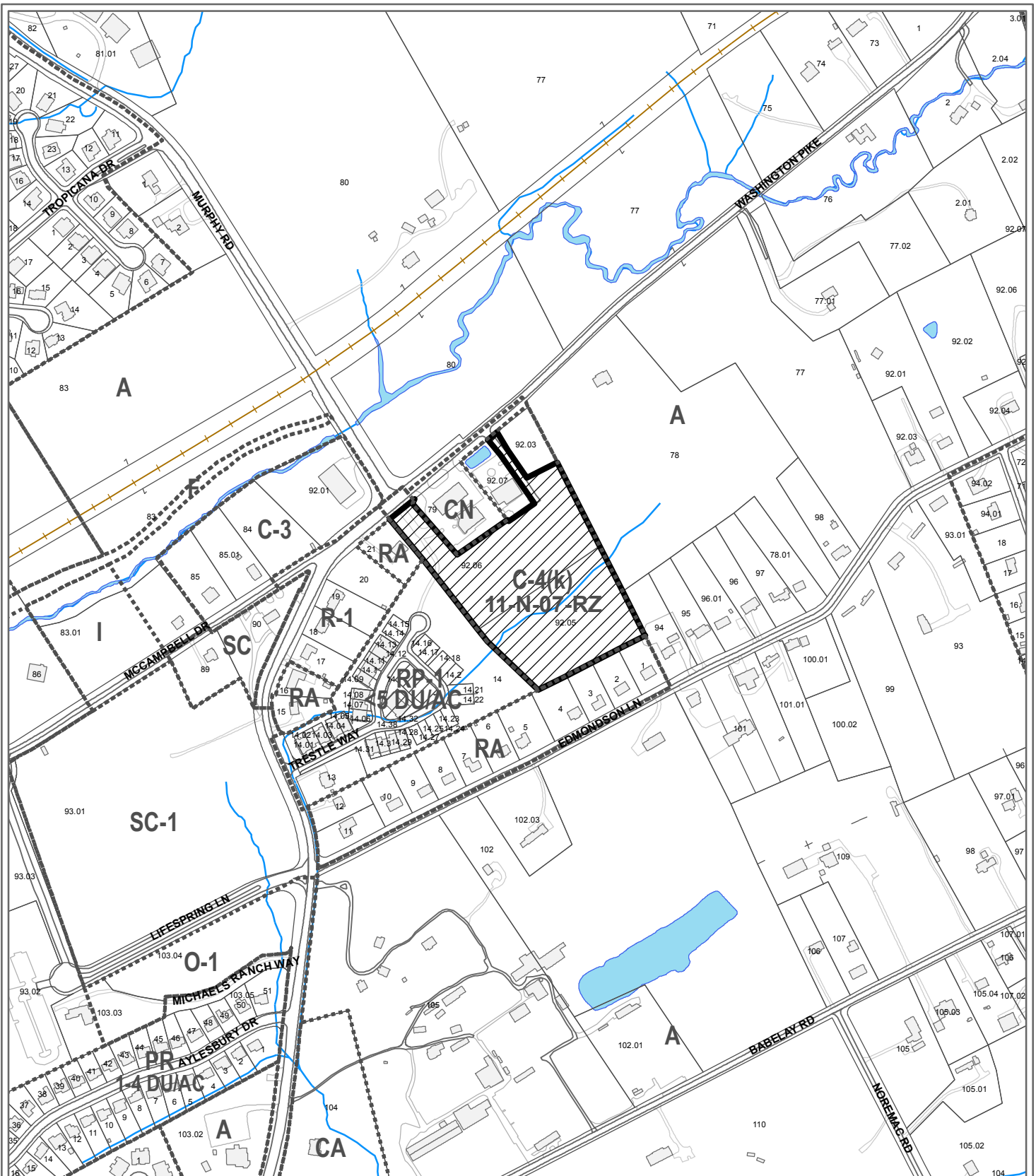
This request is for a self-service storage facility to be located just south of the Washington Pike and Murphy Rd. intersection. When the property was rezoned C-4 (Highway and Arterial Commercial) by Knoxville City Council in 2010, it included a condition that it was limited to C-3 (General Commercial) uses, plus a self-service storage facility as a use permitted on review.

ESTIMATED TRAFFIC IMPACT: 401 (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.



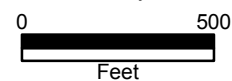
**2-E-18-UR
USE ON REVIEW**



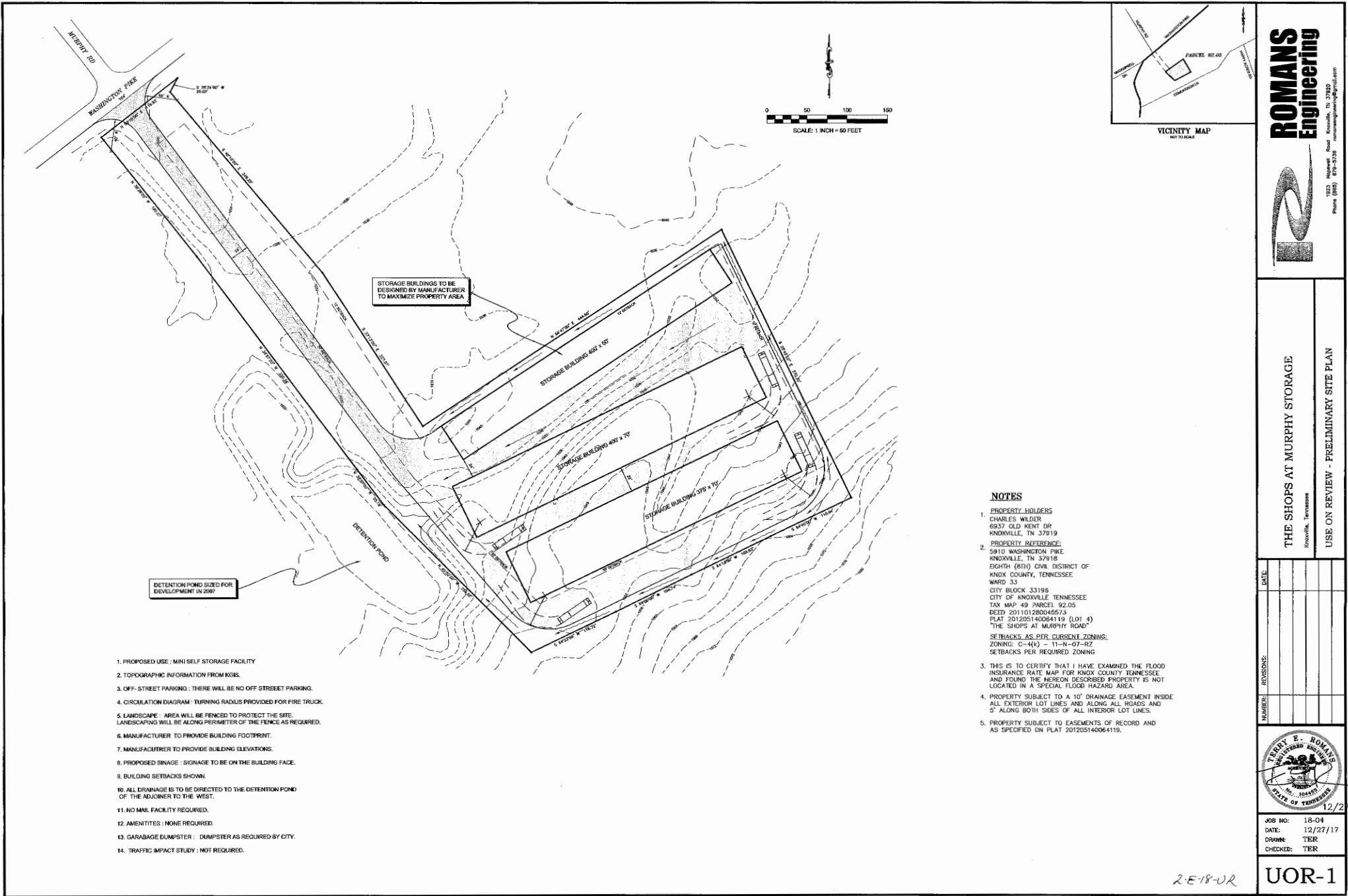
Self-Service Storage Facility in C-4 (Highway and Arterial Commercial) (k)

Petitioner: Terry Romans - Romans Engineering

Map No: 49
Jurisdiction: City



Original Print Date: 1/16/2018 Revised: 8/24/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

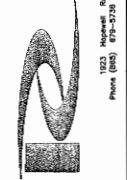


DETENTION POND SIZED FOR DEVELOPMENT IN 2007

STORAGE BUILDINGS TO BE DESIGNED BY MANUFACTURER TO MAXIMIZE PROPERTY AREA

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. GARABAGE 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 201101280045573
PLAT 201205140084119 (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 201205140064119.



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



2-E-18-UR_PP-6-14-18

Tom Brechko <tom.brechko@knoxmpc.org>

Any word on the storage facility use on review (2-E-18-UR)

2 messages

Tom Brechko <tom.brechko@knoxmpc.org>
To: Terry Romans <romansengineering@gmail.com>



Fri, May 25, 2018 at 8:22 AM

Terry,

Have they decided yet.

Tom

Terry Romans <romansengineering@gmail.com>
To: Tom Brechko <tom.brechko@knoxmpc.org>

Fri, May 25, 2018 at 9:08 AM

Tom,

Postpone for 90 days (2-E-18-UR) - Terry Romans

Thanks

Let me know if you have any questions.

Thanks
[Quoted text hidden]

90 days

2/27/2018

2-E-18-UR - PP-3-8-18



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

MPC 2-E-18-UR

1 message

Terry Romans <romansengineering@gmail.com>

Tue, Feb 27, 2018 at 12:28 PM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>

I want to request a 90 day postponement for the above referenced project. This will replace the previous request to withdrawal. My client is working out details. If you have any questions please feel free to call or email

Thanks for you help

Terry Romans, PE, RLS
Romans Engineering

Postpone - 90 days to June 14, 2018

Revised 8-6-18 to add parcel 09206

KNOXVILLE-KNOX COUNTY

MPC METROPOLITAN PLANNING COMMISSION TENNESSEE

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 Bracke

Fee Amount: File Number: Development Plan

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

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 and

Jurisdiction: City Council 4 District 09206 TO ER

County Commission 8 District

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: TERRY E ROMANS

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

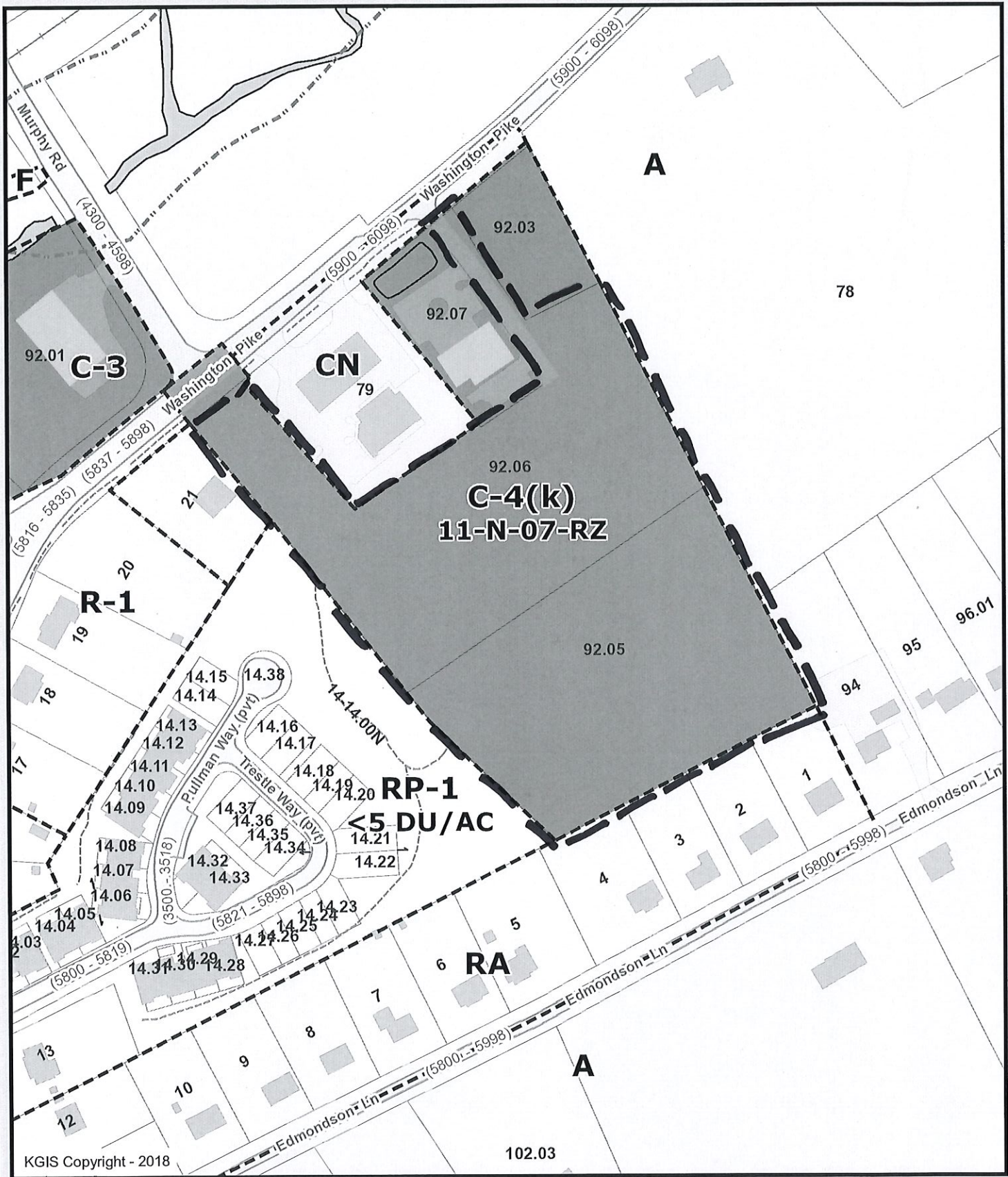
Owner

Option



6937 OLD KENT DR
KNOXVILLE TN 37919

✓



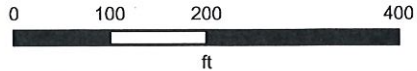
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2-E-18-UR-PP-2-8-18

KNOXVILLE-KNOX COUNTY

MPC
METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

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

Request to Postpone • Table • Withdraw

Name of Applicant: Terry Romans - Romans Engineering
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 2-E-18-UR

Date Scheduled for MPC Review: February 8, 2018

Date Request Filed: 1-16-2018 Request Accepted by: Thomas Barbero

REQUEST

Postpone

Please postpone the above application(s) until:

March 8, 2018
DATE OF FUTURE MPC PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Address staff comments.

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: TJR

PLEASE PRINT

Name: TERRY E ROMANS

Address: 1923 Hopewell Rd

City: KNOXVILLE State: TN Zip: 37920

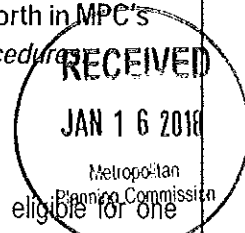
Telephone: 865-679-5736

Fax: _____

E-mail: romansengineering@gmail.com

PLEASE NOTE

Consistent with the guidelines set forth in MPC's
Administrative Rules and Procedures



POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.



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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:

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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

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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:

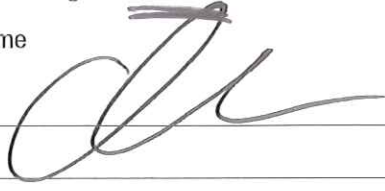
Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

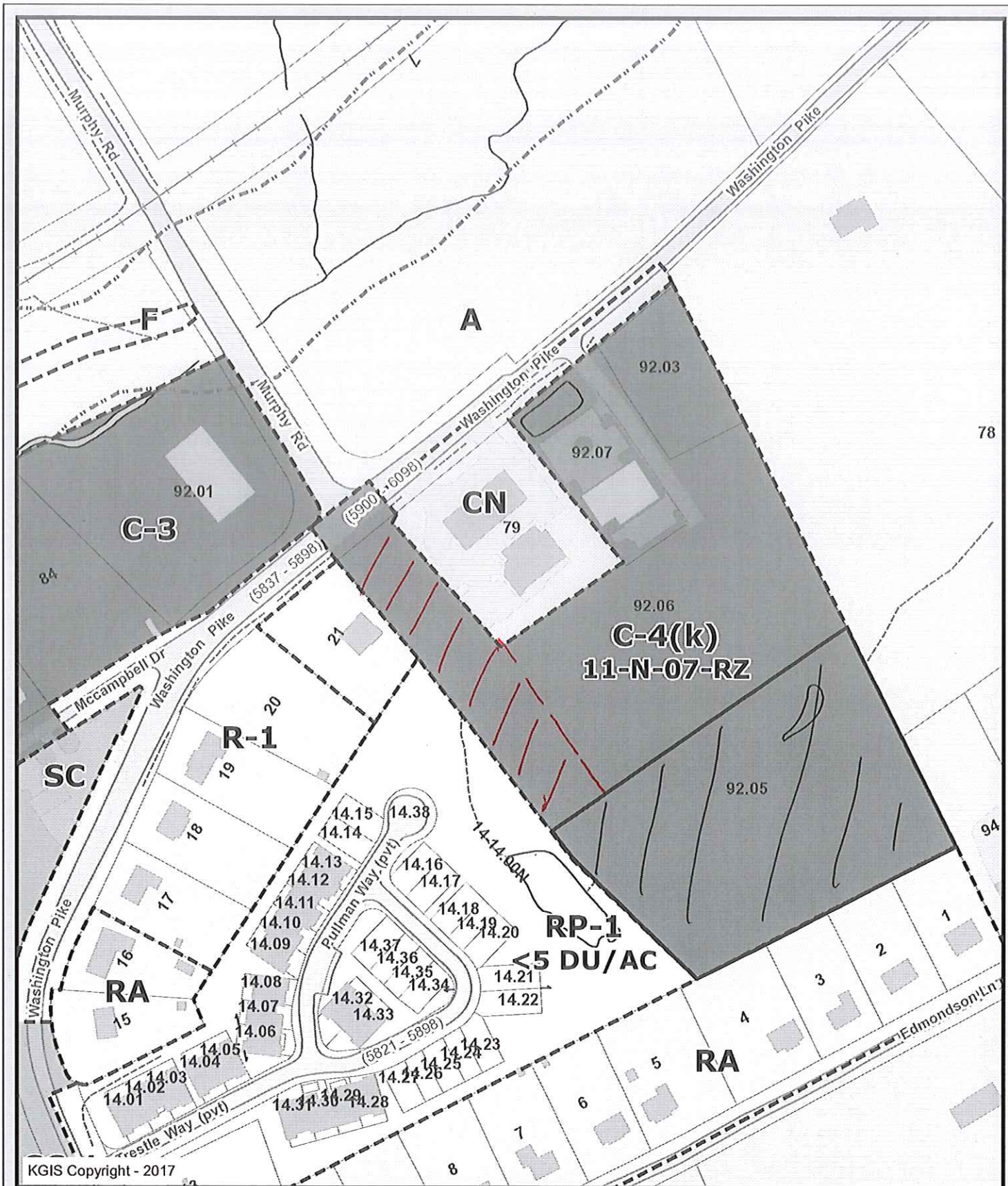
Address • City • State • Zip

Owner Option



6937 OLD KENT DR
KNOXVILLE TN 37919

✓

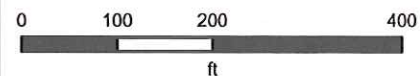


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REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before January 24, 2018 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: 
Printed name: TERRY E ROMANS
MPC/BZA File #: 2-E-18-UR

Suite 403 • City County Building
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