



USE ON REVIEW REPORT

▶ **FILE #:** 5-G-21-UR

AGENDA ITEM #: 37

AGENDA DATE: 5/13/2021

▶ **APPLICANT:** KNOX STORAGE EQUITIES, LLC

OWNER(S): Barbara Elaine Leamon

TAX ID NUMBER: 105 086,087 & 07801

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9091 9103 & 9105 Middlebrook Pk.

▶ **LOCATION:** Northwest of Sky Blue Dr. & Middlebrook Pk. intersection

▶ **APPX. SIZE OF TRACT:** 4.5 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Middlebrook Pike, a median divided, 4-lane major arterial within 112 feet of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant, SFR (Single Family Residential) & RR (Rural Residential)

▶ **PROPOSED USE:** Indoor and outdoor self-storage facility

HISTORY OF ZONING: This property was partially rezoned to CA & PR in 1997 (6-A-97-RZ) and partially rezoned CA in 2001 (3-V-01-RZ).

SURROUNDING LAND USE AND ZONING: North: Multi-family and single-family residential -- PR (Planned Residential), RA (Low Density Residential)

South: Single-family residential -- PR (Planned Residential), RA (Low Density Residential)

East: Single-family residential -- PR (Planned Residential), RA (Low Density Residential)

West: Rural residential -- CA (General Business)

NEIGHBORHOOD CONTEXT: The area is near the commercial node at the intersection with Middlebrook Pike and N Cedar Bluff Rd. A mix of commercial, office and multifamily uses surround the node transitioning back to the adjacent single family residential neighborhoods.

STAFF RECOMMENDATION:

▶ **POSTPONE** the request until the June 10, 2021 Planning Commission meeting as requested by the applicant.

The applicant is requesting postponement to allow additional time to work with Staff regarding comments

relative to the proposed use on review.

COMMENTS:

This proposal is for a 3-story, 112,500 sqft indoor self-storage facility and 37,500 sqft of outdoor self-storage in three buildings. The self-storage use will be located in the rear half of the site and there will be two outlots along the Middlebrook Pike frontage. The outlots are not being considered as part of this review with exception to the access to the site. The development must meet the supplemental regulations for indoor and outdoor self-storage facilities in Section 4.93.01.

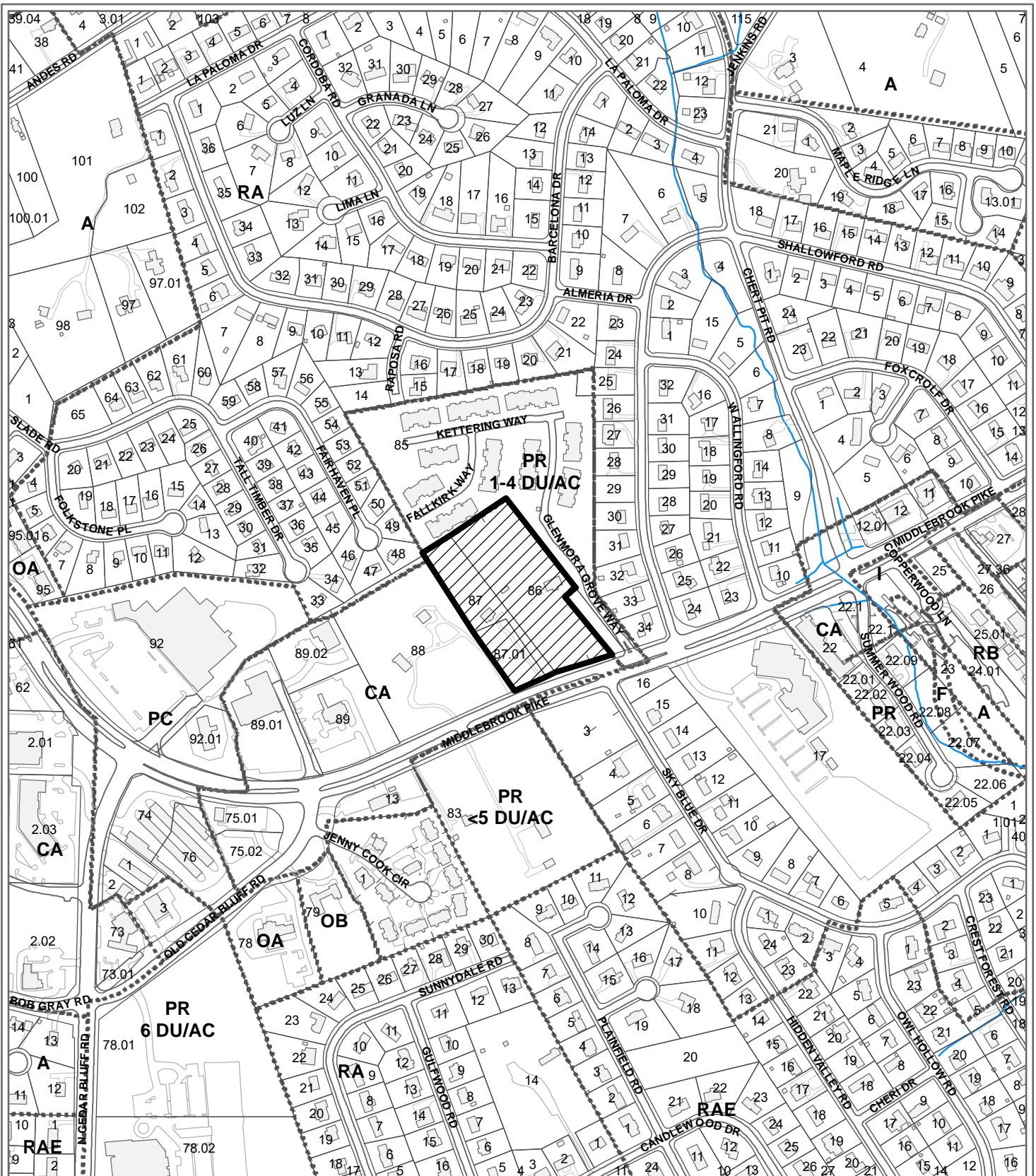
The property is designated MDR/O (medium density residential/office) on the Northwest County Sector Plan. In order for this Use on Review application for a self-storage facility to be approved in the MDR/O classification, the Planning Commission must find that it is "consistent with, and not in conflict with" the sector plan. The provided plans are not sufficient to make this determination and additional details are required to finish this review, including architectural elevations, landscape screening, and site lighting.

ESTIMATED TRAFFIC IMPACT: 227 (average daily vehicle trips)

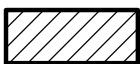
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**5-G-21-UR
USE ON REVIEW**



Indoor and outdoor self-storage facility in CA (General Business)

Petitioner: Knox Storage Equities, LLC

Map No: 105

Jurisdiction: County



Original Print Date: 4/13/2021

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

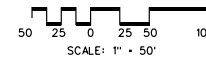


VICINITY MAP

LEGEND

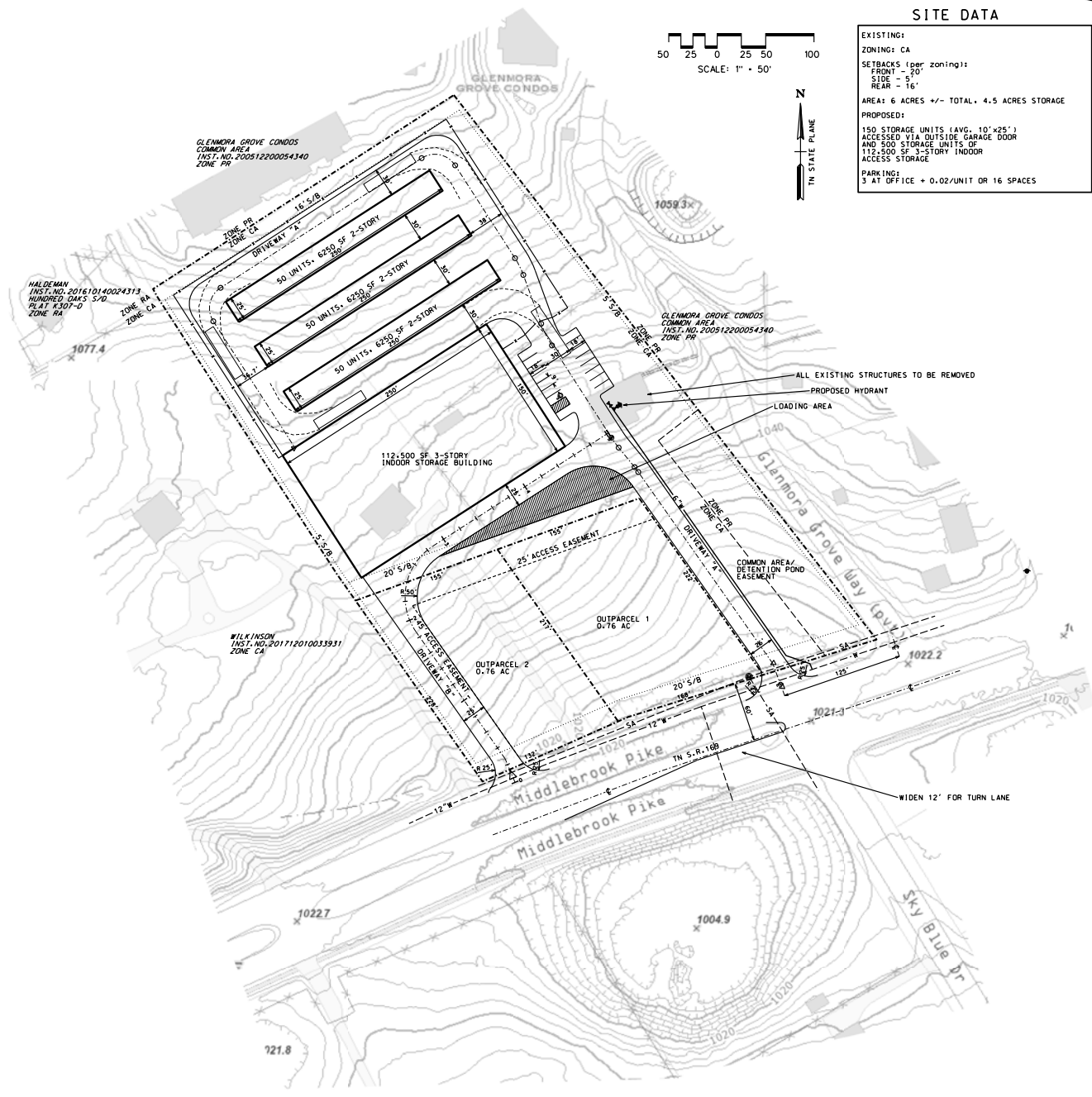
- EASEMENT
- X- FENCE
- C- CENTERLINE PAVEMENT
- #PP UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- OVERHEAD ELECTRIC
- - - - - BOUNDARY LINES
- - - - - ZONING LINES
- BUILDING SETBACK
- ▼ SIGN
- PROPOSED FIRE HYDRANT

SHEET INDEX
 CC1 PRELIMINARY SITE PLAN
 CC2 DRIVEWAY PROFILES



SITE DATA

EXISTING:
 ZONING: CA
 SETBACKS (per zoning):
 FRONT - 20'
 SIDE - 5'
 REAR - 16'
 AREA: 6 ACRES +/- TOTAL, 4.5 ACRES STORAGE
 PROPOSED:
 150 STORAGE UNITS (AVG. 10'x25')
 AND 500 STORAGE UNITS OF
 112,500 SF 3-STORY INDOOR
 ACCESS STORAGE
 PARKING:
 3 AT OFFICE + 0.02/UNIT OR 16 SPACES



5-G-21-UR
 3/29/2021

- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SHOW A SITE LAYOUT FOR THE STORAGE FACILITY ONLY.
 2. BEARINGS SHOWN HEREON ARE BASED ON TN STATE PLANE GRID NORTH PER KGIS.
 3. THIS PROPERTY IS ZONED CA IN KNOX COUNTY.
 4. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR UTILITY MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY.
 5. DEED REFERENCE: INST. NO. 201406020068136.
 6. PARCEL AND TOPOGRAPHIC INFORMATION PER KGIS.
 7. CONCRETE BOLLARDS TO BE USED AT BUILDING CORNERS AND AS NEEDED TO PROTECT BUILDINGS.
 8. NUMBER OF UNITS SHOWN IS MAXIMUM EXPECTED. ACTUAL NUMBER TO BE DETERMINED BY FINAL SIZE OF BUILDINGS.
 9. ACCESS TO TN S.R.169 REQUIRES T.D.D.T. PERMIT.
 10. ALL ROADS TO BE PRIVATE DRIVEWAYS.
 11. WATER AND SEWER PROVIDED BY WEST KNOX UTILITY DISTRICT.

NO.	DATE	DESCRIPTION

PRELIMINARY SITE PLAN
 MIDDLEBROOK PIKE STORAGE
 80911, 9103, 9105 - MIDDLEBROOK PIKE
 KNOX COUNTY, TENNESSEE 37617
 C.L. WILLIAMS & ASSOCIATES, INC.
 634 CIVIL DISTRICT



W. SCOTT WILLIAMS & ASSOCIATES
 ENGINEERING
 CIVIL AND SURVEYING
 2000 W. BENTLEY BLVD., 2ND FLOOR
 MEMPHIS, TN 38117
 E-MAIL: scott@wswilliams.com

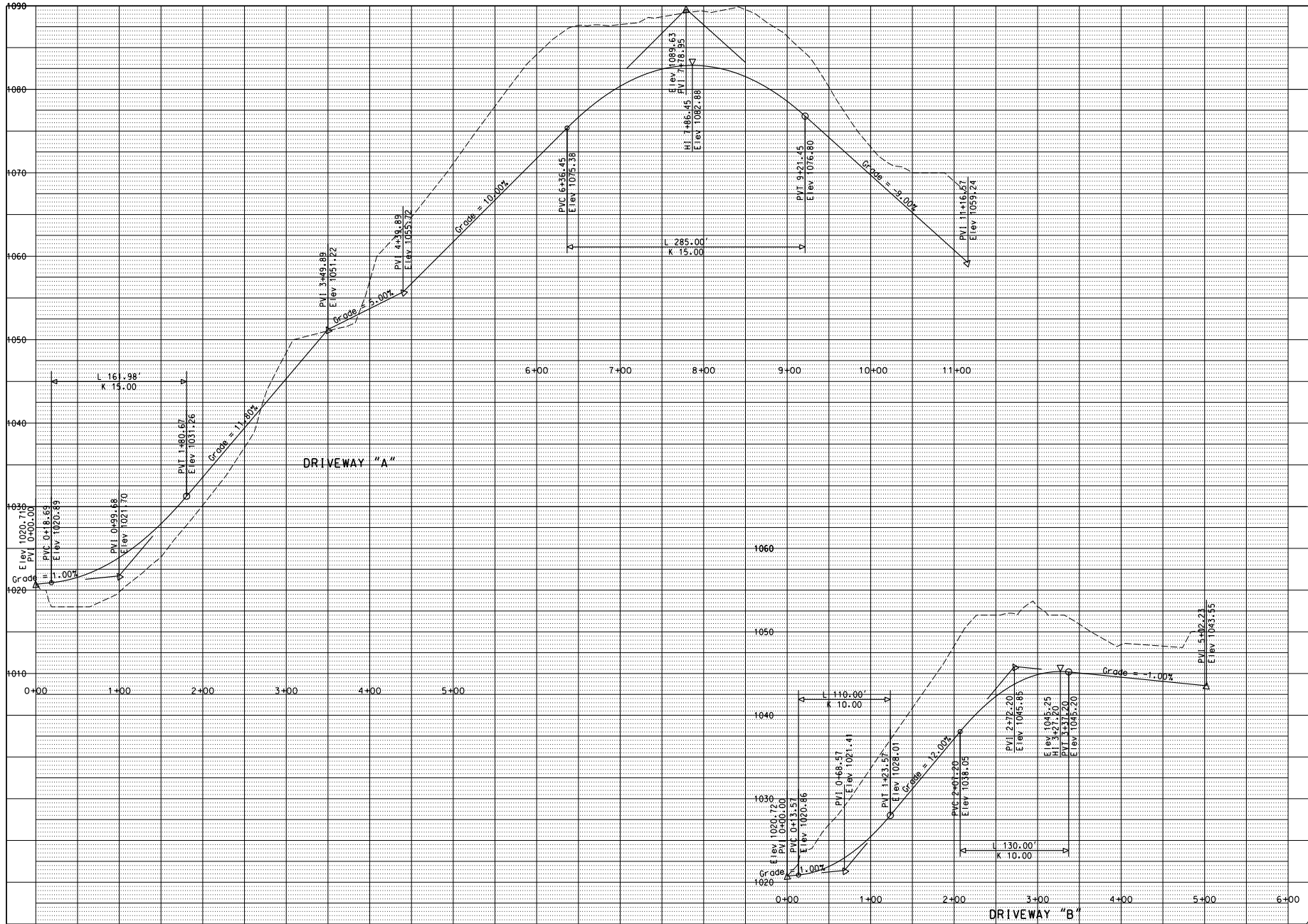
CLIENT:
 KNOX STORAGE EQUITIES, LLC
 2042 YORK CENTER BLVD.
 MEMPHIS, TN 38117

ORIGINAL ISSUE:
 MAR. 26, 2021

SHEET NO.
 CC1

JOB NO. 2092

SCALE: 1"=50'H, 1"=5'V



NO.	DATE	DESCRIPTION

DRIVEWAY PROFILES
MIDDLEBROOK PIKE STORAGE
 9091, 9103, 9105, MIDDLEBROOK PIKE
 KNOX COUNTY, TENNESSEE
 C/LI MAP 314 CIVIL DISTRICT 81-01



W. SCOTT WILLIAMS & ASSOCIATES
 2025 W. MAIN ST., SUITE 200
 KNOXVILLE, TN 37920
 (615) 596-1111
 www.williamsassoc.com

CLIENT:
KNOX STORAGE EQUITIES, LLC
 2002 TOWN CENTER BLVD.
 KNOXVILLE, TN 37922

ORIGINAL ISSUE:
MAR. 26, 2021

SHEET NO.
CC2

JOB NO. 2092



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

Knox Storage Equities, LLC
Applicant Name

owner - option
Affiliation

3/29/2021
Date Filed

5/13/2021
Meeting Date (if applicable)

File Number(s)
5-G-21-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

Chris Brown
Name

Knox Storage Equities, LLC
Company

2042 Town Center Blvd
Address

Knoxville
City

TN
State

37922
ZIP

865.740.6202
Phone

Chrisb@adventureairsports.com
Email

CURRENT PROPERTY INFO

Barbara Elaine Leamon
Owner Name (if different)

9091 Middlebrook Pk. Knoxville, TN 37923 -
Owner Address

Owner Phone

- ① 9091 Middlebrook Pk.
- ② 9103 Middlebrook Pk.
- ③ 9105 Middlebrook Pk.

105 086

105 087

105 08701

Property Address

Parcel ID

WKUD

Sewer Provider

WKUD

Water Provider

N

Septic (Y/N)

STAFF USE ONLY

3 parcels to NW of sky Blue Dr. and Middlebrook Pk. intersection
General Location

4 1/2 AC
Tract Size

City County 3
District

CA
Zoning District

0Ag for Vac ②SFR ③RR
Existing Land Use

Northwest County
Planning Sector

MDR/0
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Related City Permit Number(s) _____
 Residential
 Non-Residential
 Home Occupation (specify) _____
 Other (specify) Self-storage

SUBDIVISION REQUEST

Proposed Subdivision Name _____ Related Rezoning File Number _____
 Unit / Phase Number
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____
 Other (specify) _____
 Attachments / Additional Requirements _____

ZONING REQUEST

Zoning Change
 Proposed Zoning _____
 Pending Plat File Number _____
 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*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0401	1,500.00	
Fee 2		
Fee 3		1,500.00

AUTHORIZATION

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

Chris B
Applicant Signature

CHRIS BROWN
Please Print

3/29/21
Date

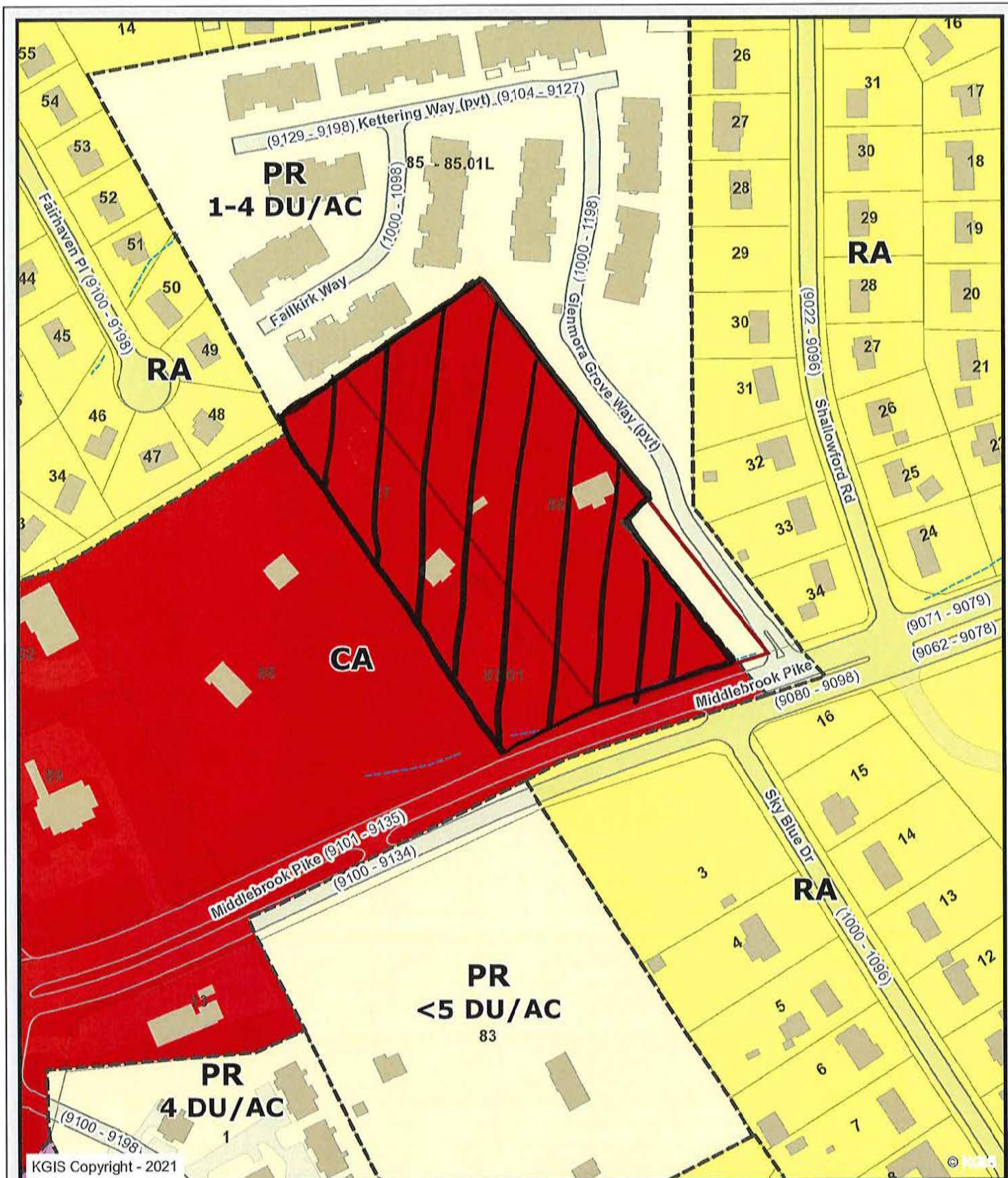
865-740-6202
Phone Number

chrisb@adventureairsports.com
Email

[Signature]
Staff Signature

Marc Payne
Please Print

3/29/2021 AK
Date

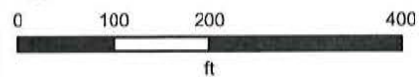


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/30/2021 at 11:00:18 AM



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