



# USE ON REVIEW REPORT

▶ **FILE #:** 4-B-19-UR

**AGENDA ITEM #:** 45

**AGENDA DATE:** 4/11/2019

▶ **APPLICANT:** KEN GILREATH

OWNER(S): Ken Gilreath

TAX ID NUMBER: 124 212

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 608 E Governor John Sevier Hwy

▶ **LOCATION:** South side of E. Governor John Sevier Highway, East of Dayton Lane

▶ **APPX. SIZE OF TRACT:** 7.2 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E' Governor John Sevier Hwy., a major arterial street with 37' of pavement width within 130' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Burnett Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Self-storage for camper, boat, trailer storage lot.

HISTORY OF ZONING: Rezoned from A to PC in May 2018 (4-H-18-RZ).

SURROUNDING LAND USE AND ZONING: North: Business, Vacant land / CB (Business & Manufacturing)

South: Vacant land / PR (Planned Residential) at 1-5 du/ac

East: Attached residential development / PR (Planned Residential) < 12 du/ac

West: Vacant, Residence / PR (Planned Residential) and CA (General Business)

NEIGHBORHOOD CONTEXT: This area is developed primarily with commercial uses along E. Gov. John Sevier Hwy., under CA and CB zoning, with residential uses to the rear, zoned A, RB and PR.

## STAFF RECOMMENDATION:

▶ **APPROVE the Development Plan for an outdoor self-storage facility with 23 uncovered vehicle storage parking stalls, subject to 9 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Tennessee Department of Transportation.
4. Meeting all applicable requirements of the Knox County Health Dept.

5. Providing documentation to Knox County Dept. of Engineering and Public Works during permitting review showing that the parking spaces can accommodate the largest anticipated vehicle, such as RV's. The spaces may be modified to meet the requirements of Knox County Dept. of Engineering and Public Works if the number of parking stalls does not increase.
6. Installation of all landscaping as shown on development 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.
7. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
8. All vehicle parking and drive aisles shall be located on a paved surface as required by the Article 4, Section 4.93 (Standards for self-service storage facilities).
9. The lighting for the facility shall be pointed away from adjacent residential properties or shielded to keep the light from spilling over into the adjacent residential properties.

**COMMENTS:**

This proposal is for an outdoor self-storage facility that is for parking of vehicles only. This site was previously a community pool and the facility will utilize the existing driveway and parking lot. No expansion of the existing asphalt is proposed. The buildings on site are for the storage needs of the owner only, not to be rented out for storage by the public, since the buildings have not been listed as part of this request. Even though there are no buildings as part of this request, the parking lot still needs to meet the standards for outdoor self-storage facilities which includes opaque fencing and landscaping when adjacent to residential zoning.

The parking stalls shown may need to be modified in location or in depth to accommodate the turn movements of the anticipated vehicles based on the depth of the parking stalls. For instance, 2 or 3 of the eastern most parking stalls on the north side of the parking lot may need to be reduced in depth to accommodate the turn radius of vehicles backing out of the parking stalls on the opposite side of the drive aisle. This is based on the vehicle turn template provided on the plan when applied other parking stalls on the south side of the parking lot.

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

1. The proposed self-service storage facility will have minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses. The residences to the west and east will be screened using a 6' tall opaque fence and a combination of existing and new landscaping.
3. Self-storage facilities typically have a much lower traffic volume than other commercial uses allowed in the PC zone.

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

1. The proposal meets all requirements of the PC zoning as well as the general criteria for approval of a use on review.
2. The proposed self-storage facility as shown on the development plan is consistent with the following general standards for uses permitted on review: The proposal 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 neighborhood 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

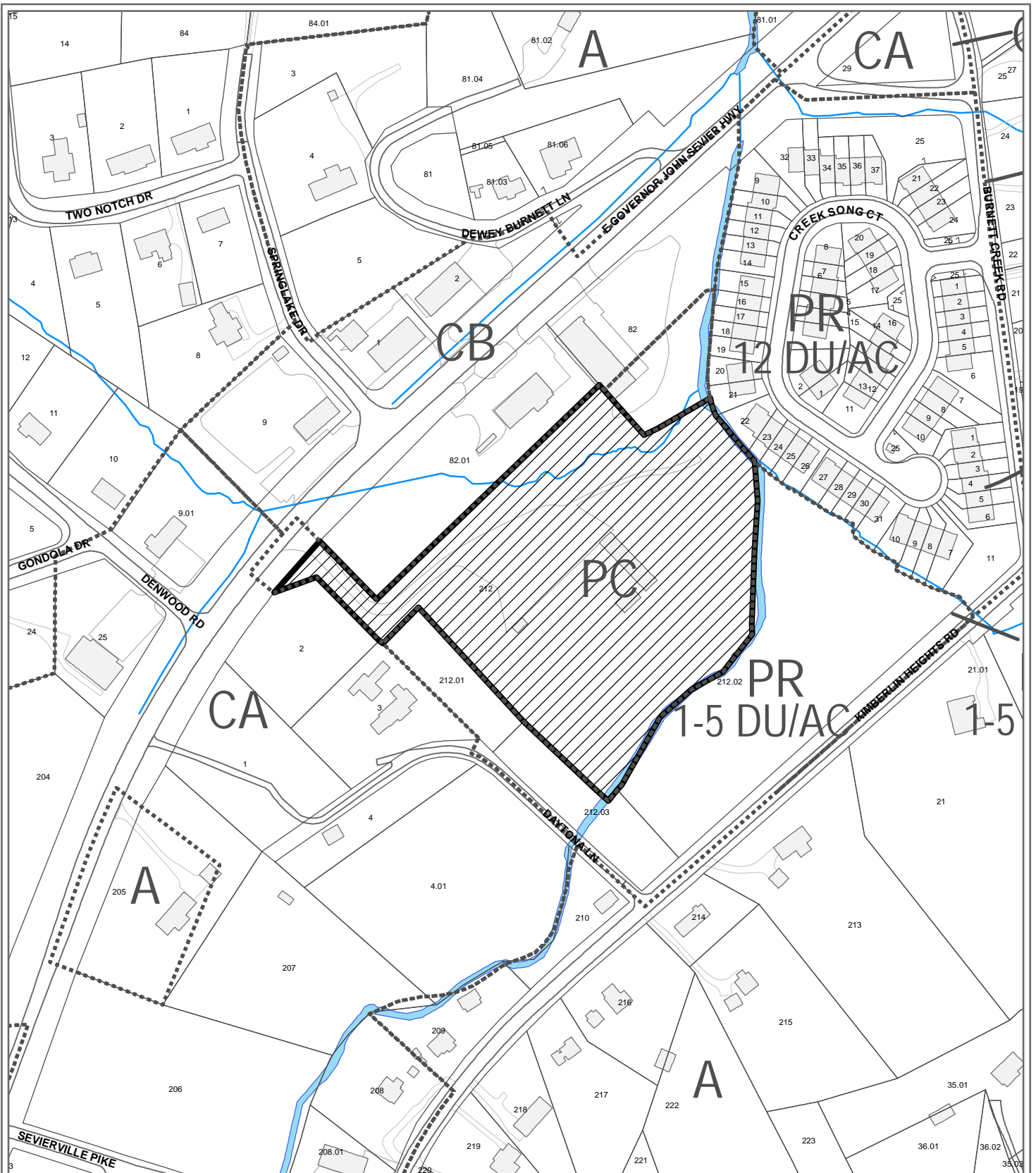
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANNING COMMISSION PLANS**

1. The South County Sector Plan proposes a mix of commercial, office and residential uses for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

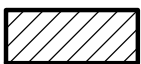
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**4-B-19-UR  
USE ON REVIEW**



Use on Review for a camper, boat, trailer storage lot. in PC (Planned Commercial)

Petitioner: Gilreath, Ken

Map No: 124

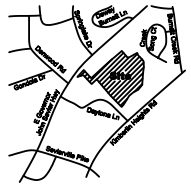
Jurisdiction: County



Original Print Date: 3/18/2019

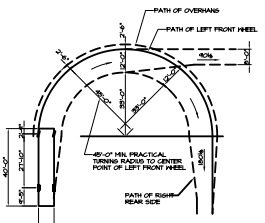
Revised:

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



SITE LOCATION MAP  
NTS

- Legend**
- ▲ Existing Iron Pin
  - ▲ Set 1/2" Iron Pin
  - Tree
  - Calculated Point
  - Well
  - Manhole
  - Light Pole
  - Utility Pole
  - Meter Meter
  - ▨ Gravel
  - ▨ Asphalt Pavement
  - ▨ Concrete
  - ▨ Decking
  - Chainlink Fence
  - Flood Fence



40'-0" STRAIGHT BODY RV  
MIN. PRACTICAL TURNING RADIUS OF 45'-0"  
**3 RADIUS DETAIL**  
SDI SCALE: 1" = 30'-0"

Joseph Patella  
Bk 2117, PG 588  
N 49-C

$r=1848.00'$   
 $a=127.00'$   
 $cd=128.89'$   
 $cb=N42^{\circ}04'58"E$   
 $d=3'56'15"$

Robert Matthews  
20070306-0071782  
Lot 2, Walter Weaver Estate  
P-89-D

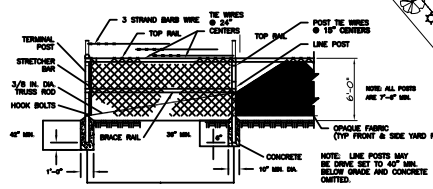
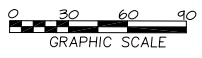
Lois Lowe  
20011107-0036822  
Lot 3, Walter Weaver Estate  
P-89-D

Pl Lot 1R2

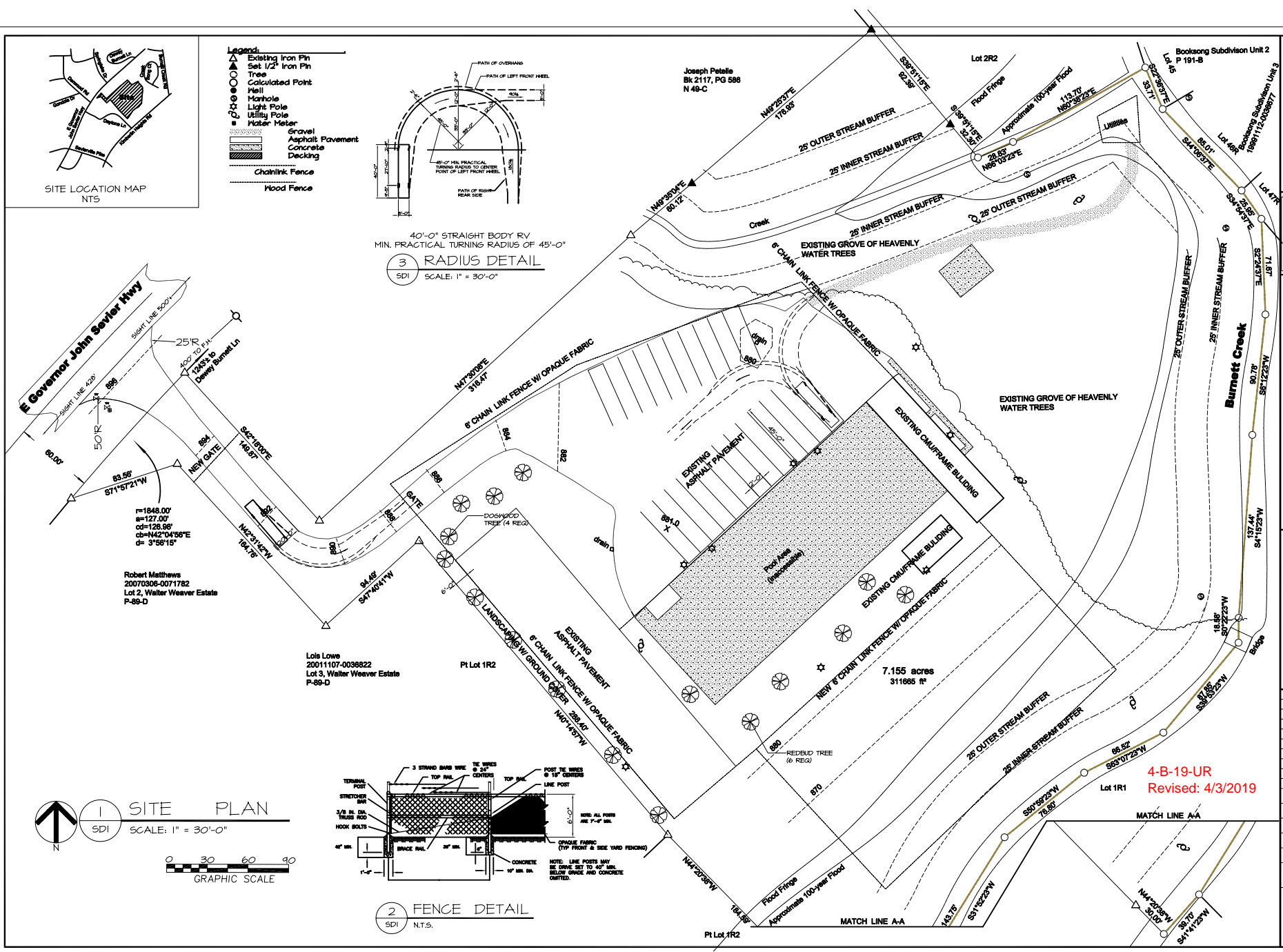
7.155 acres  
311685 sq ft



**1 SITE PLAN**  
SDI SCALE: 1" = 30'-0"



**2 FENCE DETAIL**  
SDI N.T.S.



SELLER STORAGE  
**DEVELOPMENT**  
808 E. GOV. JOHN SEVIER HWY.  
KNOXVILLE, TENNESSEE 37920  
**MR. KEN GILREATH**  
19020



**R. LEN JOHNSON & ASSOCIATES**  
**J & A**  
Architects, Construction Analysts & Inspectors  
724 TAYLOR ROAD, KNOXVILLE, TN 37920 (VOL.) (665) 573-1148

Drawing Description:  
**SITE DEVELOPMENT PLAN & DETAILS**

REVISIONS

No.	Date	BY	DESCRIPTION
0	04/03/19	RLJ	ISSUE FOR REVIEW
1	04/03/19	RLJ	ADD CHANGES

Plot Scale 1" = 20'  
Dwn. RLJ  
Appd. RLJ  
Project No. 19020  
Date 20 MAR 18  
Sh. No. 1  
of 1

**SD1**  
of 1

4-B-19-UR  
Revised: 4/3/2019

Use on Review  Development Plan

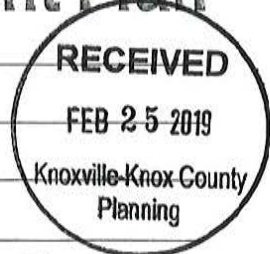
Name of Applicant: Ken Gilreath

Date Filed: 2/25/2019 Meeting Date: 4/11/2019

Application Accepted by: M. Byrne

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: \_\_\_\_\_ File Number: Use on Review 4-B-19-UR



**PROPERTY INFORMATION**

Address: 608 East Gov. John Sevier  
 General Location: South side John Sevier Hwy  
Approx 3/4 mile from Chapman Hwy  
 Tract Size: 7.2ac +/- No. of Units: \_\_\_\_\_  
 Zoning District: PC  
 Existing Land Use: Vacant

Planning Sector: South County  
 Sector Plan Proposed Land Use Classification:  
MU-SD SCO-2  
 Growth Policy Plan Designation: Planned  
 Census Tract: 55.01  
 Traffic Zone: 167  
 Parcel ID Number(s): 124 212  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 9<sup>th</sup> District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: Ken Gilreath  
 Company: \_\_\_\_\_  
 Address: 5716 Strawberry Plains Pike  
 City: Knoxville State: TN Zip: 37914  
 Telephone: 865-388-7737  
 Fax: \_\_\_\_\_  
 E-mail: insadj2@comcast.net

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
 Name: Ken Gilreath  
 Company: \_\_\_\_\_  
 Address: 5716 Strawberry Plains Pike  
 City: Knoxville State: TN Zip: 37914  
 Telephone: 865-388-7737  
 Fax: 865-381-1770  
 E-mail: insadj2@comcast.net

**APPROVAL REQUESTED**

Development Plan: Residential  Non-Residential  
 Home Occupation (Specify Occupation)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Other (Be Specific)  
Use on Review for a camper  
boat, trailers storage lot.  
Fenced. No buildings to be added.

**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: Ken Gilreath  
 PLEASE PRINT  
 Name: Ken Gilreath  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

Reference: Use On Review Request for Storage Lot

Current Zoning

Owner Ken Gilreath  
5716 Strawberry Plains Pike  
Knoxville, Tn. 37914

Subject

Property

Location: 608 East Governor John Sevier Hwy  
Knoxville, Tn. 37920  
Tax Map- 124 Parcel 212.00  
Map-20020806-0010747

We are looking to get a use on review for the above referenced location. This will be a storage lot for campers, motorhomes, boats and utility trailers.

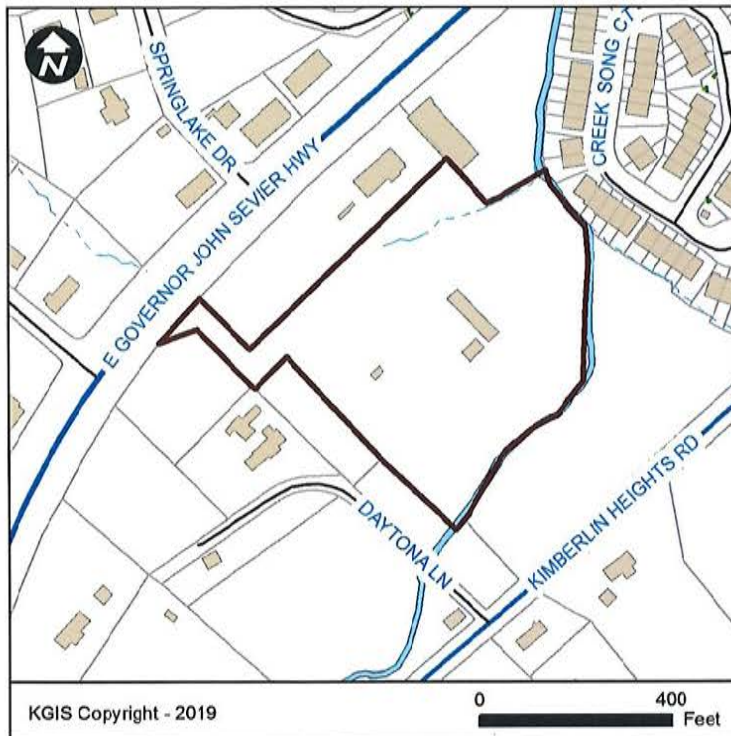
We do not plan to build any additional buildings at this time nor will we change any of the parking area that is already there.

Attached are the documents I received from TDOT about entrance as well as email from Knox County Storm Water Dept in reference to their permit. Both departments stated we would not need anything from them.

I need to know what forms we need to move forward as well as fees and filing deadlines.

Thank you

Ken

**608 E GOVERNOR JOHN SEVIER HWY - Property Map and Details Report****Property Information**

Parcel ID:	124 212
Location Address:	608 E GOVERNOR JOHN SEVIER HWY
CLT Map:	124
Insert:	
Group:	
Condo Letter:	
Parcel:	212
Parcel Type:	
District:	D9
Ward:	
City Block:	
Subdivision:	CHAPMAN RECREATION CLUB INC
Rec. Acreage:	7.2
Calc. Acreage:	0
Recorded Plat:	20020806 - 0010747
Recorded Deed:	20180212 - 0047450
Deed Type:	Deed:Full Coven
Deed Date:	2/12/2018

**Address Information**

Site Address:	608 E GOVERNOR JOHN SEVIER HWY KNOXVILLE - 37920
Address Type:	POOL REC
Site Name:	CHAPMAN RECREATION CLUB

**Jurisdiction Information**

County:	KNOX COUNTY
City / Township:	

**Political Districts**

Voting Precinct:	93
Voting Location:	Hopewell School 757 KIMBERLIN HEIGHTS RD
TN State House:	19 Harry Brooks
TN State Senate:	6 Becky Duncan Massey
County Commission:	9 Carson Dailey

City Council:

School Board: 9 Kristi Kristy

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

**Owner Information**

GILREATH KENNETH M & GILREATH TINA D  
5716 STRAWBERRY PLAINS PIKE  
KNOXVILLE, TN 37914

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

**MPC Information**

Census Tract:	55.01
Planning Sector:	South County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

**School Zones**

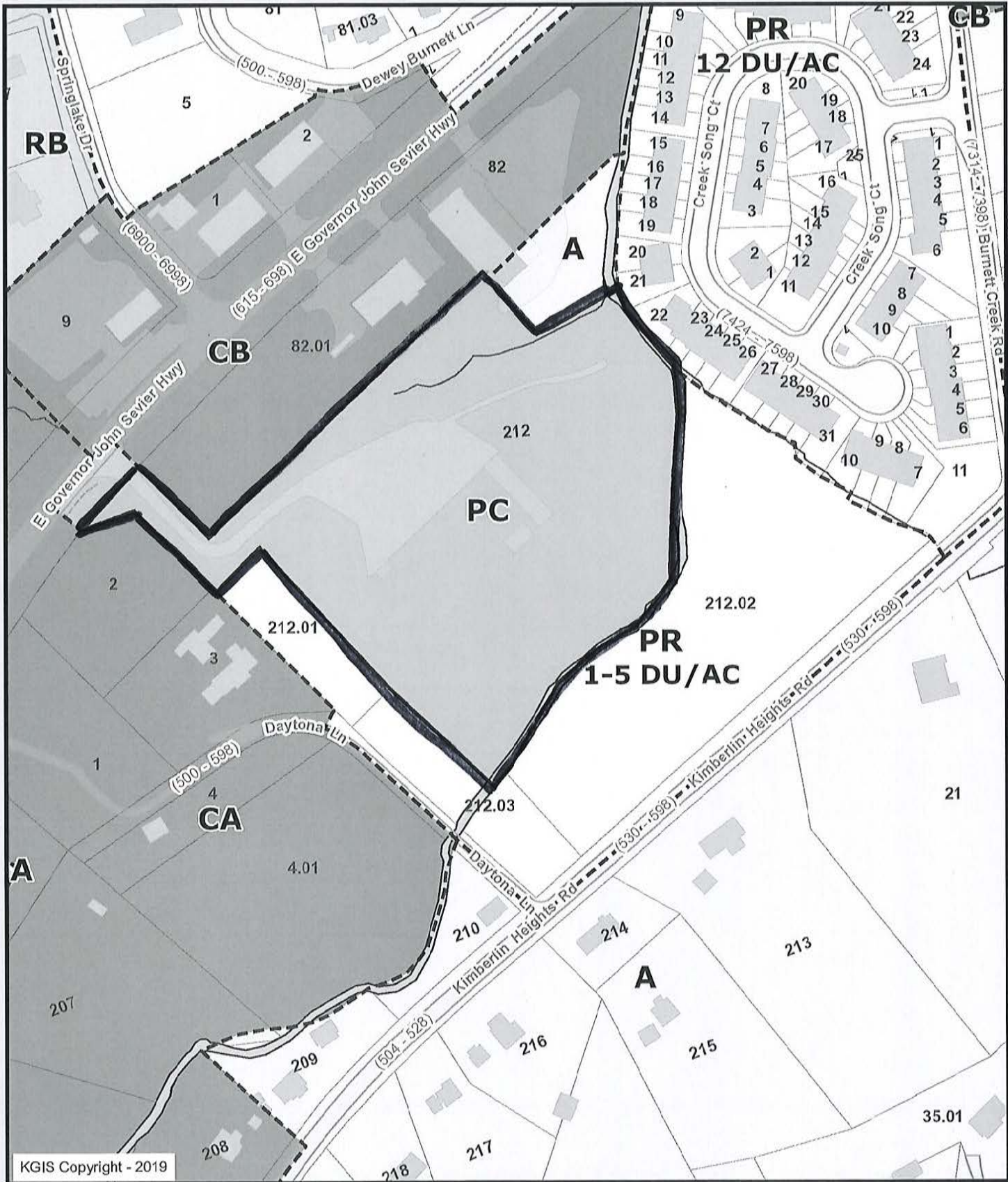
Elementary:	NEW HOPEWELL ELEMENTARY
Intermediate:	
Middle:	SOUTH-DOYLE MIDDLE
High:	SOUTH-DOYLE HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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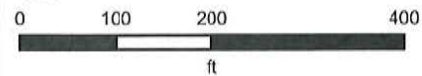


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

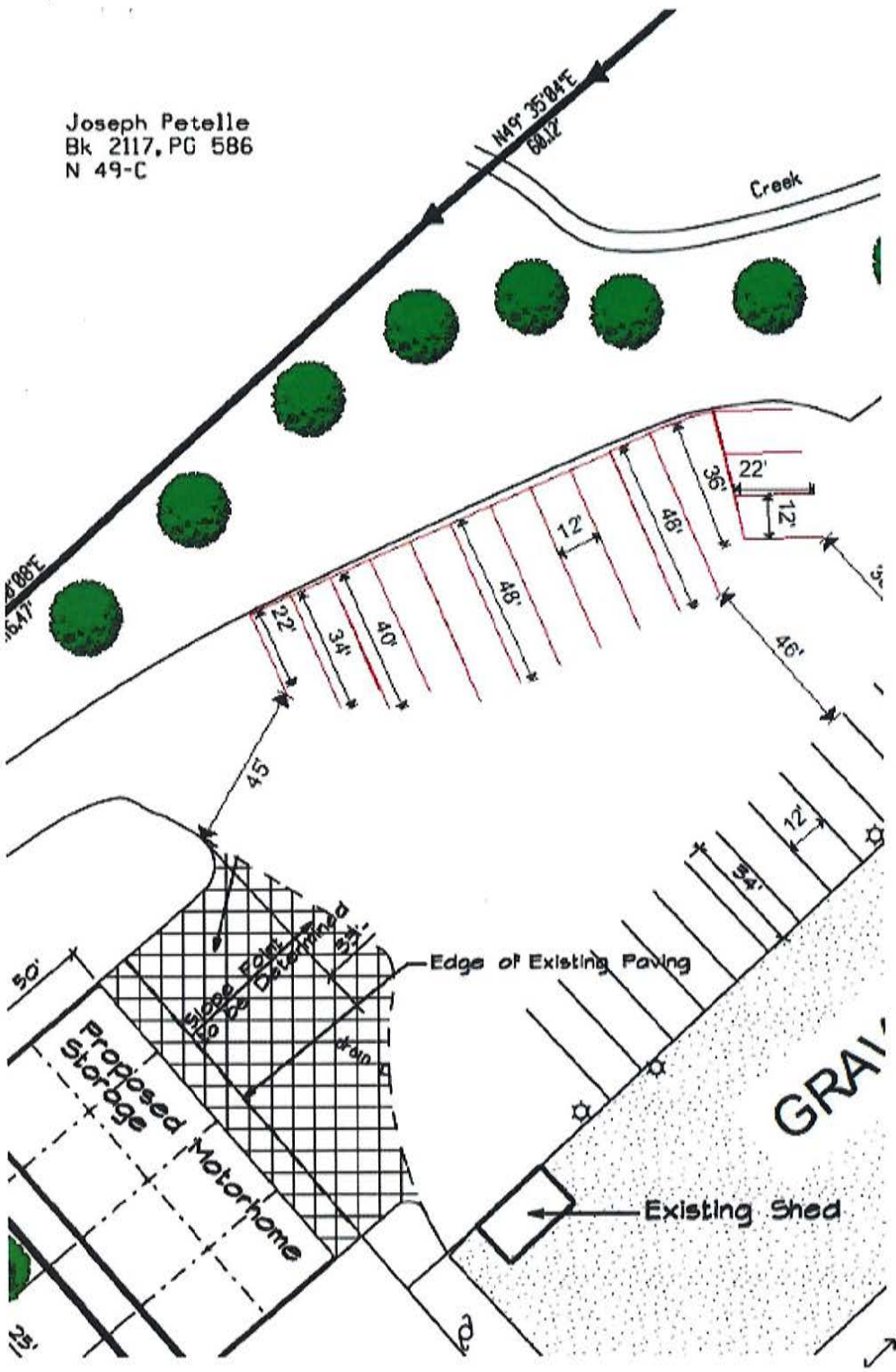


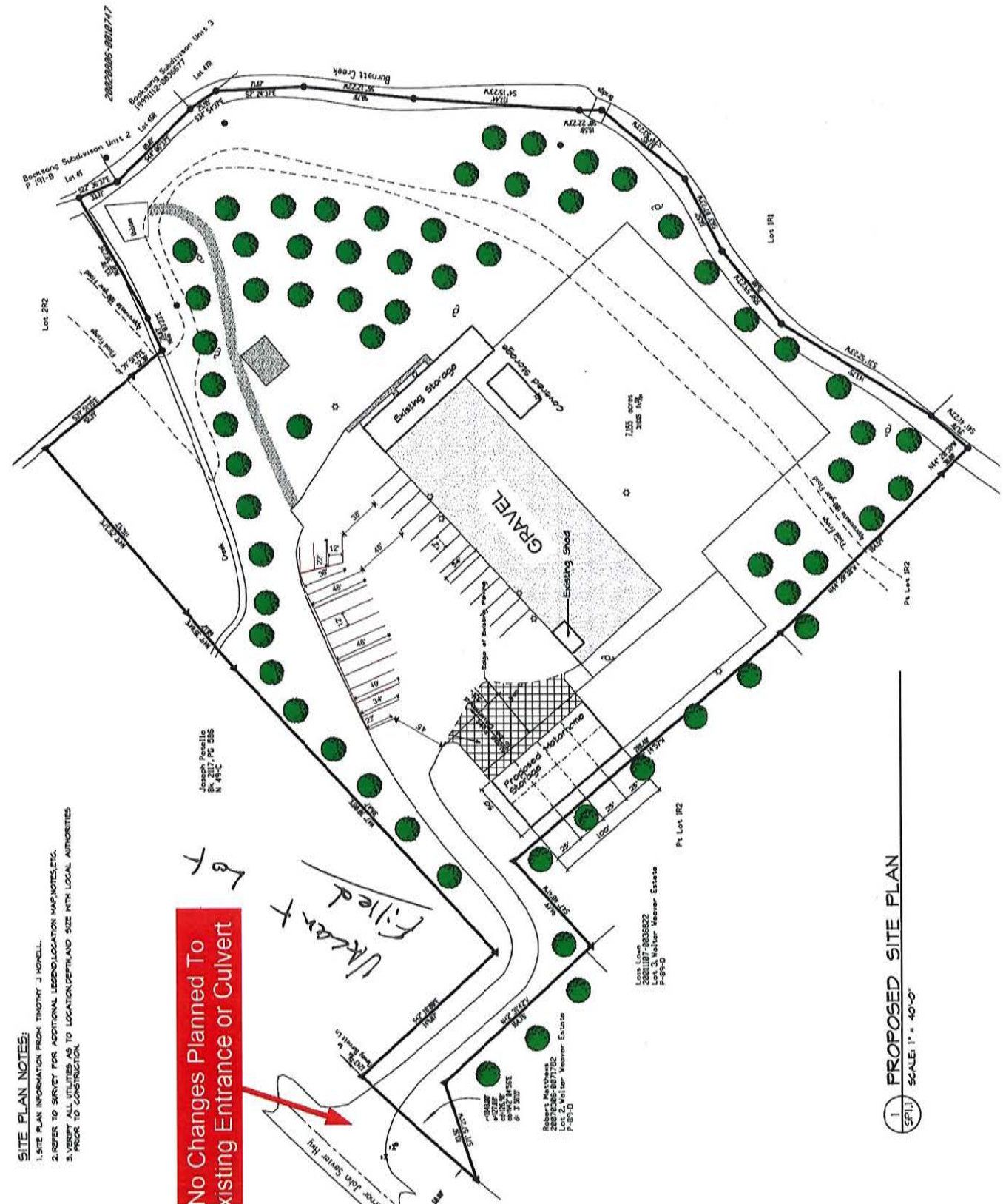
Printed: 2/25/2019 at 8:52:58 AM



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Joseph Petelle  
Bk 2117, PG 586  
N 49-C





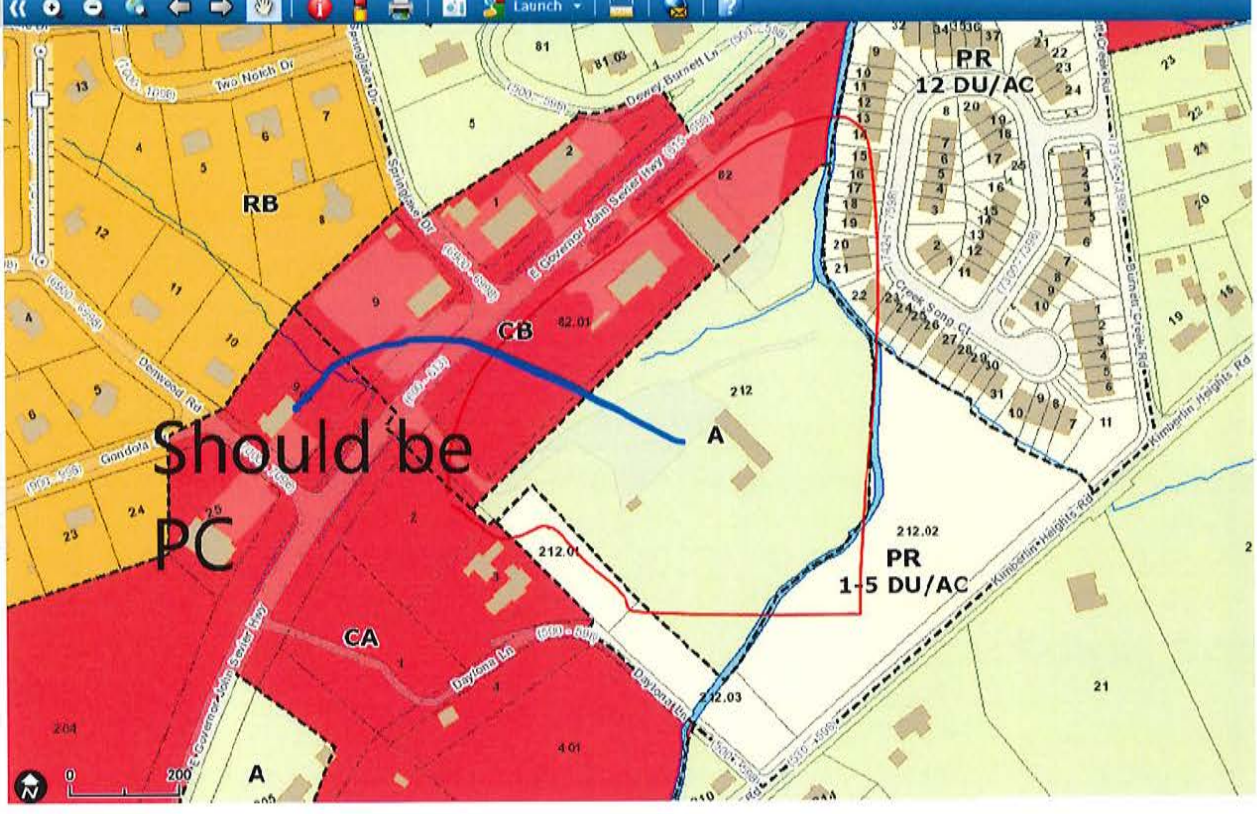
**SITE PLAN NOTES:**  
 1. SITE PLAN INFORMATION FROM TIMOTHY J. KOWELL.  
 2. REFER TO SURVEY FOR ADDITIONAL LEGEND, LOCATION MAP, NOTES, ETC.  
 3. VERIFY ALL UTILITIES AS TO LOCATION, DEPTH, AND SIZE WITH LOCAL AUTHORITIES PRIOR TO CONSTRUCTION.

**No Changes Planned To  
Existing Entrance or Culvert**

*Ukret + Filed*

**PROPOSED SITE PLAN**  
 SCALE: 1" = 40'-0"

- Home
- Maps
- Results
- Legend
- Help
- Standard Maps
  - Standard Map
  - Aerial
- Historical Aerials
- Planning and Zoning Maps
  - Existing Landuse
  - FEMA Flood Map
  - Growth Plan
  - Historic Districts and Pre-1865 Structures
  - One Year Plan
  - Sector Plan
  - Zoning
- Political District Maps
- Tool District Maps
- Viewer Maps



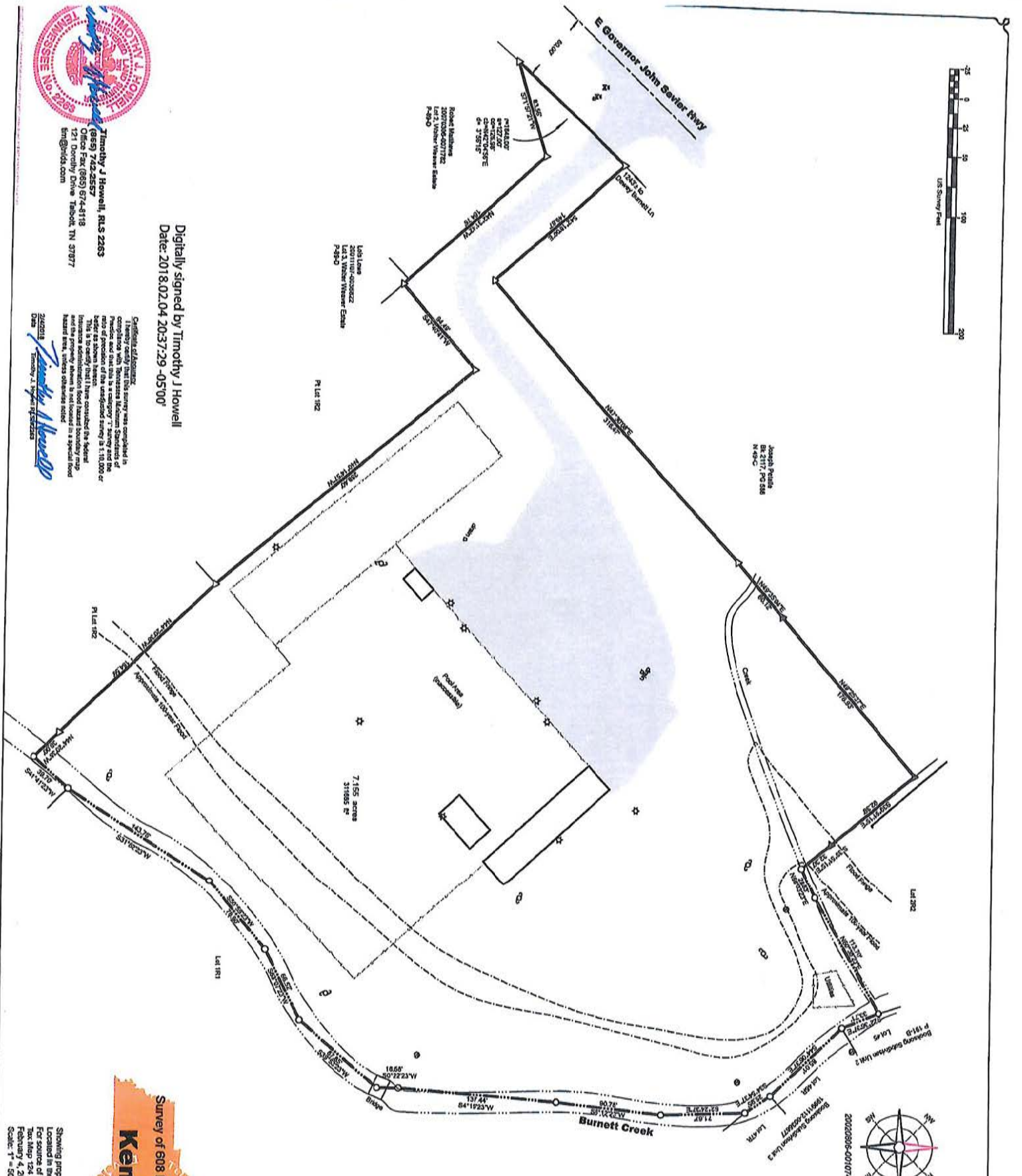


**Timothy J Howell, RLS 2283**  
 (865) 742-2857  
 Office Fax (865) 574-8118  
 121 Dorothy Drive, Tibook, TN 37977  
 tmj@tda.com

Digitally signed by Timothy J Howell  
 Date: 2018.02.04 20:37:29 -05'00'

**Timothy J Howell**  
 Date: 2/12/2018  
 Timothy J. Howell, RLS 2283

*Confidant of Disclosure:*  
 I hereby certify that this survey was completed in accordance with Tennessee Minimum Standards of Practice of the Surveying Board of the State of Tennessee. This is a plat of a survey of land in the county of Madison, Tennessee, and the property shown is not covered by a special hazard area, unless otherwise noted.



**Location Map (ms)**

**Legend:**

- △ Existing Iron Pin
- ▲ Set 1/2" Iron Pin
- True (Metal) Pin
- ⊗ Nail
- ⊗ Stake
- ⊗ Latent Pin
- ⊗ Latent Pin
- ⊗ Water Meter
- General
- Concrete
- Foundation
- Wood Fence

**Notes:**

This plat is for general, other, assemblage, encroachment, etc. may refer and see the sheets.

## Ken Gilreath

for  
**Survey of 608 E Governor John Sevier Hwy**

Showing property of Chapman Recreation Center (unadopted) located in the D9 civil district of Knox County, Tennessee. For source of title, see 20120300-0051853. Tax Map 124 Paired 212.00 Map 20028005-0101747 February 4, 2018  
 Scale: 1" = 50'

Project: CHM  
 Drawing: Chapman Riv

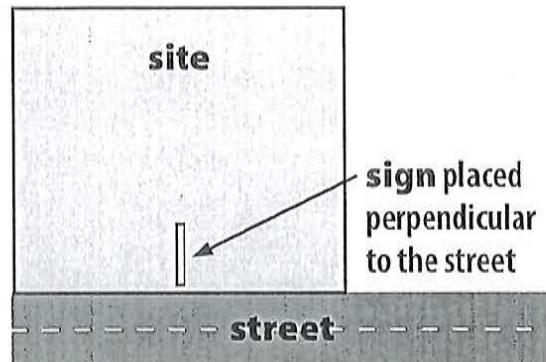
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

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



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

March 27th (Wed) and April 12th (Fri)  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: kwitt.tcs@comcast.net

Date: \_\_\_\_\_

MPC File Number: \_\_\_\_\_