



USE ON REVIEW REPORT

► **FILE #:** 5-D-20-UR

AGENDA ITEM #: 27

AGENDA DATE: 5/14/2020

► **APPLICANT:** BRADLEY JORDAN / PYRAMID CONSTRUCTION, LLC

OWNER(S): Bob Burgess / Turfmasters Property Management, LLC

TAX ID NUMBER: 51 06905

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 2720 Ellistown Rd.

► **LOCATION:** East side of Ellistown Road, one parcel south of its intersection with Millertown Pike

► **APPX. SIZE OF TRACT:** 1.88 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Ellistown Road is a major collector with a pavement width of 17.2 ft and a right-of-way width of 60 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Legg Creek

► **ZONING:** CR (Rural Commercial)

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** Contractor's Storage Yard

HISTORY OF ZONING: A sliver of land along the southern property line was rezoned from A (Agricultural) to CR (Rural Commercial) in December, 2016 (11-B-16-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land - CR (Rural Commercial)

South: Rural residential - A (Agricultural)

East: Business and rural residential - A (Agricultural)

West: Single family residential - CA (General Business) and A (Agricultural)

NEIGHBORHOOD CONTEXT: The general area has a rural feel consisting of mostly single family homes on large lots of approximately 1 acre, though there are a few smaller lots north of Millertown Pike. Also on the north side of Millertown Pike is a church and a market, forming a small non-residential node at the intersection of Millertown Pike and Ellistown Road.

STAFF RECOMMENDATION:

► **Approve the request for a contractor's storage yard with approximately 1,000 sq. ft. of storage, subject to 4 conditions.**

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.
4. Installation of all landscaping as shown on development plan within six months of the issuance of occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted, this plan meets the requirements for approval of a contractor's storage yard in the CR (Rural Commercial) zone and the other criteria for approval of a use on review.

COMMENTS:

This request is for a new contractor's storage yard in the CR (Rural Commercial) zone. The property is located one parcel south of the intersection of Ellistown Road and Millertown Pike, which contains a small market and church. Otherwise, it is a rural area with large lot, single family detached dwellings and vacant parcels. The CR zone allows "Contractor's Storage Yards" as a use permitted on review, and requires the business to meet the requirements in the "Supplemental Regulations Applying to a Specific, to Several or to All Zones" section, which includes a range of nuisances, among them noise; fire and explosive hazards; dust, fumes, and similar nuisances; odors; lighting; and landscaping.

The proposed development calls for a 15,000 sq. ft. primary structure and a 1,000 sq. ft. shed at the front of the property for sand and salt storage, comprising 19.6% of the parcel area (40% is the maximum allowed). Business vehicles consist of a variety of truck types, all of which will be stored and maintained inside the primary structure. The storage yard is anticipated to staff up to 15 employees at its maximum service. Business hours will be from 7:00 a.m. until dark. No fuels or chemicals will be stored on site, and vehicles will be fueled off site. No goods or materials will be stored outside. The only lighting will be 6 exterior light fixtures mounted to the building and pointing directly down. These are for security and meet zoning ordinance requirements.

The property will be screened along the south and west property lines adjacent to residential zones using "Type A" screening, as is required for contractor's storage yards in this zone. The properties across Ellistown Road are zoned CA (General Business), but are single family dwellings, and the front property line contains "Type A" screening to buffer those properties. The northern property line is adjacent to another parcel in the CR zone, so it is landscaped according to the standards in the CR zone.

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

1. The proposed use will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request since access is from Ellistown Road, a major collector, and is one parcel south from Millertown Pike, a minor arterial street.
3. There will be no impact on utility requirements in the area.
4. The "Type A" landscape screening consists of shade and screen trees with bushes and is located along the south, east, and west property boundaries since they are shared with residential properties. This will help mitigate potential adverse impacts on these properties. There will also be a mix of shade and ornamental trees along the north property line.

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

1. The proposed contractor storage yard in the CR zone district is consistent with the general standards for uses permitted on review. The proposed development is consistent with the adopted plans and policies of the General Plan and Northeast County 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, since this parcel is part of what is designated a rural commercial node on the sector plan. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site has access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for Rural Commercial (RC) uses. The

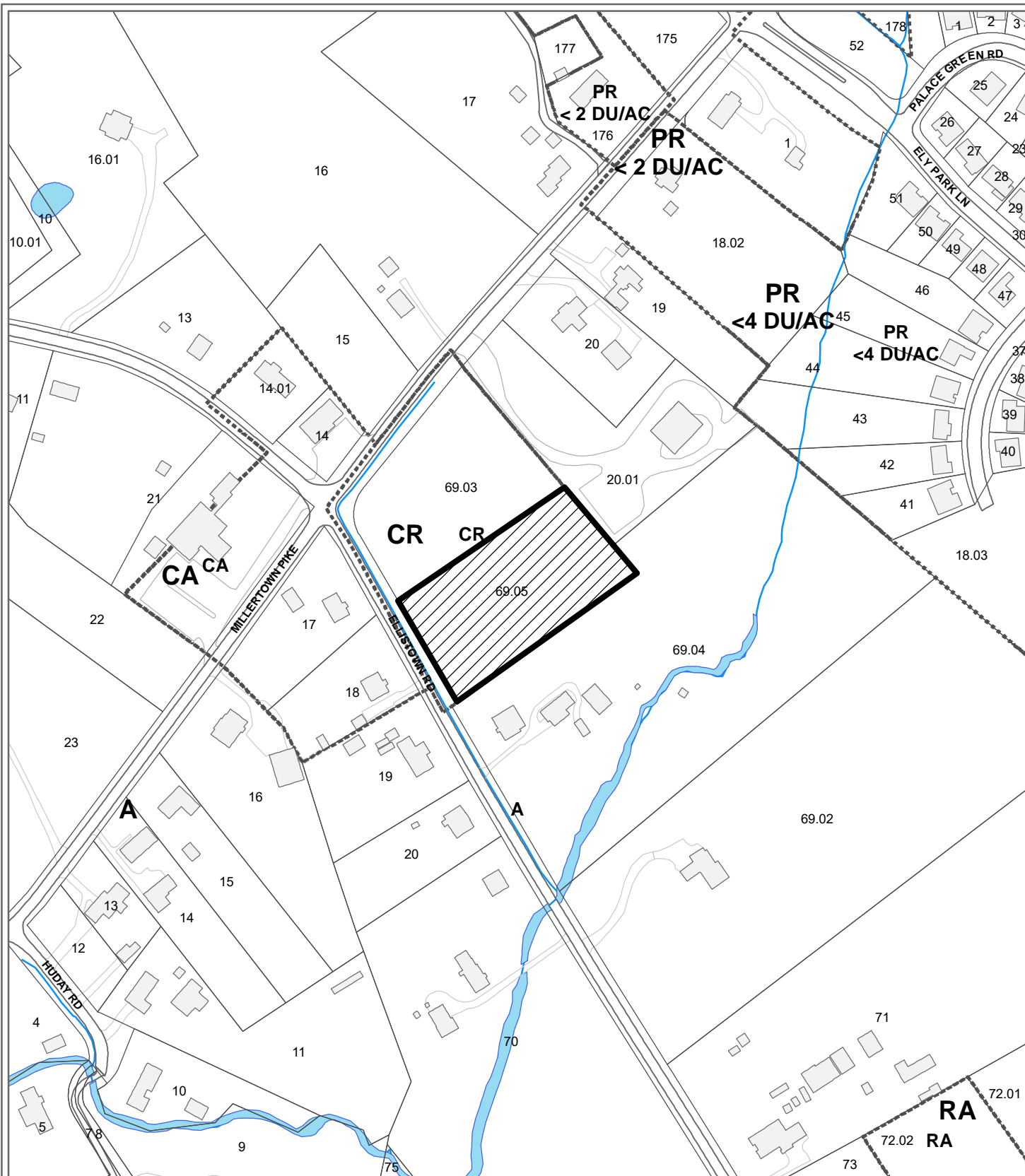
contractor's storage yard is a use permitted on review in the Rural Commercial (CR) zone.

2. The site is located within the Urban 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-D-20-UR
USE ON REVIEW**



Contractor's Storage Yard in CR (Rural Commercial)

Original Print Date: 4/7/2020
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Bradley Jordan - Turfmasters
 Property Management, LLC

Map No: 51
 Jurisdiction: County

0 250
 Feet



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Layout Notes

- All dimensions reference top of parking/drive surface (i.e. the top of the drive shall be 26" wide. It may be wider at the bottom of the stone).
- See architectural drawings for building dimensions. All dimensions to building are approximate unless specifically noted as building layout points.

Parking Summary

Parking Requirements: Industrial Establishment = 1 per 2 employees on the combined two (2) largest shifts. Approximate number of employees = 15. Required Parking = 7.5 spaces.

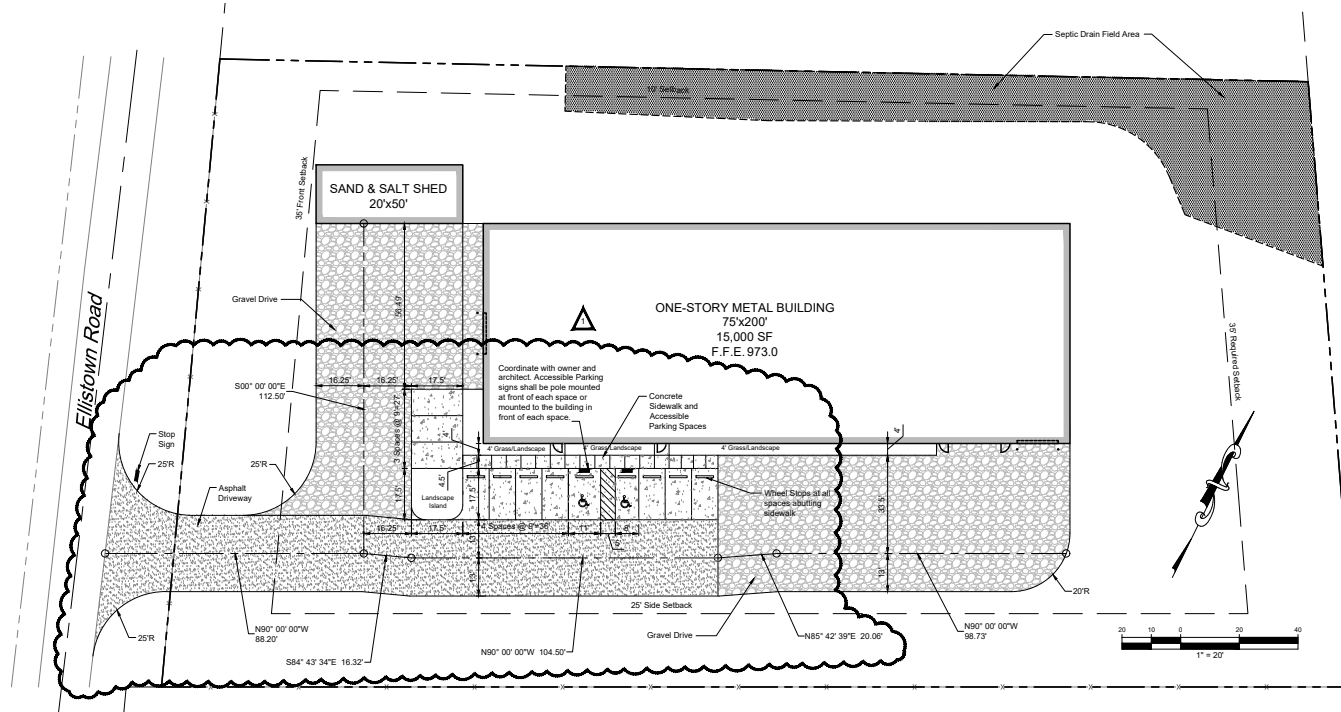
Parking Provided: 22 spaces (including 2 accessible spaces)

Pavement Markings

- All roadway pavement markings shall be thermoplastic or preformed plastic markings as specified in the latest edition of TDOTSS.
- All parking space markings shall be painted markings as specified in the latest edition of TDOTSS.

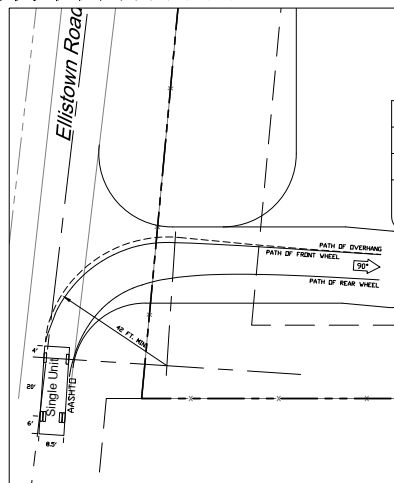
Site Notes

- There will be no storage of any equipment, trucks, or commodities anywhere on the property other than inside the building. Nothing is to be stored outside.
- There will be no fuel or chemicals stored on property. Vehicles will be fueled off site.
- Business vehicles will consist of pickup trucks, bucket trucks, sweeper trucks, and trailers with lawn mowers. All vehicles and equipment will be stored indoors. Maintenance of all vehicles will be completed inside of the building in a 3,000 sq. ft. space at the rear, see architectural plans - sheet A1.
- Square footage of storage areas = 15,000 s.f. (19.6% of total parcel area of 81,824.9 s.f. = 1.88 acres).

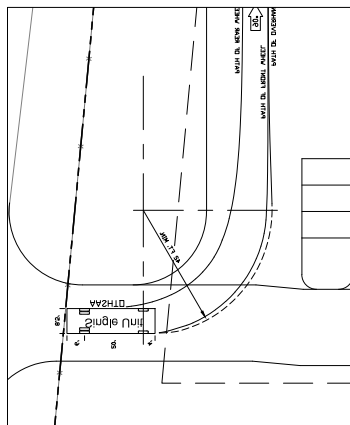


1
1"=20'

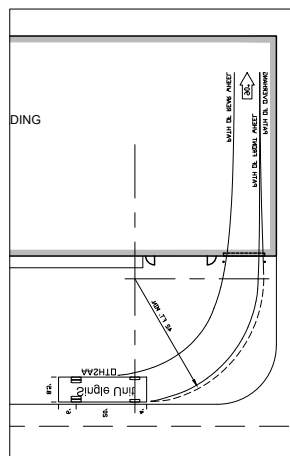
Site Layout Plan



Entering Site



Entering Side Drive



Entering Building

NOTE: This sheet is awaiting revision, as it has not yet been modified to incorporate staff's comments from the review process. Please look at the landscaping plan for the correct placement of landscaping strips, planting islands, sidewalks, and surfaces immediately surrounding the building. The revised plan will be a blue sheet upon its receipt.

2
1"=20'

Single Unit Truck Turning Templates

Project

LAND
DEVELOPMENT
SOLUTIONS

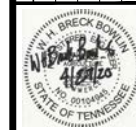


310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-571-2261

Site Layout Plan

Drawing Description:

No.	Date	Revision
1	4-27-2020	Add Landscaping Areas and Asphalt Paving to the Site Plan



Drawn By	
Checked	
Approved	

Job No. 219146

1"=20' 1-14-2020

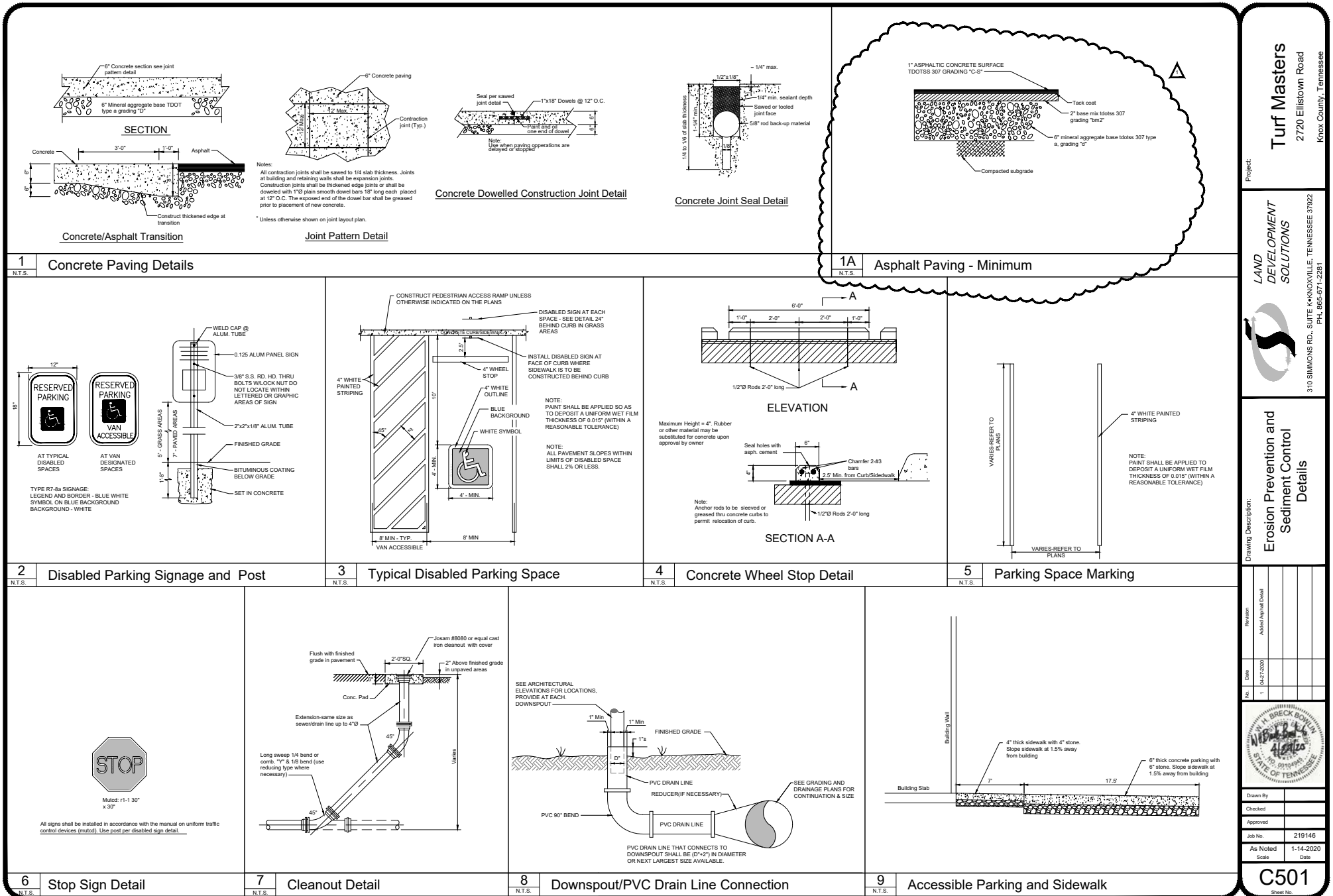
Scale Date

C101

Sheet No.

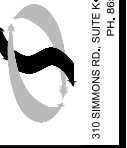
Turf Masters
2720 Ellistown Road
Knox County, Tennessee

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Turf Masters
2720 Ellistown Road
Knox County, Tennessee

LAND DEVELOPMENT SOLUTIONS



Erosion Prevention and Sediment Control Details

Revision	Date	1	04-27-2020
No.	1	04-27-2020	
Added Detail			

Drawn By	Checked	Approved	Job No.	219146
As Noted	1-14-2020	Date		

C501
Sheet No.



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning

Bradley Jordan - Turfmasters Property Management LLC

Project Manager

Applicant Name

Affiliation

3/27/2020

4/07/2020

5-D-20-UR

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

Bradley Jordan

Pyramid Construction LLC

Name

Company

PO Box 3541

Cleveland

TN

37320

Address

City

State

Zip

423-718-5023

sodaman3509@charter.net

Phone

Email

CURRENT PROPERTY INFO

Bob Burgess

PO Box 5173 Cleveland TN. 37320

423-400-7974

Owner Name (if different)

Owner Address

Owner Phone

2720 Ellistown Rd

051 06905

Property Address

Parcel ID

NE/S
Ellistown Rd & Millerton Rd

1.88 acres

General Location

Tract Size

Knox County Commission #8

CR (Rural Commercial)

Jurisdiction (specify district above)

☐ City ☒ County

Zoning District

CR RC

Urban

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

CR Vacant

Y

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☒ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☒ Other (specify): Contractors storage yard.

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 1500.00

FEE 2:

FEE 3:

TOTAL:

\$1500.00

AUTHORIZATION

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

Applicant Signature

Please Print

Date

Phone Number

Email

Staff Signature

Please Print

Date

[Signature]

Bradley Jordan

3/27/2020

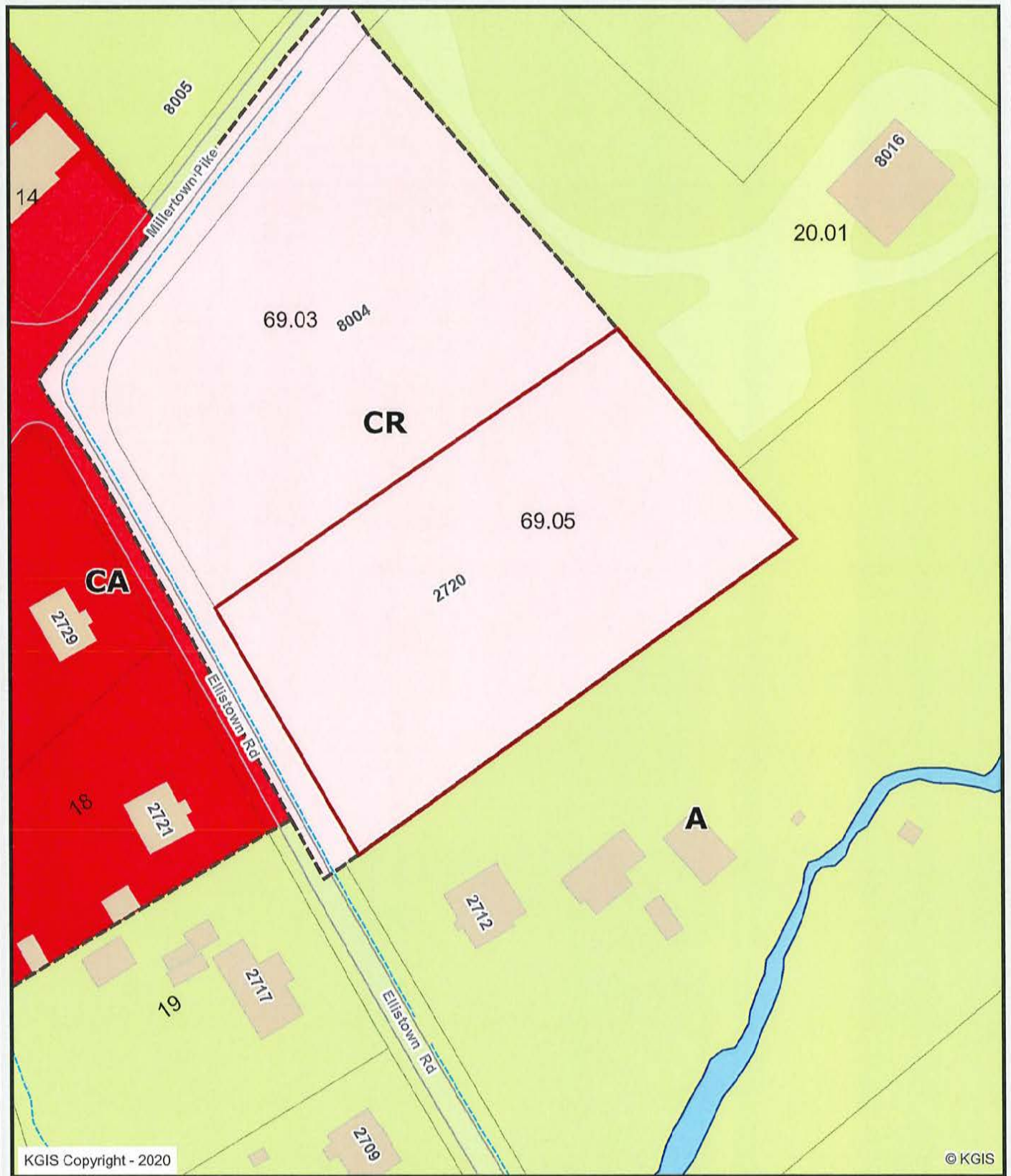
423-718-5023

sodaman3509@charter.net

[Signature]

Tom Brechko

3-27-20

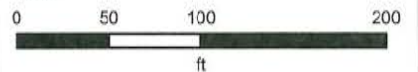


Letter Portrait

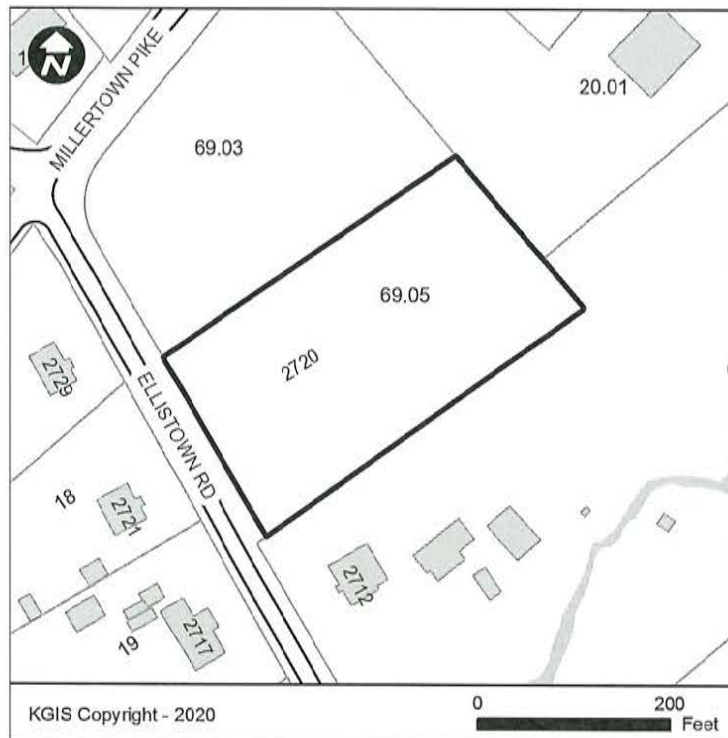
Knoxville - Knox County - KUB Geographic Information System



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Parcel 051 06905 - Property Map and Details Report**Property Information**

Parcel ID: 051 06905
 Location Address: 2720 ELLISTOWN RD
 CLT Map: 51
 Insert:
 Group:
 Condo Letter:
 Parcel: 69.05
 Parcel Type:
 District: N8
 Ward:
 City Block:
 Subdivision: DANIEL & GRACE E
 CASS TRUST PROP
 Rec. Acreage: 1.88
 Calc. Acreage:
 Recorded Plat: 20190910 - 0017745
 Recorded Deed: 20191031 - 0030326
 Deed Type: Deed: Full Coven
 Deed Date: 10/31/2019

Address Information

Site Address: 2720 ELLISTOWN RD
 KNOXVILLE - 37924
 Address Type: BUSINESS
 Site Name: TURF MASTERS

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 82
 Voting Location: Arminda Community Center
 2501 ELLISTOWN RD
 TN State House: 19 Dave Wright
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 8 Richie Beeler
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 8 Mike McMillan

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

Owner Information

TURF MASTERS PROPERTY MANAGEMENT LLC
 PO BOX 5173
 CLEVELAND, TN 37320

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: 52.02
 Planning Sector: Northeast County

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

School Zones

Elementary: EAST KNOX COUNTY ELEMENTARY
 Intermediate:
 Middle: CARTER MIDDLE
 High: CARTER HIGH

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

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