



# USE ON REVIEW REPORT

▶ **FILE #:** 12-D-19-UR

**AGENDA ITEM #:** 27

**AGENDA DATE:** 12/12/2019

▶ **APPLICANT:** GREGORY DEE  
**OWNER(S):** Commercial Bank

**TAX ID NUMBER:** 38 117, 118 & 119 [View map on KGIS](#)

**JURISDICTION:** County Commission District 7

**STREET ADDRESS:** 4509 , 4517,4523 E. Emory Rd.

▶ **LOCATION:** North side of E. Emory Rd., east of Maynardville Pk., south of Old Maynardville Pk.

▶ **APPX. SIZE OF TRACT:** 7 acres

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via E. Emory Rd, a major arterial street with 19' of pavement width within 22'-70' of right-of-way.

**UTILITIES:** Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

**WATERSHED:** Beaver Creek

▶ **ZONING:** CA (General Business) & F (Floodway)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Self storage facility

**HISTORY OF ZONING:** Property was rezoned from A and RB to CA in 2004 (10-P-04-RZ) and 2008 (4-G-08-RZ).

**SURROUNDING LAND USE AND ZONING:** North: Single family residences / A (Agricultural)

South: E Emory Rd., Public library, Businesses / A (Agricultural), CA (General Business)

East: Rural and single family residential / A (Agricultural), F (Floodway)

West: Bank / CA (General Business)

**NEIGHBORHOOD CONTEXT:** This property in the Halls Crossroads area, located directly across E. Emory Road from the Halls Branch Library.

## STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for a self-service storage facility with approximately 81,850 square feet of building area, 18 covered vehicle spaces, and associated office, subject to 9 conditions.

1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the sign standards (Article 3, Section 3.90).

2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.

3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works,

including but not limited to the driveway grade within the facility.

4) Meeting all applicable requirements of the Knox County Fire Marshal.

5) Meeting all applicable requirements of TDOT for the driveway entrance location and design, and other improvements within the E. Emory Road right-of-way.

6) All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.

7) Installation of all landscaping 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.

8) Installation of fencing to protect the trees identified as "existing trees" on the landscape plan (sheet L101). This fencing is to be installed before grading activities begin on the site. If these trees are damaged and/or removed, they must be replaced with a mix of evergreen and deciduous trees, similar to those shown on the plan, with review and approval of the tree replacement plan by Planning staff.

9) The parallel parking spaces in the drive aisles between the two southern buildings are not required parking and can be moved or eliminated during permitting.

With the conditions noted above, this request meets all requirements for approval in the CA zone, as well as other criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing a self-service storage facility located on 7 acres zoned CA (General Business) and F (Floodway) and will have direct access to E. Emory Road. The facility will include both external (outdoor) and internal (indoor) storage units, and will have covered vehicle parking. Three of the storage buildings will be two-story with at grade entrances on the front and back of the buildings. These will include both indoor and outdoor storage units. There will be one small building to the rear of the property that is one-story and only has outdoor storage units. The office is one-story building located at the entrance of the facility.

Indoor self-storage facilities have design standards that are different than outdoor self-storage facilities, which include a wider landscape buffer when adjacent to residential properties, building design and ground floor transparency standards. Most indoor storage facilities are multi-story and located on properties with high visibility from major roads. Though this facility includes indoor self-storage, staff determined that the outdoor self-storage standards should apply because the design is more closely related to that type of storage facility based on the one- and two-story building height with at grade access for each floor and outdoor storage units wrapping the external boundary of the buildings, and the storage buildings will be minimally visible from the residential properties to the north. The office located at the entry will have windows on the ground floor and landscaping around the base of the building and parking, which is in-keeping the requirements for indoor self-storage facilities.

The external boundary of the storage facility will have fencing and landscape screening between the fence and the property line. When adjacent to residential uses, the fencing will have an opaque screen and the landscaping will include existing trees and new cedar trees. Staff is recommending a condition that tree protection fencing being installed around all existing trees that are proposed to be maintained. If those trees are damaged or removed, a tree replacement plan must be reviewed and approved by Planning staff.

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

1. The proposed facility will have minimal impact on local services since utilities are available to serve this site.
2. The proposed use of this site is a low traffic generator and will have minimal impact on the adjacent road system.
3. This request will have less impact on adjacent properties than most uses permitted in the CA zone and will have no impact on schools.

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

1. The request with the noted conditions conforms with the requirements of the CA zone district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly

injure the value of adjacent property. The use will not draw substantial 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 PLANS

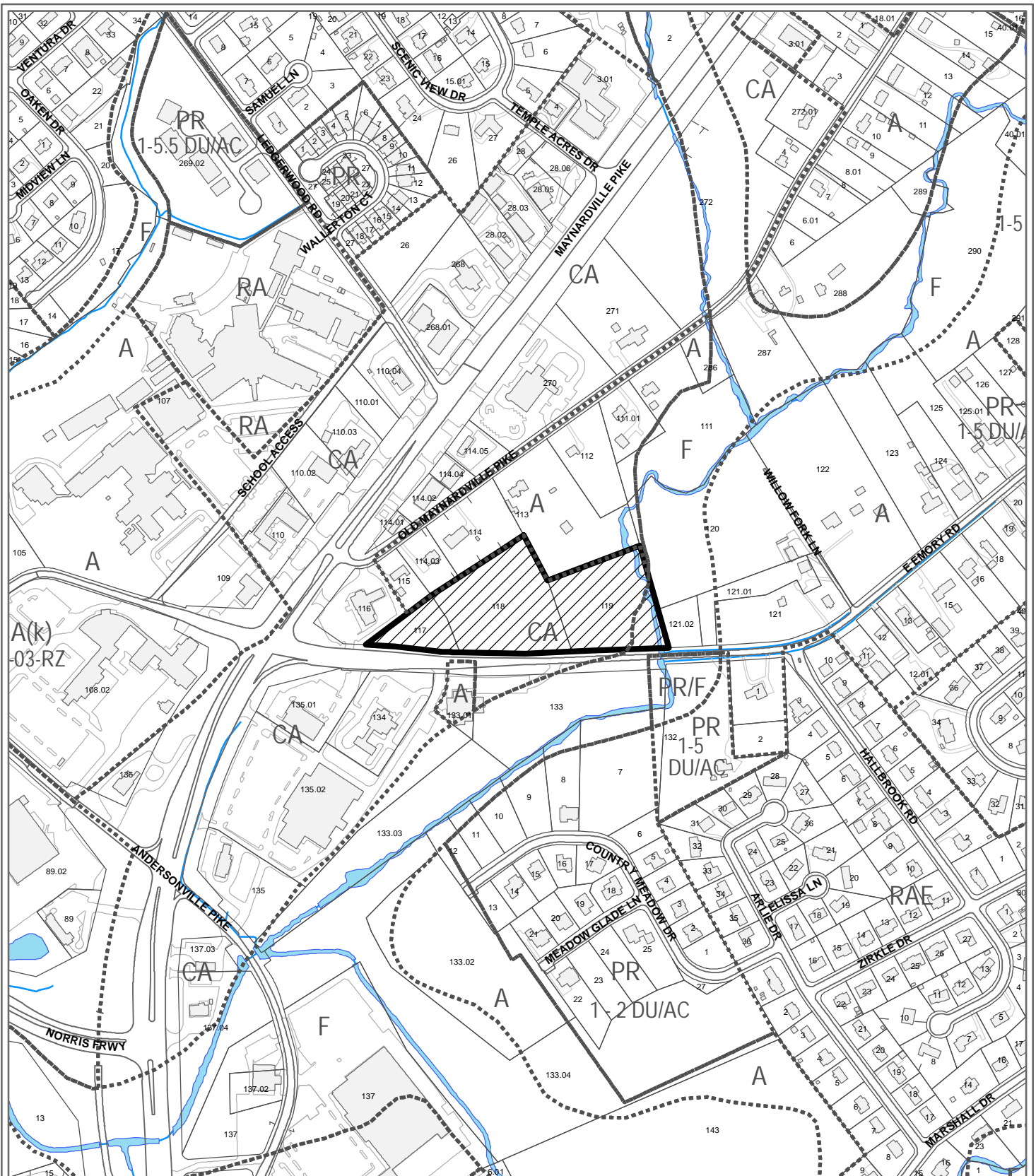
1. The North County Sector Plan proposes commercial uses for this property. The proposed self-service storage facility is consistent with the land use designation.
2. The site is located within the Planned Growth Boundary of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 225 (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.

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.



**12-D-19-UR  
USE ON REVIEW**



Self storage facility in CA (General Business) & F (Floodway)

Petitioner: Dee, Gregory

Map No: 38

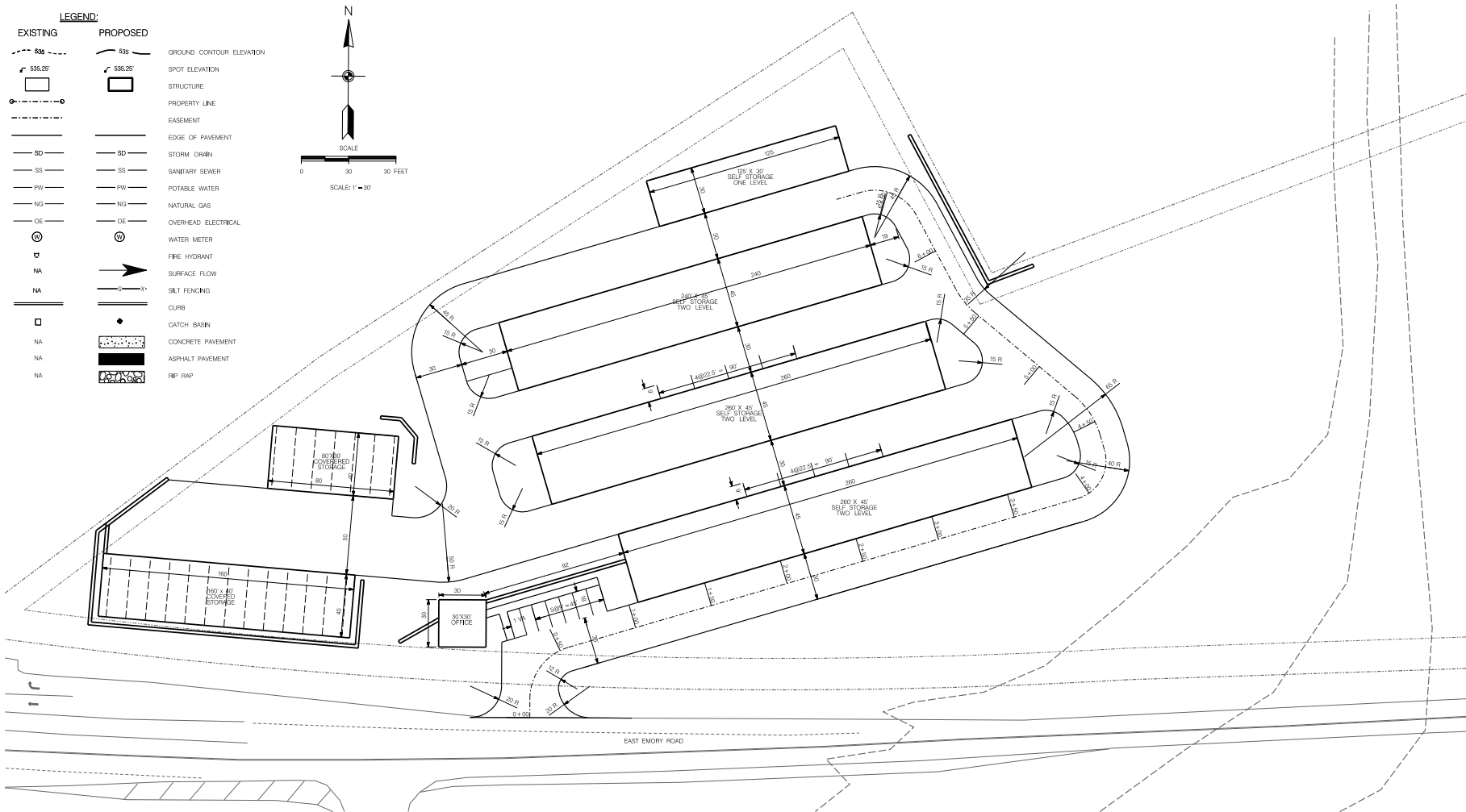
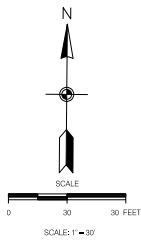
Jurisdiction: County



Original Print Date: 11/7/2019  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		PEP RAP

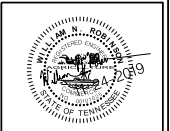


PROJECT DATA  
 USE: SELF STORAGE  
 ZONING: CB  
 PARCELS: 038 117, 038 118, 038 119  
 PARKING SUMMARY:  
 PARKING REQUIRED: 6 SPACES (1 ADA)  
 PARKING PROVIDED: 6 SPACES  
 CALCULATION (COUNTY):  
 SELF STORAGE: MIN 6 SPACES  
 SETBACKS (COUNTY):  
 FRONTS: 20'  
 SIDES: 5'  
 REAR: 10'  
 BUILDING AREA: 81,850 SF 1 STORY AND 1 STORY WITH BASEMENT  
 BUILDING ROOF AREA: 47,650 SF  
 PARCEL AREA: 6.61 AC  
 IMPERVIOUS AREA: 2,600 AC  
 FLOOR AREA RATIO: 28.4 %  
 IMPERVIOUS AREA RATIO: 39.3 %  
 GROUND AREA COVERAGE: 16.6 %



PROJECT LOCATION MAP - NOT TO SCALE

**WILL ROBINSON & ASSOCIATES**  
 1248 N. Shreveport Ln  
 Caryville, TN 37714  
 (865) 386-4200  
 wroassociates@bellsouth.net



A Site Plan for:  
**Halls Storage**  
 Emory Road  
 Knox County, Tennessee

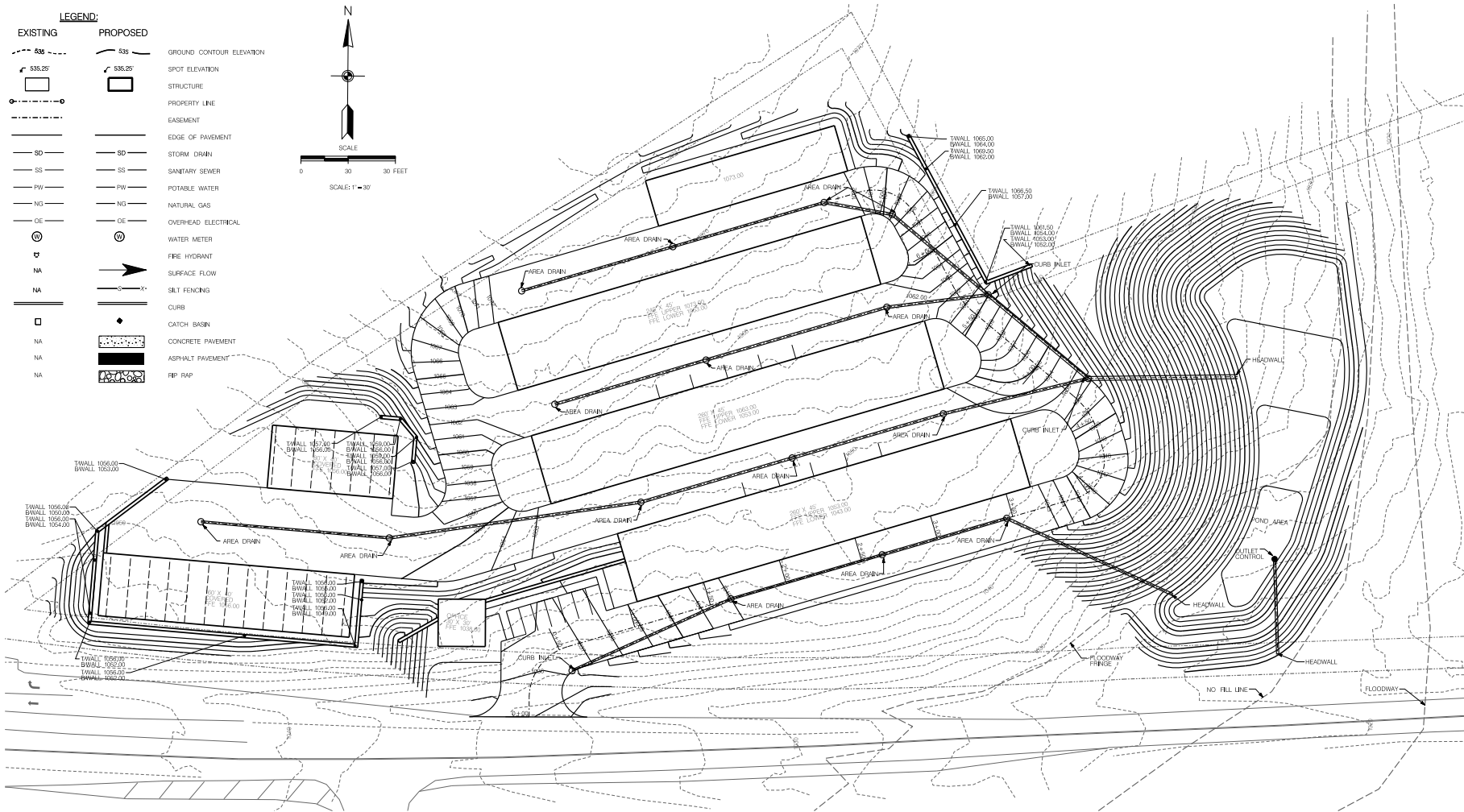
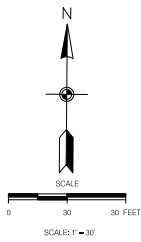
REVISIONS:  
 11/24/2019 MPC COMMENTS

DRAWN: WNR  
 CHECKED: WNR  
 DATE: 10-22-2019  
 FILE NAME:  
 PROJECT NO:

**12-D-19-UR**  
 Revised: 11/25/2019

**MPC01**  
 SITE LAYOUT PLAN  
 DRAWING

LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		PEP RAP



**WILL ROBINSON  
& ASSOCIATES**

1248 N. Shreveport Ln  
Caryville, TN 37714  
(865) 386-4200  
wrobbassociates@bellsouth.net



A Site Plan for:  
**Halls Storage**  
Emory Road  
Knox County, Tennessee

REVISIONS:  
11.24.2019 MPC COMMENTS

DRAWN: WNR  
CHECKED: WNR  
DATE: 10-22-2019  
FILE NAME:  
PROJECT NO:

**CO.0**

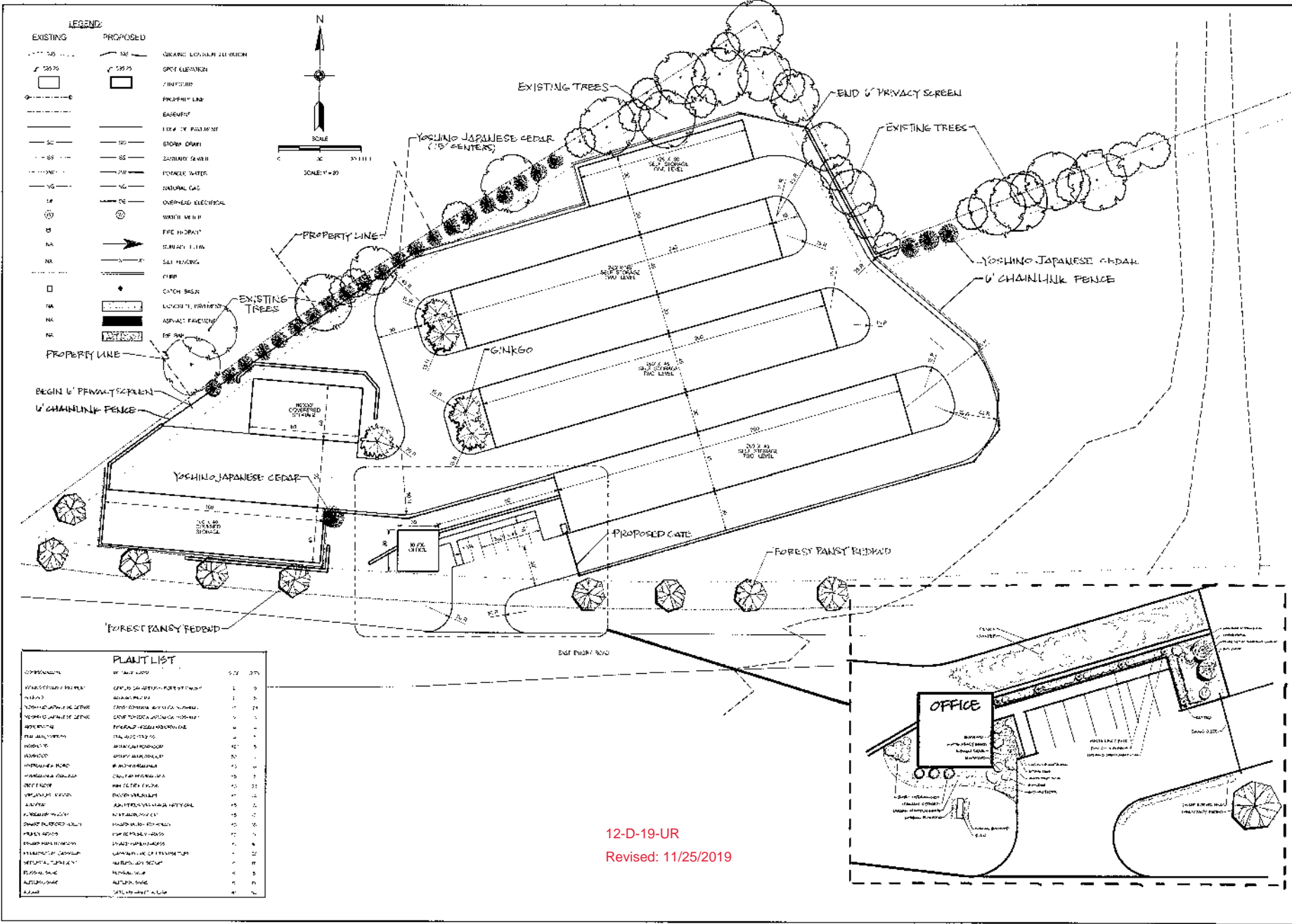
CONCEPT SITE PLAN  
DRAWING

12-D-19-UR  
Revised: 11/25/2019

REVISIONS:

10/24/19

**L101**



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	GRADING LOW POINT TO HIGH POINT
○	○	SPOT ELEVATION
□	□	PROPERTY LINE
---	---	EASEMENT
---	---	TYPE OF PAVEMENT
---	---	STORM DRAIN
---	---	SEWER
---	---	FOURAGE WATER
---	---	NATURAL GAS
---	---	OVERHEAD ELECTRICAL
○	○	WATER METER
○	○	EYE DRAIN
---	---	SEWER LINE
---	---	SALT PAVING
---	---	CURB
□	□	CATCH BASIN
---	---	LOCKER TO PROPERTY
---	---	ASPHALT PAVEMENT
---	---	CONCRETE

**PLANT LIST**

COMPONENTS	W. NAME	SIZE	QTY
YOSHINO JAPANESE CEDAR	YOSHINO JAPANESE CEDAR	12'	5
GINKGO	GINKGO	12'	5
FOREST PANTRY BEDDING	FOREST PANTRY BEDDING	12'	24
...	...	...	...

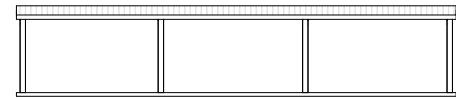
12-D-19-UR  
Revised: 11/25/2019

Seal  
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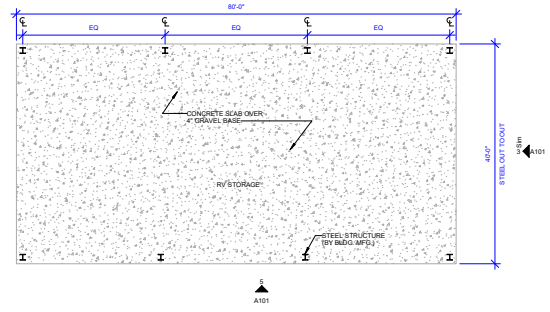
Project Information		
HALLS STORAGE		
4509 E. EMORY RD.		
Code Information		
Type of Const.: Type III B		
Occupancy Class: S-1, B		
Drawing Information		
Revisions		
No.	Description	Date
Project Number	19064	
Issue Date	10/28/2019	
Drawn By	Author	
Checked By	DML	
Scale	As Indicated	
SINGLE LEVEL STORAGE & RV STORAGE		

12-D-19-UR  
 Revised: 11/25/2019

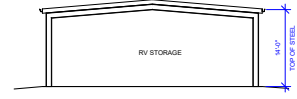
**A101**



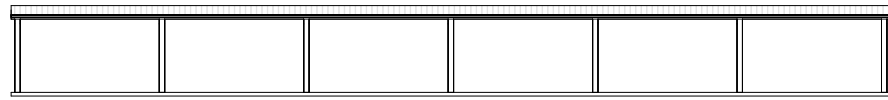
RV STORAGE - BLDG 2 FRONT ELEVATION  
 3/32" = 1'-0"



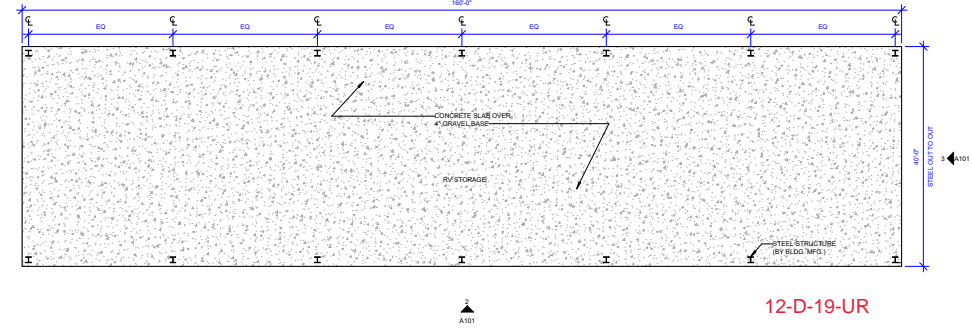
RV STORAGE - BLDG 2  
 3/32" = 1'-0"



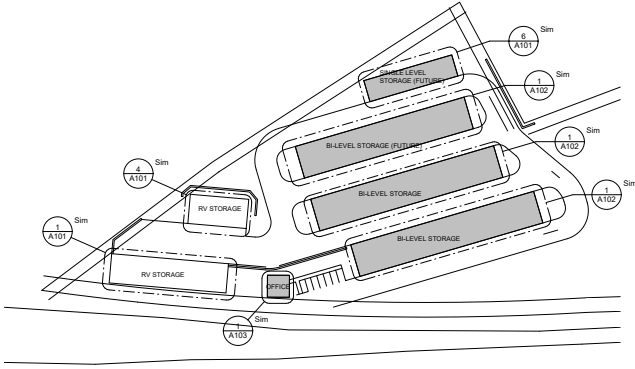
RV STORAGE - SIDE ELEVATION (TYP.)  
 3/32" = 1'-0"



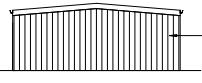
RV STORAGE - ELEVATION 1  
 3/32" = 1'-0"



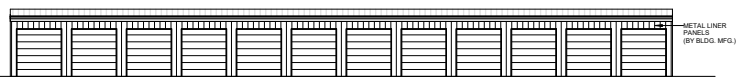
RV STORAGE - BLDG 1  
 3/32" = 1'-0"



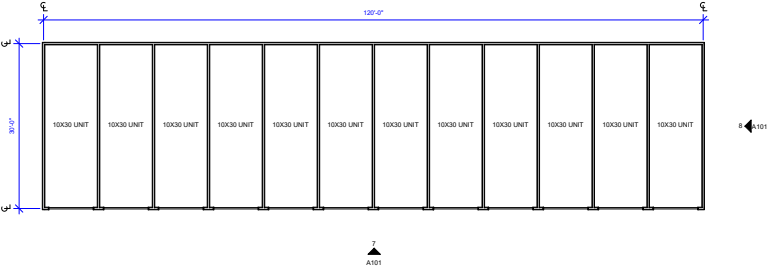
KEY PLAN  
 1" = 80'-0"



SINGLE STORY STORAGE - SIDE ELEVATION  
 3/32" = 1'-0"



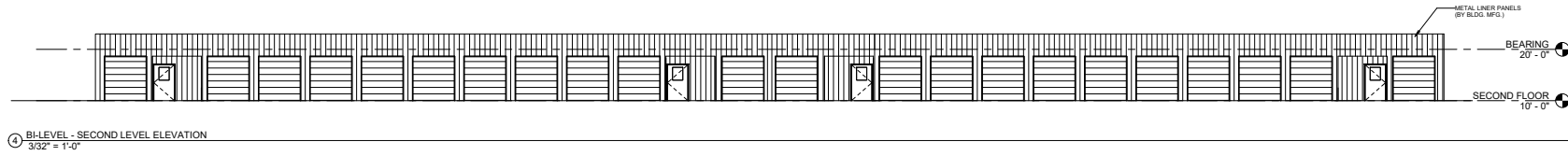
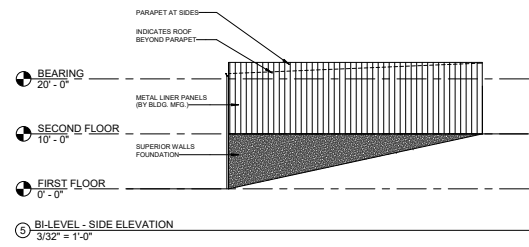
SINGLE STORY STORAGE - FRONT ELEVATION  
 3/32" = 1'-0"



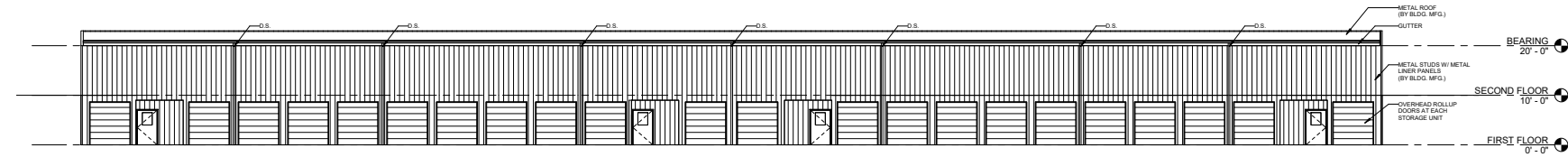
SINGLE LEVEL STORAGE (FUTURE) - FIRST FLOOR PLAN  
 3/32" = 1'-0"

10/29/2019 11:21:55 AM





4 BI-LEVEL - SECOND LEVEL ELEVATION  
3/32" = 1'-0"

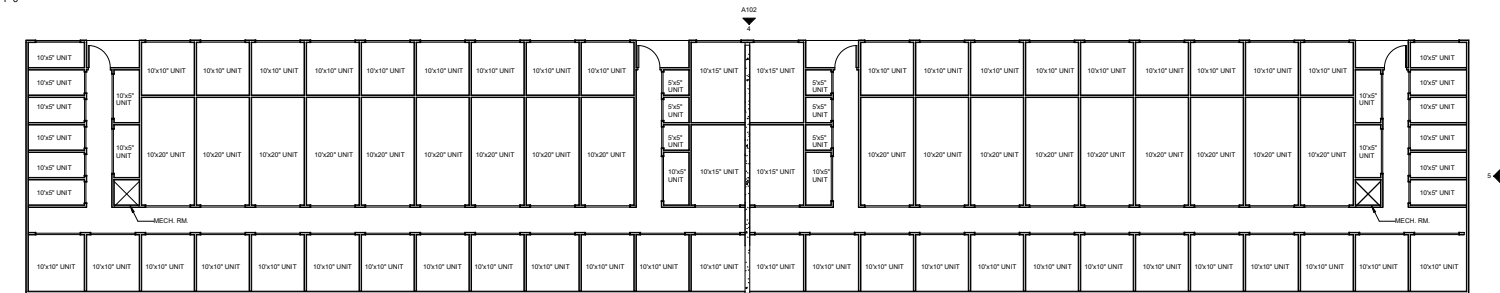


3 BI-LEVEL - FIRST LEVEL ELEVATION  
3/32" = 1'-0"

Seal  
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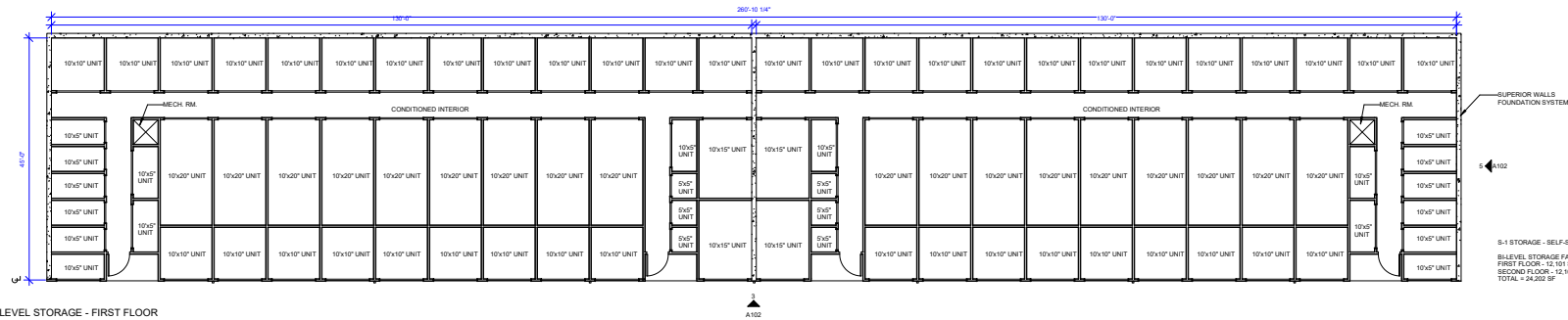
12-D-19-UR  
Revised: 11/25/2019

Project Information		
HALLS STORAGE		
450B E. EMORY RD.		
Code Information		
Type of Const.: Type IIIIB		
Occupancy Class: S-1, B		
Drawing Information		
Revisions		
No.	Description	Date
Project Number	19064	
Issue Date	10/28/2019	
Drawn By	Author	
Checked By	DML	
Scale	3/32" = 1'-0"	
BI-LEVEL STORAGE BUILDING		



2 BI-LEVEL STORAGE - SECOND FLOOR PLAN  
3/32" = 1'-0"

S-1 STORAGE - SELF-STORAGE FACILITY  
BI-LEVEL STORAGE FACILITY  
FIRST FLOOR - 12,101 SF  
SECOND FLOOR - 12,101 SF  
TOTAL - 24,202 SF



1 BI-LEVEL STORAGE - FIRST FLOOR PLAN  
3/32" = 1'-0"

**A102**

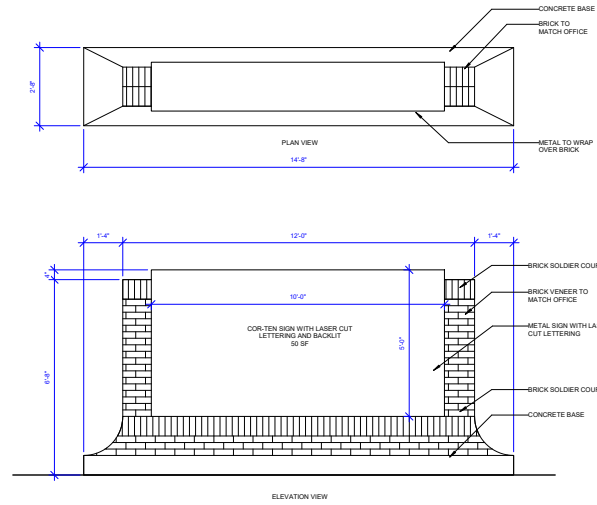
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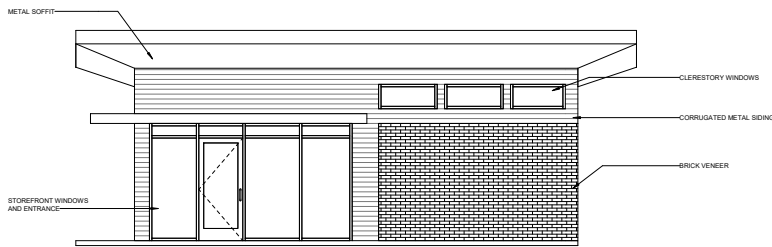
Project Information		
HALLS STORAGE		
4509 E. EMORY RD.		
Code Information		
Type of Const.: Type III B		
Occupancy Class: S-1, B		
Drawing Information		
Revisions		
No.	Description	Date
Project Number	19064	
Issue Date	10/28/2019	
Drawn By	Author	
Checked By	DML	
Scale	As indicated	
OFFICE & PROPOSED SIGNAGE		



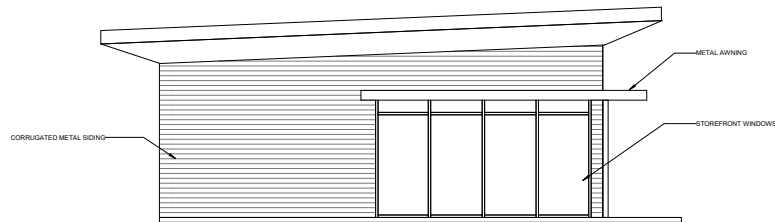
5 3D VIEW



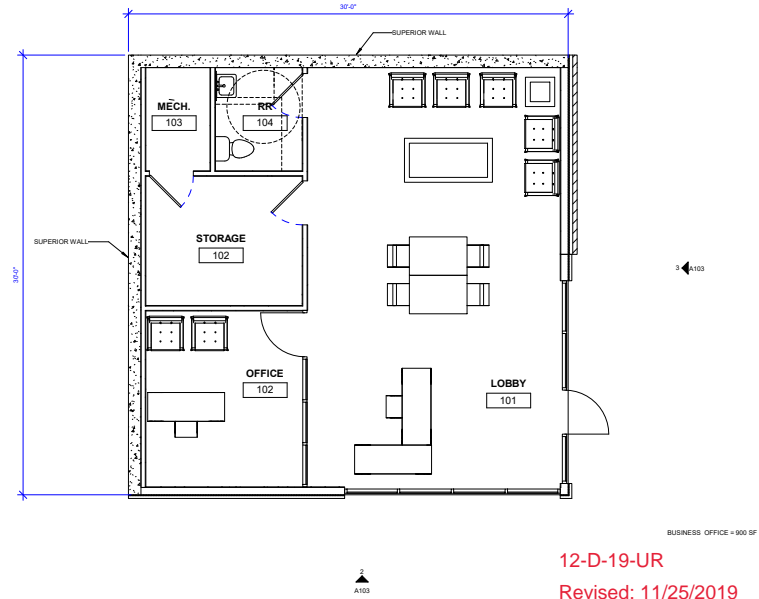
4 PROPOSED SIGNAGE  
 1/2" = 1'-0"



3 OFFICE ELEVATION 2  
 1/4" = 1'-0"



2 OFFICE ELEVATION 1  
 1/4" = 1'-0"



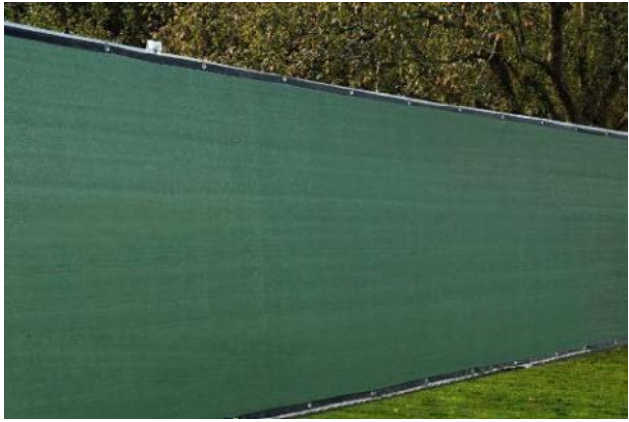
1 OFFICE  
 1/4" = 1'-0"

12-D-19-UR  
 Revised: 11/25/2019

12-D-19-UR

Revised: 11/25/2019

Fence Screen Image:



Boulder Wall Image:



Strong Wall Images:





# DEVELOPMENT REQUEST



## DEVELOPMENT

- Development Plan
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

- Knoxville Amendment
- Rezoning

**GREGORY DEE**

Applicant

10/28/19

DEC. 12, 2019

12-D-19-VR

Date Filed

Meeting Date (if applicable)

File Numbers(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

**GREGORY DEE**

Name	Company		
5725 BALL ROAD	KNOXVILLE	TN	37931
Address	City	State	Zip
865-556-0096	GREGDEECONSTRUCTION@GMAIL.COM		
Phone	Email		

## CURRENT PROPERTY INFO

COMMERCIAL BANK	262 EAST BROADWAY NEWPORT, TN 420 E EMORY ROAD 37849	938-3635
-----------------	---	----------

Owner Name (if different)	Owner Address	Owner Phone
4509, 4517, 4523 E EMORY ROAD	038117, 038118, 038119	

Property Address	Parcel ID
HALLS CROSSROADS <i>N/S E Emory Rd, E of Maynardville Pk.</i>	7 ACRES

General Location	Tract Size
<i>S of Old Maynardville Pk</i>	
KNOX	E6   CA & F

Jurisdiction (specify district above)  City  County Zoning District

<i>North County</i>	<i>GC</i>	<i>Planned Growth</i>
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
UNUSED	NO HPUD	HPUD

Existing Land Use	Septic (Y/N)	Sewer Provider	Water Provider
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# REQUEST



DEVELOPMENT

- Development Plan     Use on Review / Special Use
- Residential     Non-Residential
- Home Occupation (specify): \_\_\_\_\_
- Other (specify): Self Storage

SUBDIVISION

- Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number \_\_\_\_\_
- Parcel Change
  - Combine Parcels     Divide Parcel    Total Number of Lots Created: \_\_\_\_\_
- Other (specify): \_\_\_\_\_
- Attachments / Additional Requirements \_\_\_\_\_

ZONING

- Zoning Change: \_\_\_\_\_  
Proposed Zoning \_\_\_\_\_
- Plan Amendment Change: \_\_\_\_\_  
Proposed Plan Designation(s) \_\_\_\_\_
- Proposed Property Use (specify) \_\_\_\_\_ Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_
- Other (specify): \_\_\_\_\_

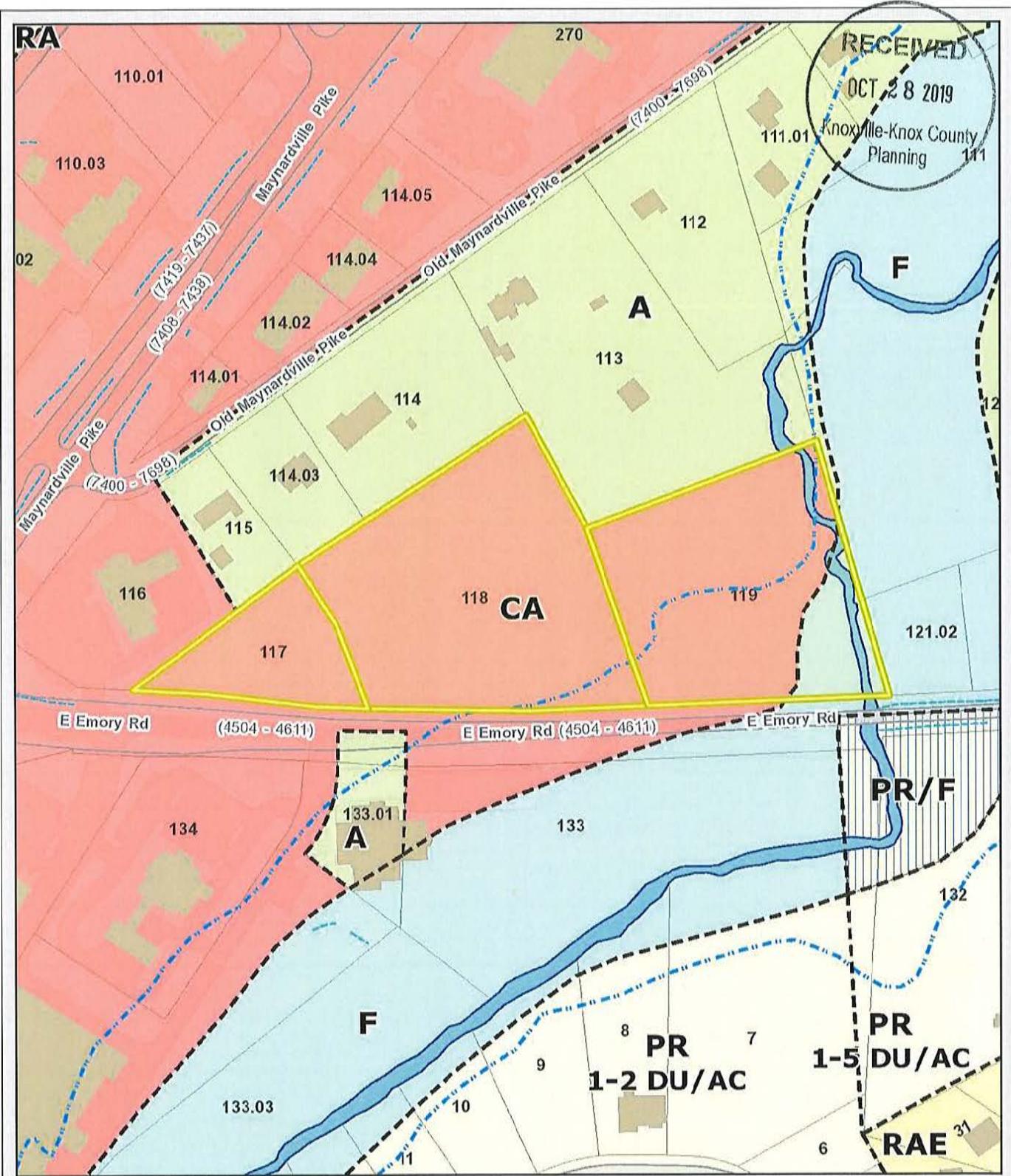
STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	<b>FEE 1:</b> VR \$ 1,500.00	<b>TOTAL:</b> \$1,500.00
	<b>FEE 2:</b>	
	<b>FEE 3:</b>	

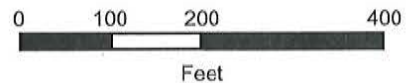
## AUTHORIZATION

 \_\_\_\_\_ Elizabeth Albertson \_\_\_\_\_ 10/28/19 \_\_\_\_\_  
 Staff Signature Please Print Date

 \_\_\_\_\_ Gregory Dee \_\_\_\_\_ 10/28/19 \_\_\_\_\_  
 Applicant Signature Please Print Date



Gregory Dee



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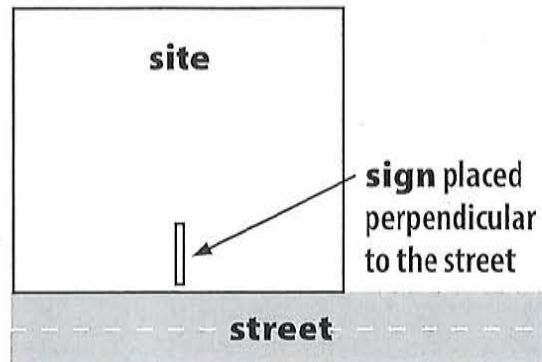
## REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

11/27/19 (15 days before the Planning Commission meeting) and 12/13/19 (the day after the Planning Commission meeting)

Signature: 

Printed Name: Gregory Dee

Phone: 865-556-0096 Email: gregdee.construction@gmail.com

Date: 10/28/19

File Number: 12-SC-19-C / 12-P-19-VR