



USE ON REVIEW REPORT

► **FILE #:** 7-A-20-UR

AGENDA ITEM #: 23

AGENDA DATE: 7/9/2020

► **APPLICANT:** BENJAMIN C. MULLINS OBO CRIPPEN GAP, LLC

OWNER(S): Crippen Gap, LLC

TAX ID NUMBER: 48 C A 002 & 00201

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3700 3702, 3704 & 3815 Shotsman Ln.

► **LOCATION:** North of Mynatt Rd., west of Maynardville Pk., off Shotsman Ln.

► **APPX. SIZE OF TRACT:** 8.42 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Shotsman Ln, a local street with 20' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **ZONING:** I (Industrial) - pending

► **EXISTING LAND USE:** Commercial & Office

► **PROPOSED USE:** Recycling Facility

HISTORY OF ZONING: The portion of the property zoned CA was rezoned to Industrial (I) to match the rest of the property.

SURROUNDING LAND USE AND ZONING: North: Business, Self-storage / I (Industrial) & LI (Light Industrial)

South: Mobile home park, Commercial / CA (General Business)

East: Commercial / I (Industrial) & CA (General Business)

West: Single family, Mobile home park / RB (General Residential)

NEIGHBORHOOD CONTEXT: The area lies between the commercial corridor along Maynardville Pike and single family residential neighborhoods. Industrial and light industrial zoning are also to the commercial corridor.

STAFF RECOMMENDATION:

► **POSTPONE the application for 30-days until the August 13, 2020 Planning Commission meeting as requested by the applicant.**

The applicant has requested postponement to allow additional time to address items raised by Planning staff during the development review.

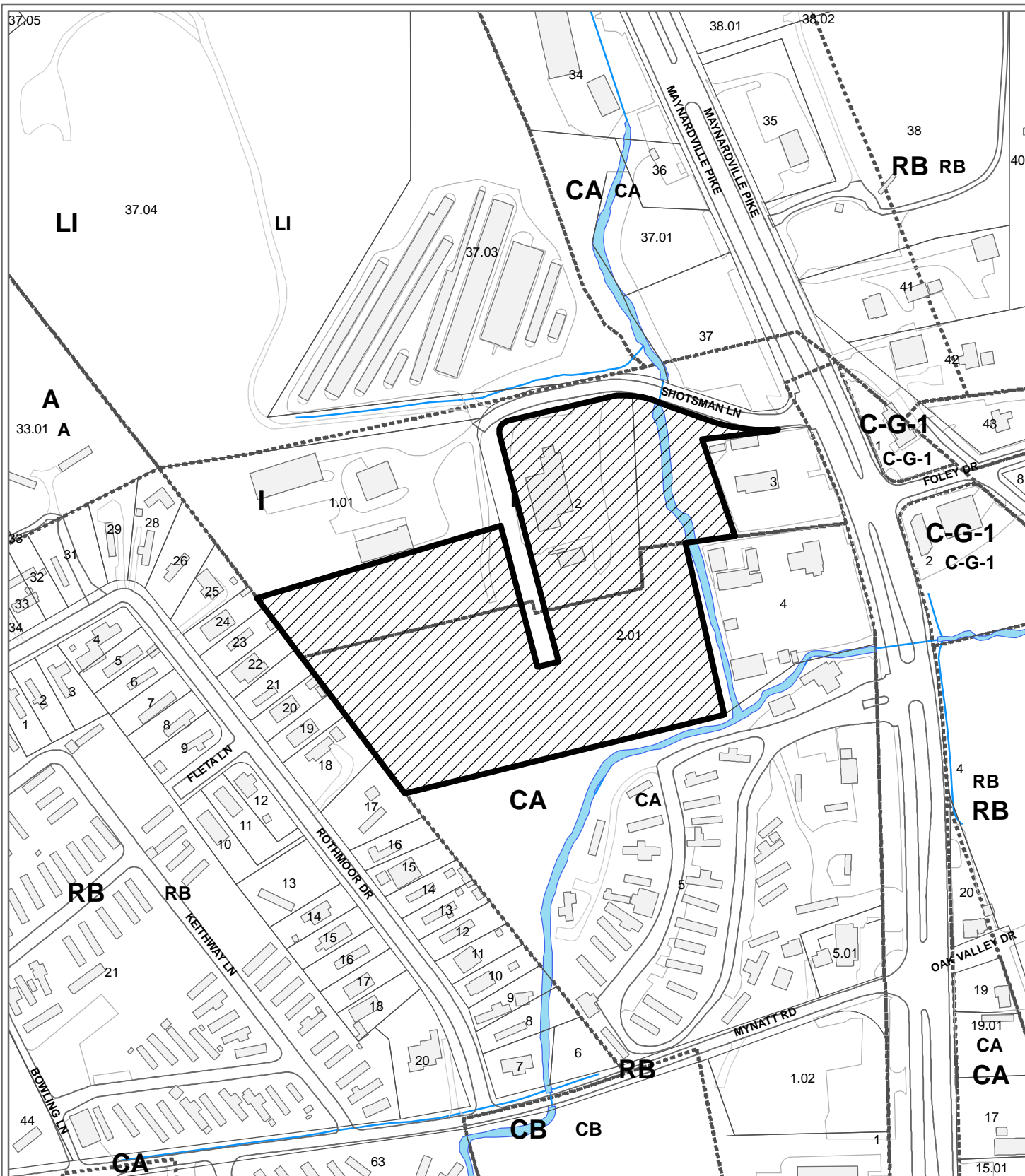
COMMENTS:

This proposal is to formally approve a metal recycling facility that is currently operating on the site. Similar business uses have existed on this site dating back to the 1960's. A portion of the property was recently rezoned from CA (General Business) to I (Industrial) to allow the facility to be considered for Use on Review approval by the Planning Commission. The Knox County Zoning Ordinance requires landscape screening and fencing when adjacent to residential zoning, and a 100' setback from outside property boundaries for the processing of materials (Section 4.95 - Standards for the use-on-review approval of solid waste processing facilities).

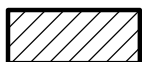
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**7-A-20-UR
USE ON REVIEW**



Recycling Facility in I (Industrial) - pending

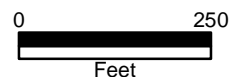
Original Print Date: 6/16/2020
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Benjamin C. Mullins obo
 Crippen Gap, LLC

Map No: 48

Jurisdiction: County





Request to Postpone • Table • Withdraw

Name of Applicant: Benjamin C. Mullins, Esq. o/b/o Crippen Gap, LLC

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 7-A-20-UR

Date Scheduled for Planning Review: July 9, 2020

Date Request Filed: June 23, 2020

Request Accepted by: _____

REQUEST

☒ Postpone

Please postpone the above application(s) until:

August 13, 2020

DATE OF FUTURE PUBLIC MEETING

☐ Table

Please table the above application(s).

☐ Withdraw

Please withdraw the above application(s).

State reason for request:

Additional time needed to address items raised by Planning Department during development review.

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: _____

PLEASE PRINT

Name: Benjamin C. Mullins, Esq. o/b/o Crippen

Address: P.O. Box 39; Knoxville, TN 37902

City: Knoxville State: TN Zip: 37901

Telephone: (865) 546-9321

Fax: (865) 637-5249

E-mail: bnullins@fmsllp.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

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

TABLINGS

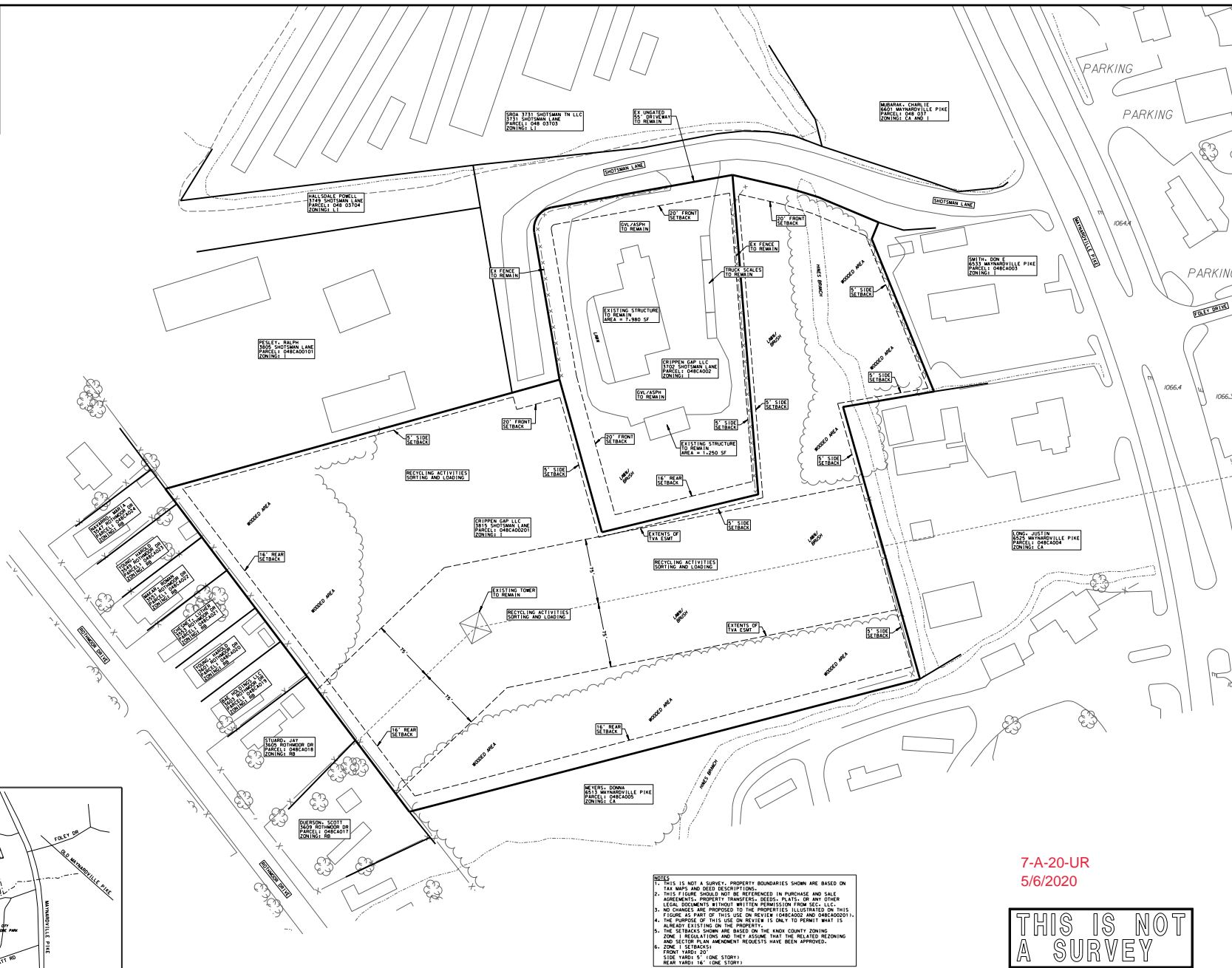
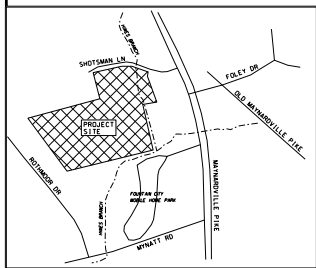
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission 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 prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



7-A-20-UR
5/6/2020

THIS IS NOT
A SURVEY

[illegible]



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning

Benjamin C. Mullins o/b/o Crippen Gap LLC

Applicant Name

May 5, 2020

Date Filed

July 9, 2020

Meeting Date (if applicable)

Owner

Affiliation

File Number(s)

7-A-20-UR

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

Benjamin C. Mullins

Name

Frantz, McConnell & Seymour, LLP

Company

550 West Main Street, Suite 500

Address

Knoxville

City

TN

State

37902

Zip

865-546-9321

Phone

bmullins@fmsllp.com

Email

CURRENT PROPERTY INFO

Crippen Gap, LLC

Owner Name (if different)

1328 Bullrun Valley RD., Heiskell, TN 37754 865-679-9950

Owner Address

Owner Phone

3700, 3702, 3704, and 3815 Shotsman Lane

Property Address

048CA002 and 048CA00201

Parcel ID

North of Mynatt Rd and west of Maynardville Pike off Shotsman Lane

General Location

1.82 and 6.6 (8.42 acres total)

Tract Size

Knox County District 7

Jurisdiction (specify district above)

☐ City ☒ County

I (Industrial) pending

Zoning District

North County

Planning Sector

LI (Light Industrial) and SP (Stream Protection) pending

Sector Plan Land Use Classification

Urban Growth

Growth Policy Plan Designation

Industrial

Existing Land Use

N

Septic (Y/N)

Hallsdale Powell

Sewer Provider

Hallsdale Powell

Water Provider

Commercial
Office

REQUEST

DEVELOPMENT

☐ Development Plan ☒ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify):

☒ Other (specify): **Recycling Facility**

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 Density (units/acre)

Previous Rezoning Requests

☐ Other (specify):

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat only*)

☐ Use on Review / Special Use (*Concept Plan only*)

☐ Traffic Impact Study

FEE 1:

0401 \$1,500

TOTAL:

FEE 2:

\$1,500

FEE 3:

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

865-546-9321

Phone Number

Staff Signature

Benjamin C. Mullins

Please Print

bmullins@fmsllp.com

Email

Michael Reynolds

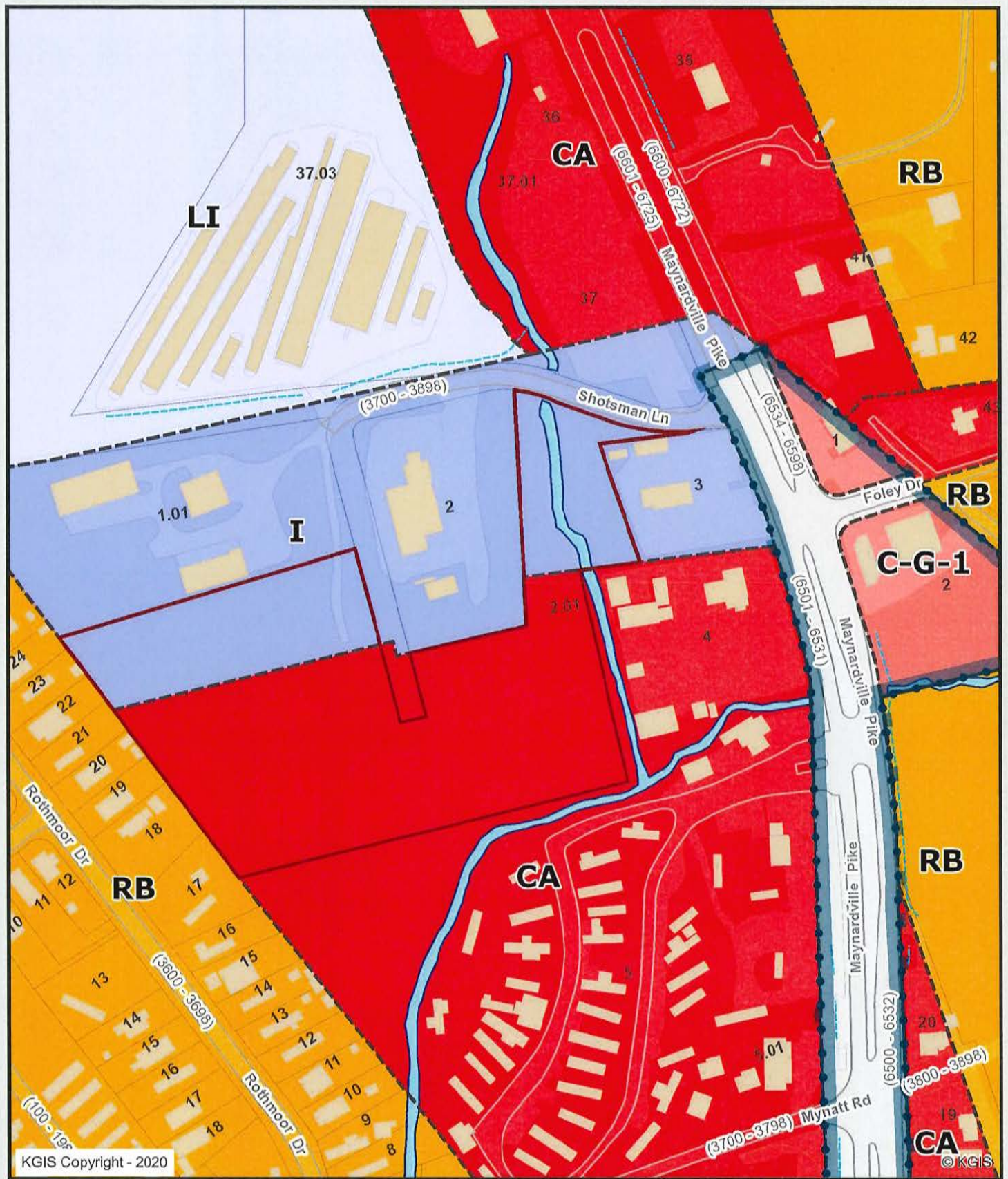
Please Print

May 5, 2020

Date

May 6, 2020

Date

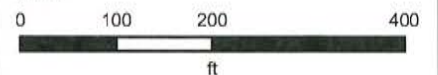


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/6/2020 at 2:06:38 PM



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