

USE ON REVIEW REPORT

► **FILE #:** 11-A-20-UR

AGENDA ITEM #: 35

AGENDA DATE: 11/12/2020

► **APPLICANT:** HONEY BADGER PROPERTIES

OWNER(S): Honey Badger Properties

TAX ID NUMBER: 138 H A 014

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 8234 Chapman Hwy.

► **LOCATION:** North side of Chapman Highway, east side of E. Circle Drive

► **APPX. SIZE OF TRACT:** 3.29 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Chapman Hwy, a major arterial street with 4 lanes and 46' of pavement width, within 110' of right of way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Hinds Creek

► **ZONING:** CA (General Business)

► **EXISTING LAND USE:** Self-storage

► **PROPOSED USE:** Expansion of an existing outdoor self-storage facility

HISTORY OF ZONING: The rear portion of the property was rezoned from A to CA in 2017 (9-I-17-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential / A (Agricultural)

South: Chapman Hwy ROW, commercial / CA (General Business)

East: Houses, commercial / CA (General Business), A (Agricultural)

West: House, Circle Dr ROW, commercial / CA (General Business), A (Agricultural)

NEIGHBORHOOD CONTEXT: This area of Chapman Hwy. has been developed with a mix of office and commercial uses with residential to their rear.

STAFF RECOMMENDATION:

► **APPROVE** the request to expand the existing self-storage facility with 2 new buildings and the expansion of 1 building, approximately 4,650 square feet of floor area, subject to 8 conditions:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
4. Meeting all applicable requirements of the Tennessee Department of Transportation.
5. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public

rights-of-way.

6. Meeting the paving requirements of Article 4, Section 4.93.01.B (Standards for Self-Service Storage Facilities) of the Knox County Zoning Ordinance for the entire facility, "a minimum twenty-six (26) foot parking/driveway lane shall be provided adjacent to all buildings when the buildings open only to one side of the lane and a minimum thirty (30) foot lane when the buildings open to both sides of the lane. All parking/driveway lanes shall be paved."

7. Providing a landscape plan to Planning Commission staff for review and approval before building permits are issued. The landscape plan must be consistent with the planting schedule provided on the development plan and include the species and location of the plantings.

8. Installation of the landscaping within 6 months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee its installation.

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

COMMENTS:

The applicant is proposing an expansion of an existing self-service storage facility to include 2 new buildings on the front portion of the property and a small 400 sqft expansion of an existing building toward the rear of the property. The total floor area of the facility expansion is approximately 4,650 square feet. The existing storage facility has access to Chapman Hwy and this will not change.

The zoning standards for outdoor self-storage facilities (4.93.01.B) requires the parking and driveways to be paved when adjacent to garage door openings. If there is garage door openings on only one side of the driveway then the pavement must be a minimum of 26 feet wide. If there are garage door openings on both sides of the driveway then the pavement must be a minimum of 30 feet wide.

The standards for self-storage facilities also requires that the front yard be landscaped. Where the new buildings are located along the Chapman Hwy frontage, the applicant proposes to install 1 shrub per 3 linear feet, 1 evergreen tree per 20 linear feet, and 1 shade tree per 30 linear feet. The species and location of the plantings is not provided on the development plan so there is recommended condition that these details be provided to staff for review and approval before building permits are issued.

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

1. Public utilities are available to serve the 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 under the CA zone district and will have no impact on schools.

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

1. With the noted conditions the request conforms to the requirements of the CA zoning 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

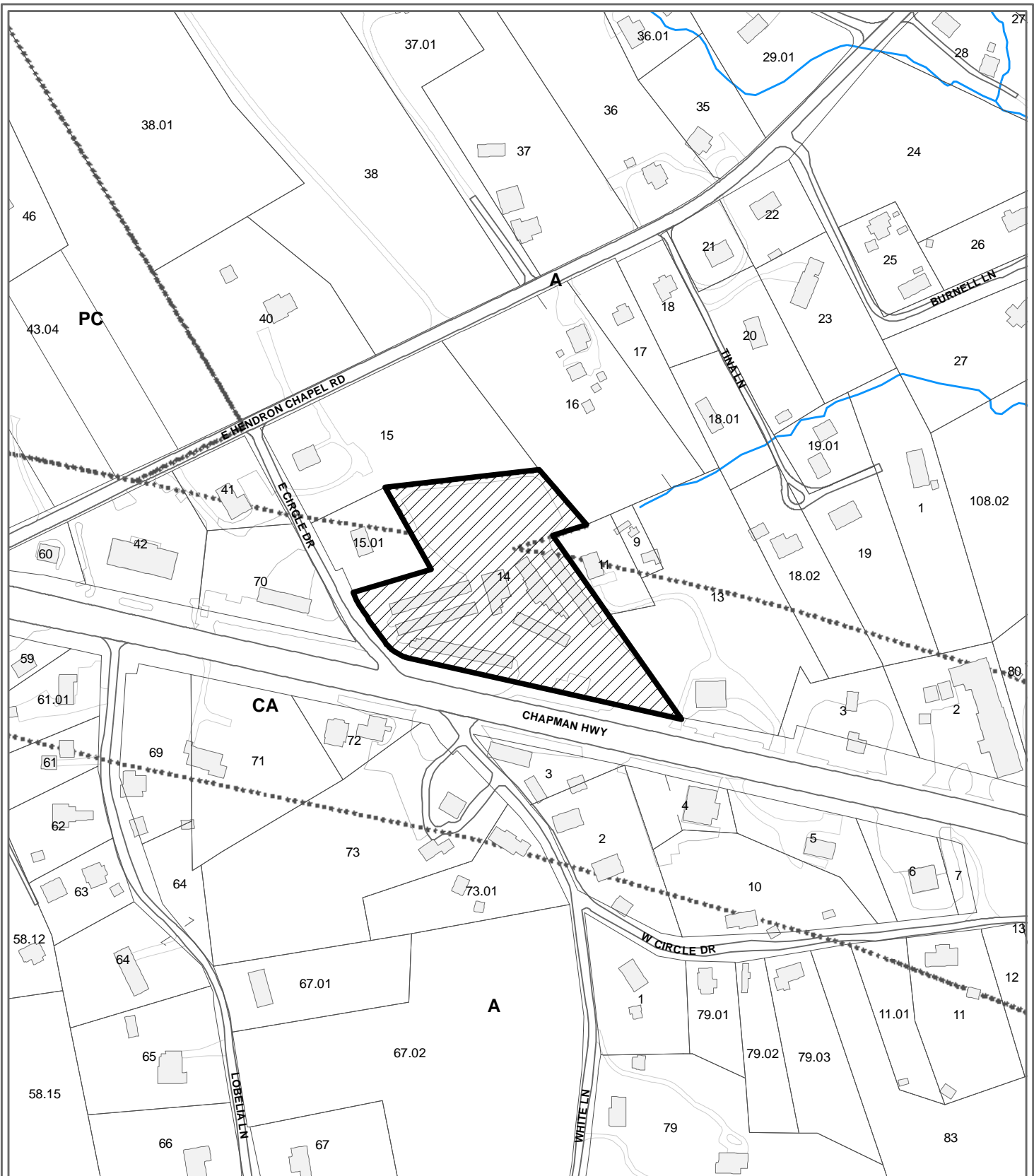
1. The proposed expansion of the self-service storage facility is consistent with the GC (General Commercial) land use classification of the South County Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 7 (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.



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



Expansion of an existing outdoor self-storage facility in CA (General Business)

Original Print Date: 10/20/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Honey Badger Properties

Map No: 138
 Jurisdiction: County



(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

HONEY BADGER PROPERTIES
Applicant Name

Owner
Affiliation

9.15.2020
Date Filed

NOV 12, 2020
Meeting Date (if applicable)

11-A-20-UR
File Number(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

JARRETT BEALSON
Name

HONEY BADGER PROPERTIES
Company

P.O. BOX 11365
Address

KNOXVILLE
City

TN
State

37939
Zip

865-809-3439
Phone

jaybensoncnc@gmail.com
Email

CURRENT PROPERTY INFO

HONEY BADGER PROPERTIES
Owner Name (if different)

P.O. BOX 11365 KNOXVILLE, TN 37939
Owner Address

865-809-3439
Owner Phone

8234 CHAPMAN HWY KNOX, TN 37920
Property Address

1384A014
Parcel ID

SOUTH KNOXVILLE, NESIDE n/s Chapman Hwy e/s E Circle Dr.
General Location

3.29 ACRES
Tract Size

9
Jurisdiction (specify district above) City County

CA
Zoning District

SOUTH COUNTY
Planning Sector

GC/LDR
Sector Plan Land Use Classification

PLANNED GROWTH
Growth Policy Plan Designation

SELF STORAGE
Existing Land Use

N
Septic (Y/N)

N/A
Sewer Provider

N/A
Water Provider

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): additional units in a self storage facility.(See 10-A-17-UR , 11-B-01-UR)

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 | \$1,500.00


FEE 2:

FEE 3:

TOTAL:

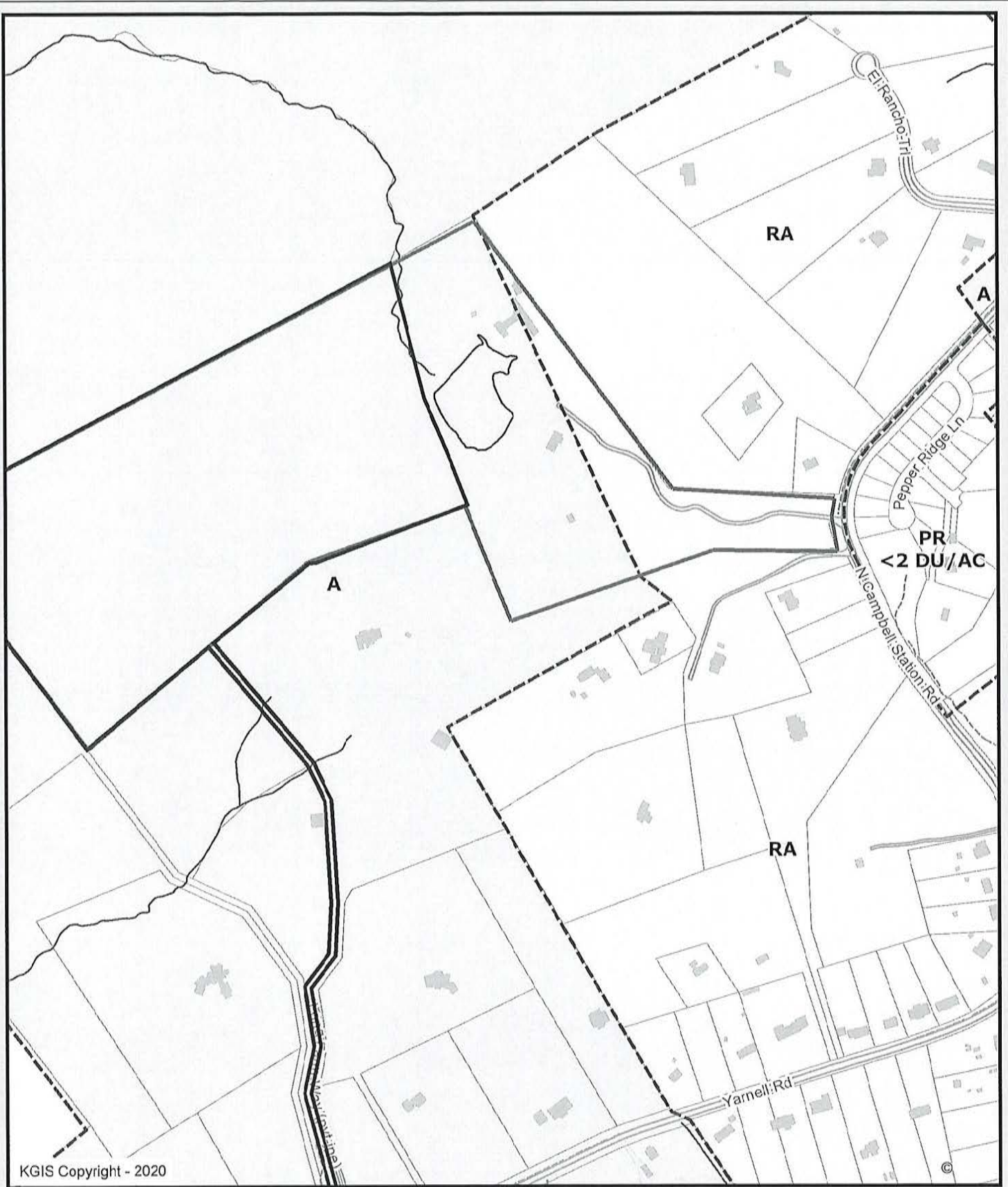
\$1,500.00

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

Applicant Signature:  Jarrett BENSON Please Print Date: 9.15.2020

Phone Number: 865-809-3439 Email: jaybensoncre@gmail.com

Staff Signature:  Marc Payne Please Print Date: 9/16/2020



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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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