



USE ON REVIEW REPORT

▶ **FILE #:** 5-B-19-UR

AGENDA ITEM #: 32

AGENDA DATE: 5/9/2019

▶ **APPLICANT:** GRANT PORDER

OWNER(S): KD Wood / SWM, LLC

TAX ID NUMBER: 38 L B 00302

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4116 Crippen Rd

▶ **LOCATION:** Southeast side of Crippen Road, East of Maynardville Pike

▶ **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Crippen Road, a minor collector street with a pavement width of 20' within a 55' wide right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Self service storage facility for Recreational Vehicles and Boats

HISTORY OF ZONING: Rezoned from RB to CA in 2004 (3-E-04-RZ).

SURROUNDING LAND USE AND ZONING: North: Crippen Rd., Business, Detached houses, Vacant land / CA (General Business) & RB (General Residential)

South: Detached houses / RB (General Residential)

East: Attached houses / RB (General Residential)

West: Vacant land / CA (General Business)

NEIGHBORHOOD CONTEXT: Development in the area consists of business and restaurant uses, and detached and attached residential in the CA (General Business) and RB (General Residential) zones.

STAFF RECOMMENDATION:

▶ **APPROVE the Development Plan for an outdoor self-storage facility with approximately 30 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 the Driveway Openings requirements of the Off-Street Parking Requirements (Article 3, Section

- 3.51.02) or obtaining approval for an alternative design by the Director of Engineering and Public Works or the Board of Zoning Appeals, as determined applicable.
5. 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.
 6. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
 7. 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.
 8. Meeting the requirements of the utility district for placement of the fence and parking area over the sanitary sewer easement.
 9. Providing certification of sight distance along Crippen Road by the developers engineer for review and approval by Knox County Engineering and Public Works during permit review.

With the conditions noted above, the request meets all requirements for approval within the CA zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

This proposal is for an outdoor self-storage facility that is for parking of vehicles only. The building and associated parking around the building are not part of this review since they are a permitted use within the CA zone. Even though the self-storage parking lot does not include buildings for storage, must meet the standards for outdoor self-storage facilities which includes opaque fencing and landscaping when adjacent to residential zoning, which is shown on the development plan.

The parking lot surface is proposed to be constructed of a trugrid permeable paver system which is constructed of an interlocking plastic grid that is overlaid with gravel. The plastic grid provides a driving surface strong enough to support the anticipated RV vehicles and keeps the gravel in place to it doesn't wash away or get groves worn into it.

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 south will be screened using a 6' tall opaque fence and new landscaping. There will be a new commercial building between the self-storage facility and the residences to the east.
3. Self-storage facilities typically have a much lower traffic volume than other commercial uses allowed in the CA zone.

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

1. The proposal meets all requirements of the CA 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.

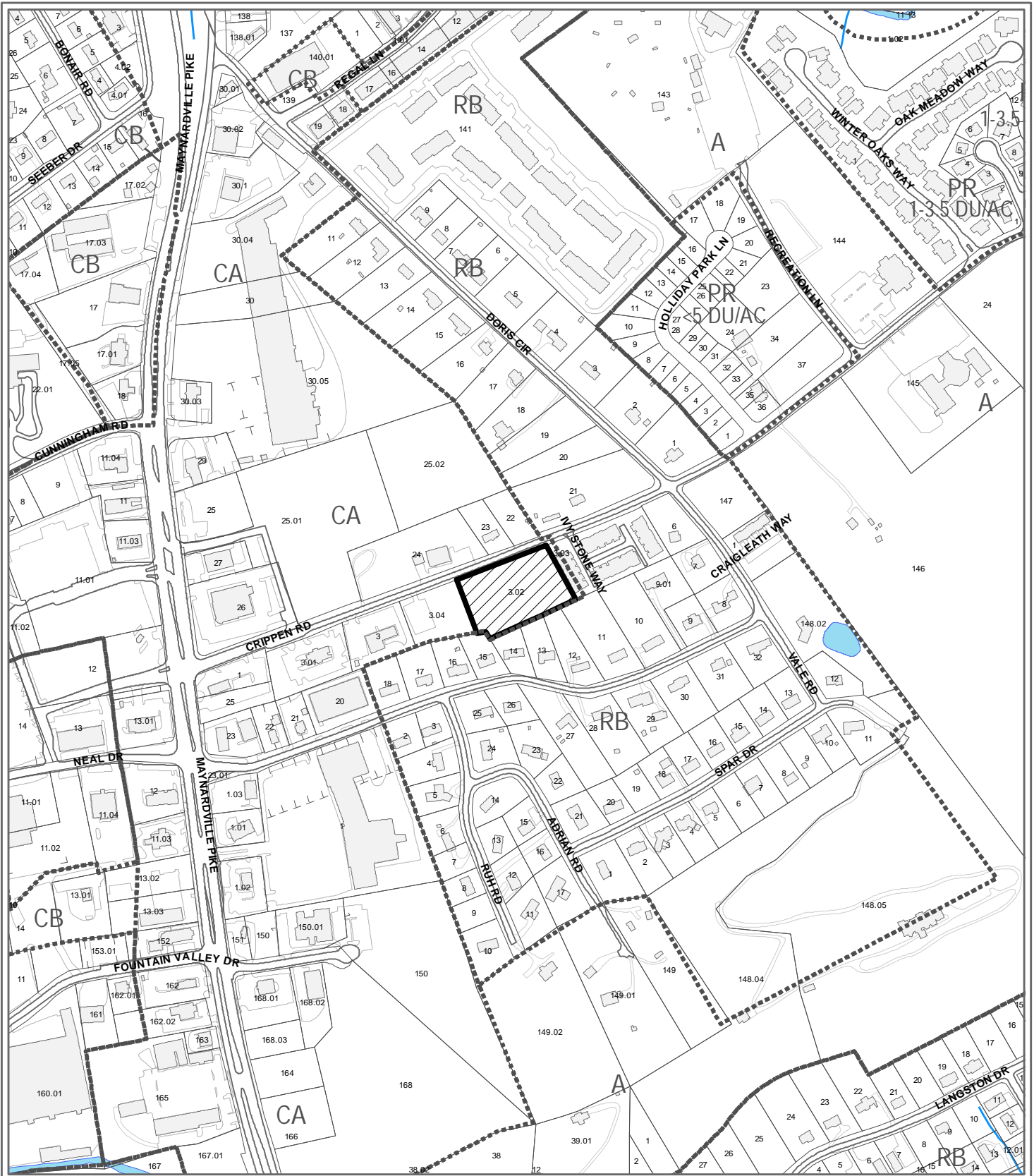
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANNING COMMISSION PLANS

1. The North 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.



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



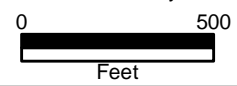
Self service storage facility for Recreational Vehicles and Boats in CA (General Business)

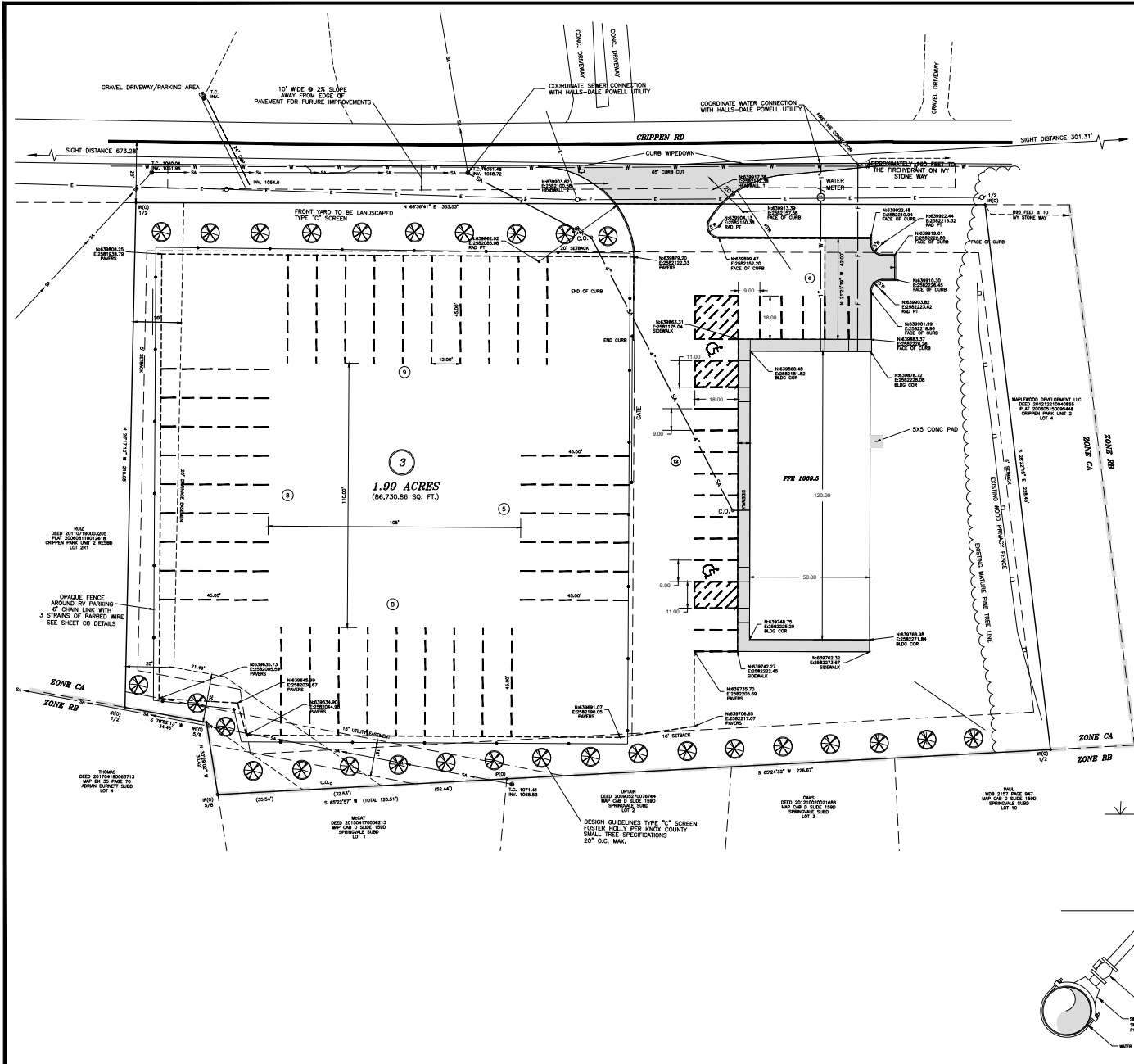
Petitioner: Porder, Grant

Map No: 38

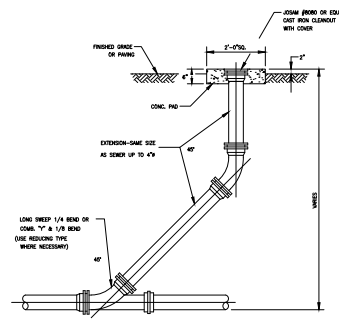
Jurisdiction: County

Original Print Date: 4/17/2019
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

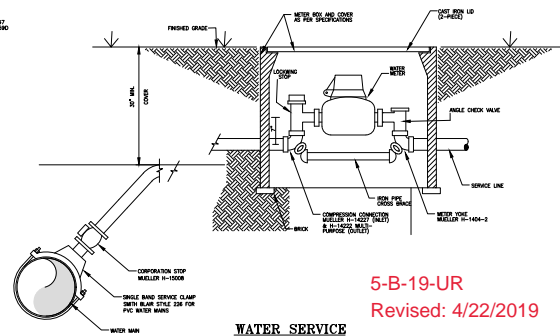




- GENERAL NOTES**
1. ALL COORDINATES AND ELEVATIONS BASED ON SURVEY BY ROMANS ENGINEERING.
 2. LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED ARE APPROXIMATE ONLY, AND THOSE SHOWN MAY NOT BE ALL THAT EXIST ON THE PROJECT SITE. CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO UTILITY LINES DURING WORK ON THE PROJECT. FOR UNDERGROUND UTILITY LOCATION CALL TENNESSEE ONE CALL AT 811.
 3. ALL COORDINATES AND DIMENSIONS TO EDGE OF PAVEMENT, FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 4. TOTAL DISTURBED AREA = 1.62 ACRES (INCLUDES RE-GRADING DITCH IN R.O.W.)
 PERVIOUS SURFACE (GRASS) = 0.32 ACRES (20%)
 IMPERVIOUS SURFACE = 0.19 ACRES (11%)
 PERVIOUS PAVERS SURFACE = 1.12 ACRES (69%)

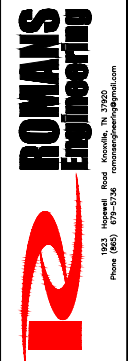
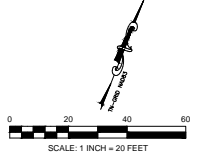


CLEANOUT



WATER SERVICE

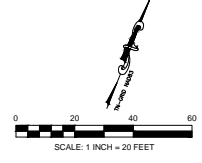
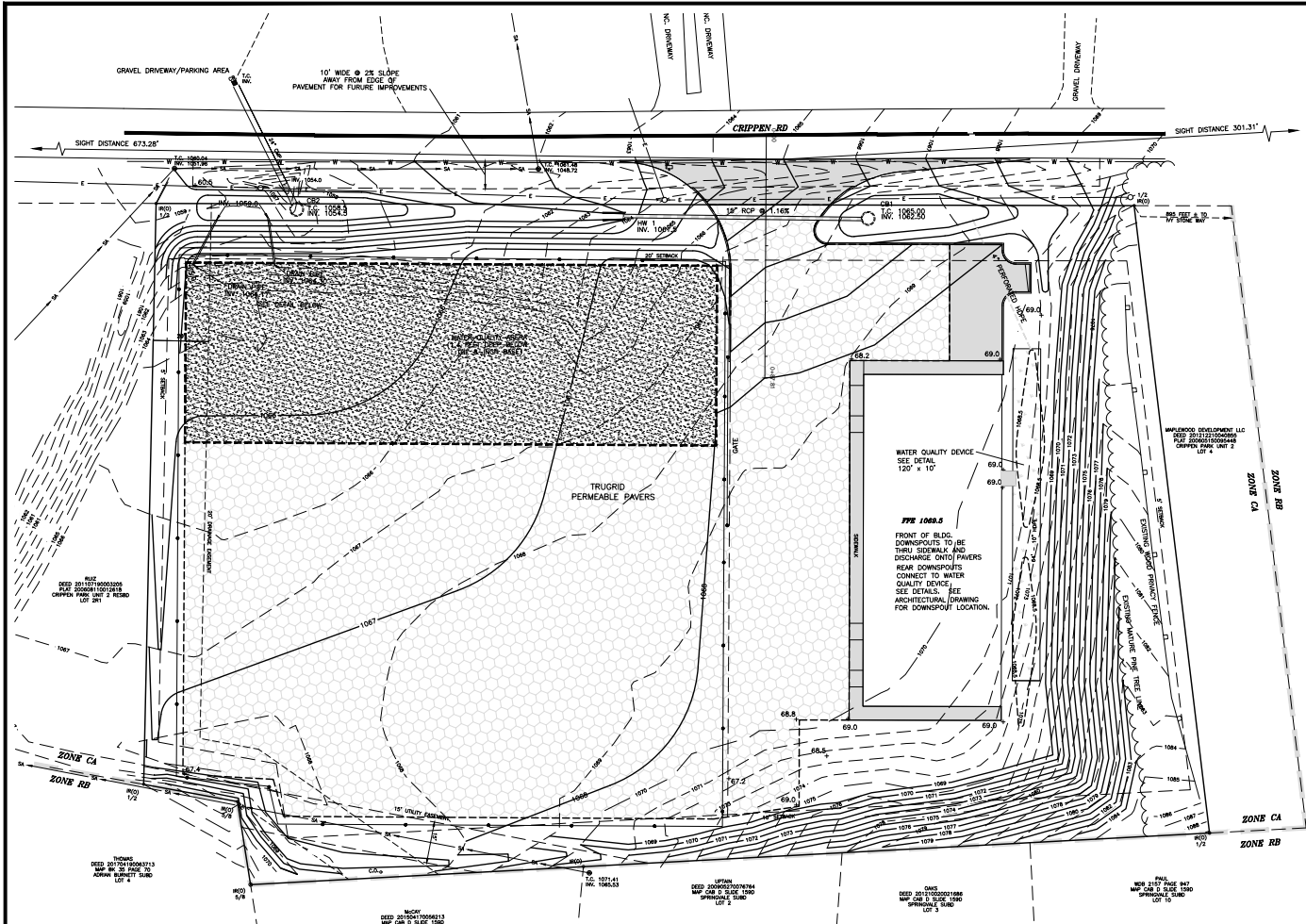
5-B-19-UR
 Revised: 4/22/2019



WOOD BROS
 CRIPPEN ROAD
 KNOXVILLE, TENNESSEE

DATE:	4/20/19
REVISIONS:	REVISION 1: 4/20/19
NUMBER:	1

JOB No: 18-127-1
 DATE: 4/20/19
 DRAWN: TER
 CHECKED: TER



GENERAL NOTES

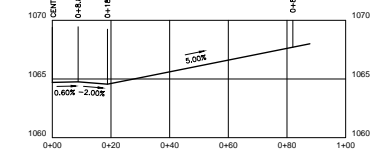
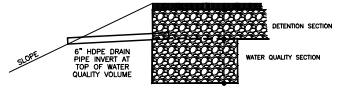
1. ALL ELEVATIONS BASED ON SURVEY BY ROMANS ENGINEERING. THE PROPOSED CONTOURS SHOWN ON THE PLANS REPRESENT FINISH GRADE ELEVATION. CONTRACTOR SHALL DETERMINE SUBGRADE ELEVATIONS BY EXAMINING TYPICAL PAVEMENT SECTIONS AND STRUCTURAL DRAWINGS.
2. LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED ARE APPROXIMATE ONLY, AND THOSE SHOWN MAY NOT BE ALL THAT EXIST ON THE PROJECT SITE. CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO UTILITY LINES DURING WORK ON THE PROJECT. FOR UNDERGROUND UTILITY LOCATION CALL TENNESSEE ONE CALL AT 811.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED BEFORE GRADING OPERATIONS MAY BEGIN.
4. SITE CLEARING SHALL BE KEPT TO THE MINIMUM NECESSARY TO INSTALL SILT FENCE, CHECK DAMS AND CONSTRUCTION ENTRANCE. GENERAL SITE CLEARING MAY BEGIN ONLY AFTER THESE MEASURES HAVE BEEN INSTALLED.
5. CONTRACTOR IS ENCOURAGED TO MULCH ANY TREES THAT ARE TO BE REMOVED AND USE MULCH TO SUPPLEMENT TEMPORARY SILT FENCE. MULCH SHALL BE A MINIMUM 3' HIGH WITH A MINIMUM BASE WIDTH OF 6'. ALL MULCH SHALL BE REMOVED FROM SITE AS STABILIZED GRASS SHALL BE ESTABLISHED WHERE SILT FENCE AND MULCH HAVE BEEN REMOVED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL DEVICES SHOWN ON THE PLANS AND DESCRIBED IN THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN.
7. ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED SHALL HAVE A MINIMUM OF 3 INCHES OF TOPSOIL PLACED OVER THEM AND SHALL BE SEED AS SPECIFIED.
8. ALL GRADING PRACTICES SHALL CONFORM TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK AND ANY OTHER PROCEDURES REQUIRED BY THE SEVER COUNTY STORMWATER PERMIT.
9. NO SLOPES SHALL EXCEED 2:1. SLOPES LESS THAN 3:1 SHALL RECEIVE MATTING.
10. APPLY TEMPORARY SEEDING WHEN GRADING OPERATIONS ARE CEASED MORE THAN 14 DAYS AND ON ALL STOCKPILES.
11. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETE.

EROSION AND SEDIMENT CONTROL NOTES

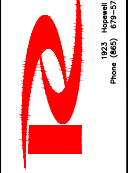
1. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
2. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE WHERE NEEDED AND FUNCTIONAL BEFORE THE DAY'S WORK MAY BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED WHILE WORK IS PROCEEDING UPSTREAM. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
3. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 15 DAYS PRIOR TO WORK IN THAT AREA UNLESS THE AREA IS SEED AND/OR MULCHED OR OTHER TEMPORARY COVER INSTALLED.
4. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM AREA NECESSARY FOR INSTALLATION AND EQUIPMENT OPERATION. EXISTING VEGETATION AT THE WORK AREA SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
5. LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
6. AFTER USE, MATERIALS USED FOR EROSION PREVENTION AND SEDIMENT CONTROL, SUCH AS SILT FENCES, SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
7. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONES, AND OTHER SEDIMENT CONTROLS ONCE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
8. IF SEDIMENT ESCAPES THE PERMITTED AREA, OFF SITE ACCUMULATIONS THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF SITE IMPACTS. PERMITTEES SHALL NOT RETURN SEDIMENT TO RESTORATION OF A STREAM WITHOUT CONSULTING TDEC FIRST. THIS PERMIT DOES NOT AUTHORIZE ACCESS TO NEARBY PROPERTY. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJOINING PROPERTY OWNER.
9. PERMITTEES SHALL MAINTAIN A RAIN GAUGE AND RECORD DAILY RAINFALL AT THE WORK AREA OR USE REFERENCE SITE FOR RECORDS OF DAILY RAINFALL AMOUNTS.
10. THE FOLLOWING RECORDS MUST BE KEPT AT OR NEAR THE WORK AREA:
 - A. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR.
 - B. THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY STOP.
 - C. THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
 - D. CONSTRUCTION RECORDS.
 - E. RAINFALL RECORDS.
11. THE CONTRACTOR SHALL FOLLOW THE KNOX COUNTY STORM WATER MANAGEMENT ORDINANCE AND, IF APPLICABLE, THE STATE OF TENNESSEE GENERAL PERMIT. THE MORE STRICT INTERPRETATION SHALL APPLY.
12. EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW APPROVED PLAN DETAILS AND THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
13. EROSION PREVENTION AND SEDIMENT CONTROL AND OTHER MEASURES FOR THE CONTROL OF OTHER CONSTRUCTION RELATED WASTES SHALL BE IN PLACE AND FUNCTIONAL BEFORE A GRADING PERMIT IS ISSUED.

5-B-19-UR
Revised: 4/22/2019

ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR OR PROPERTY OWNER SHALL BE HELD TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



ROMANS Engineering

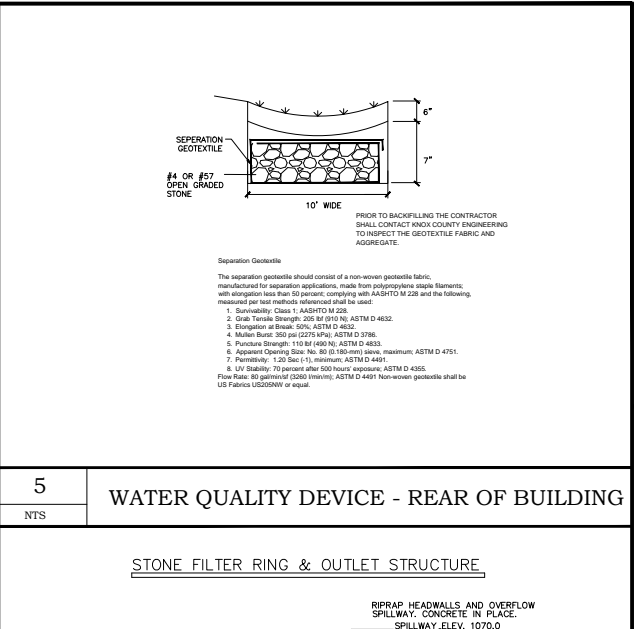
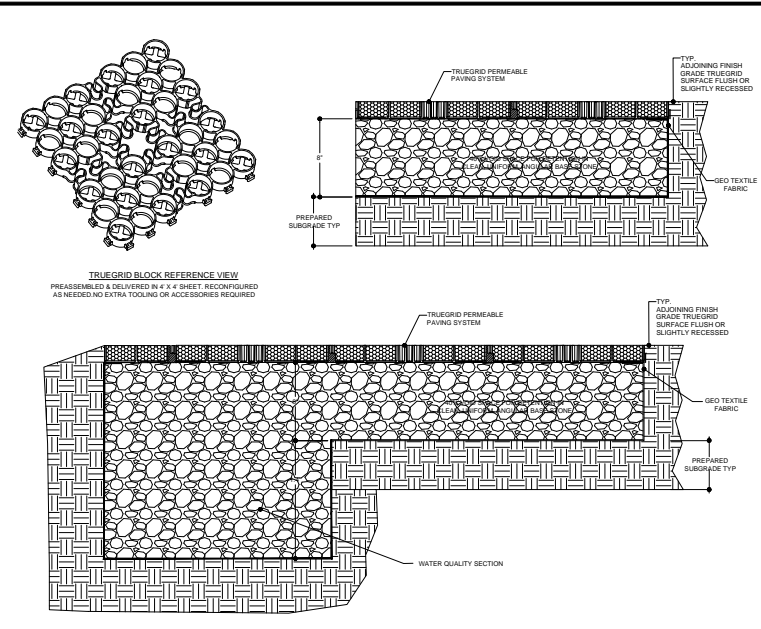
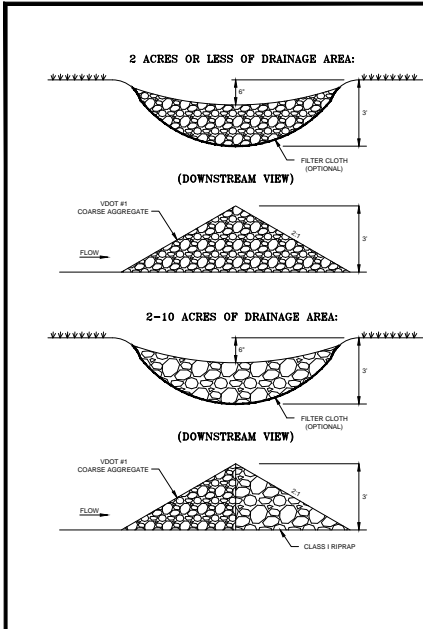


WOOD BROS
CRIPPEN ROAD
KNOXVILLE, TENNESSEE
GRADING PLAN

DATE:	REVISIONS:
18-127-1	1
4/20/19	REVISED GRADING AND PAVEMENT



JOB NO: 18-127-1
DATE: 4/20/19
DRAWN: TER
CHECKED: TER

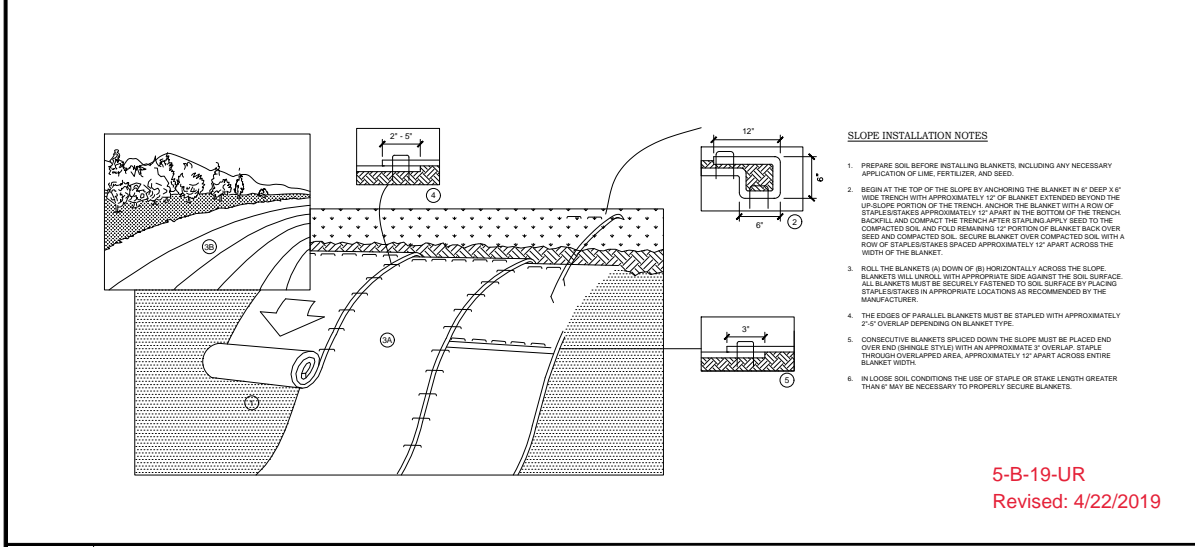


3 ROCK CHECK DAM (CD)

NTS

4 PERMEABLE PAVERS TRUEGRID

NTS



5-B-19-UR
Revised: 4/22/2019

1 MATTING (MA)

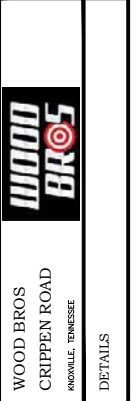
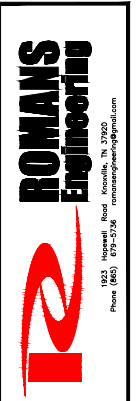
NTS

2

NTS

STONE FILTER RING AT OUTLET STRUCTURE

NTS



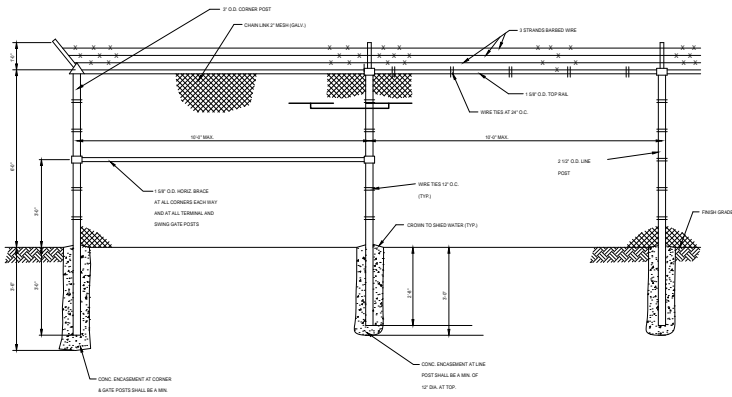
DATE:	REVISIONS:	NUMBER:
1/28/19	ADD PAPER DETAILS	1

JOHN B. ROMANS ENGINEERING

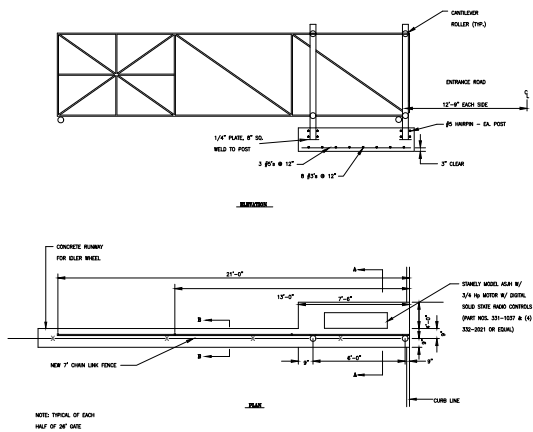
18-127-1
DATE: 1/28/19
DRAWN: TER
CHECKED: TER

28/19

C-6



TYPICAL FENCE DETAIL



CANTILEVERED GATE



5-B-19-UR
Revised: 4/22/2019

ROMANS
Engineering



1803 Haverhill Road Knoxville, TN 37925
Phone (865) 679-4774 romansengr.com

WOOD
BROS

WOOD BROS
CRIPPEN ROAD
KNOXVILLE, TENNESSEE

DETAILS

DATE:	
REVISIONS:	
NUMBER:	



4/20/19
JOB NO: 18-127-1
DATE: 4/20/19
DRAWN: TER
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1
NTS
FENCE DETAIL

2
NTS
FENCE SCREENING

C-8

M P C
METROPOLITAN
PLANNING
COMMISSION

100 Main Street
Knoxville, Tennessee 37902
605.218.2300
FAX: 216.2008
www.tnmpc.org

Use on Review Development Plan

Name of Applicant: GRANT PORDER

Date Filed: March 21, 2019 Meeting Date: May 9, 2019

Application Accepted by: Thomas Brechler

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1500.00 File Number: Use on Review 5-B-19-UR

PROPERTY INFORMATION

4116
Address: 4116 Crippen Rd.
General Location: Southeast side of Crippen Rd, east of Maynardville Pike
Tract Size: 2 acres No. of Units: _____
Zoning District: CA
Existing Land Use: Vacant

Planning Sector: North County
Sector Plan Proposed Land Use Classification: MU-SD NCD-6
Growth Policy Plan Designation: Planned
Census Tract: 62.03
Traffic Zone: 191
Parcel ID Number(s): 038 LB 00302
Jurisdiction: City Council _____ District _____
 County Commission 7 District _____

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: KD WOOD
Company: SWMA, LLC
Address: 4120 Crippen Rd
City: Knoxville State: TN Zip: 37918-5403
Telephone: (727) 641-4503
Fax: _____
E-mail: SWMA.LLC@WOWWAY.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: GRANT PORDER
Company: CARICO CONSTRUCTION
Address: 2802 Willowood Rd
City: MARYVILLE State: TN Zip: 37804
Telephone: 865-388-9798
Fax: _____
E-mail: GPORDER@CARICO.CONSTRUCTION.COM

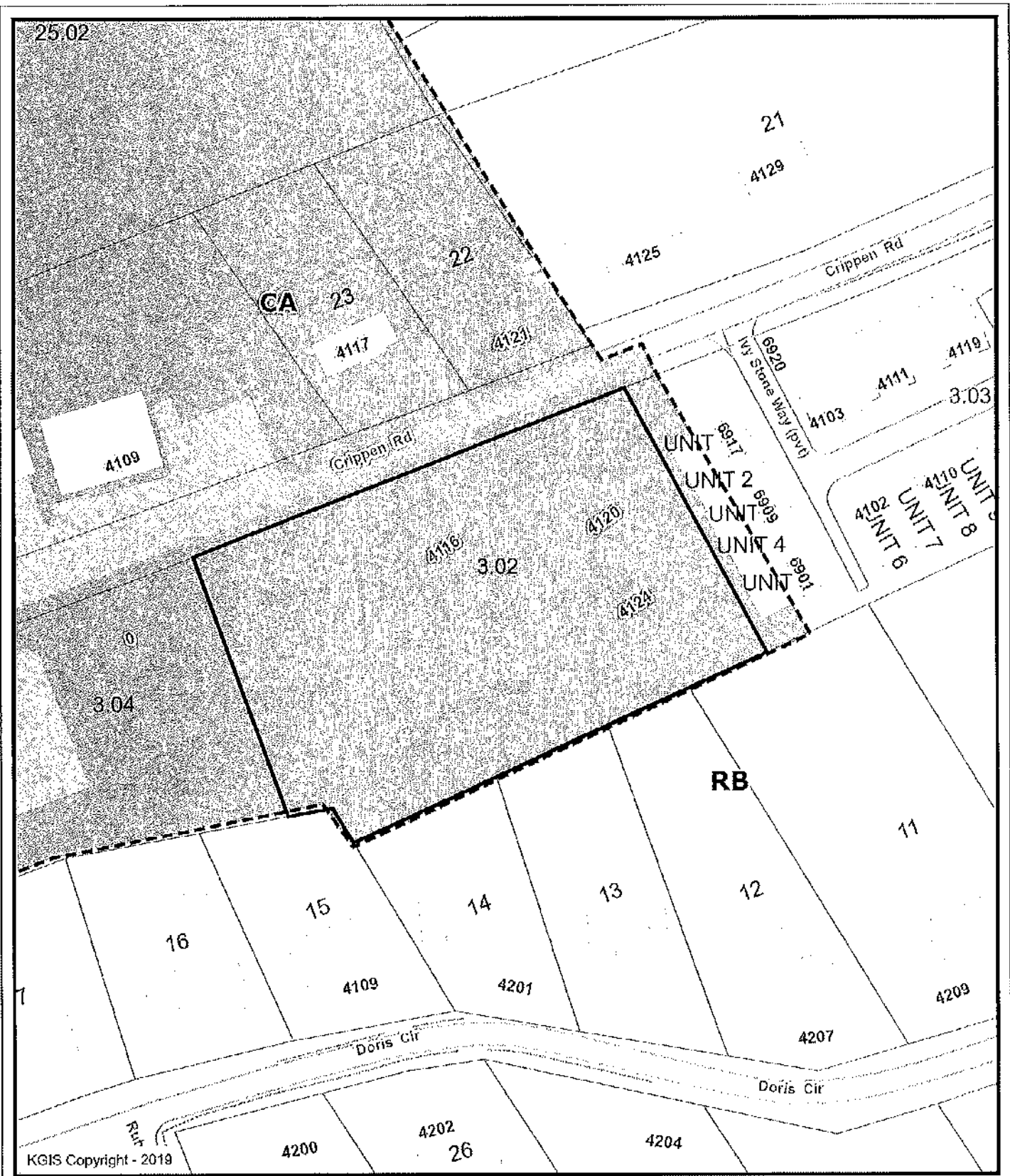
APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation) _____
 Other (Be Specific)
Self service storage facility for RVs and boats

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: GRANT PORDER
Company: CARICO CONSTRUCTION, INC
Address: 2802 WILLOWOOD RD
City: MARYVILLE State: TN Zip: 37804
Telephone: 865-388-9799
E-mail: GPORDER@CARICO.CONSTRUCTION.COM



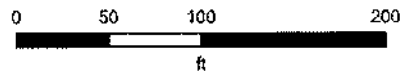
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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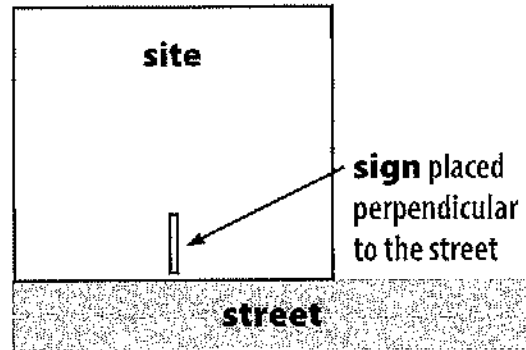
REQUIRED SIGN POSTING AGREEMENT

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:

April 24th (Wed) and May 10th (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Matt Jones

Printed Name: Grant Porter

Phone: 865-388-9799 Email: _____

Date: 3-21-19

File Number: 5-13-19-WR