

USE ON REVIEW REPORT

► **FILE #:** 4-D-22-UR

AGENDA ITEM #: 43

AGENDA DATE: 4/14/2022

► **APPLICANT:** REBECCA MCCONKEY

OWNER(S): Rebecca McConkey

TAX ID NUMBER: 38 N B 00201

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3604 Neal Dr.

► **LOCATION:** South side of Neal Drive, east of Tice Lane

► **APPX. SIZE OF TRACT:** 0.37 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Neal Dr. a local road with a 22 ft pavement width within a right-of-way of 40 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **ZONING:** PC (Planned Commercial)

► **EXISTING LAND USE:** AgForVac (Agriculture/Forestry/Vacant Land)

► **PROPOSED USE:** Bus Storage Lot

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Office - PC (Planned Commercial)

South: Public & quasi public - PC (Planned Commercial)

East: Public & quasi public - RB (General Residential)

West: Office - PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This property is located in an area with a mix of uses which primarily consist of office and commercial uses, with some single and multi-family residential uses nearby.

STAFF RECOMMENDATION:

► **Approve the request for a bus storage lot subject to 4 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) Screening/fencing is required along the front of the subject property.
- 4) Obtaining the required peripheral setback variance from the Knox County Board of Zoning Appeals.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the other criteria

for approval of a Use on Review.

COMMENTS:

This proposal is for a bus storage lot. The Knox County zoning ordinance has specific requirements for the storage of school buses for the purpose of protecting sensitive uses nearby. The applicant has proposed a total of 13 parking stalls with a 30' x 60' enclosed garage to shelter buses from weather. The perimeter of the property will be fenced to provide appropriate screening. This proposed development will require one variance for the east peripheral setback and will go before the BZA for approval.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated O (Office) on the Sector Plan. The O land use classification has the following description: This land use includes business and professional offices and office parks.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PC Zone, is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

B. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers.

C. With the stated conditions, the proposed school bus storage lot is consistent with the Knox County Zoning Ordinance.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed school bus storage area is compatible with the adjacent Knox County parking waste transfer to the east, and other commercial and industrial uses nearby.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. This new development is not expected to significantly injure the value of adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Access is via Neal Dr, which is located off Maynardville Pike, a Major Arterial Road capable of handling high volumes of traffic. Access to the subject property will avoid residential subdivisions and side streets.

B. The development plan identifies that the entire property will be fenced meeting all screening requirements.

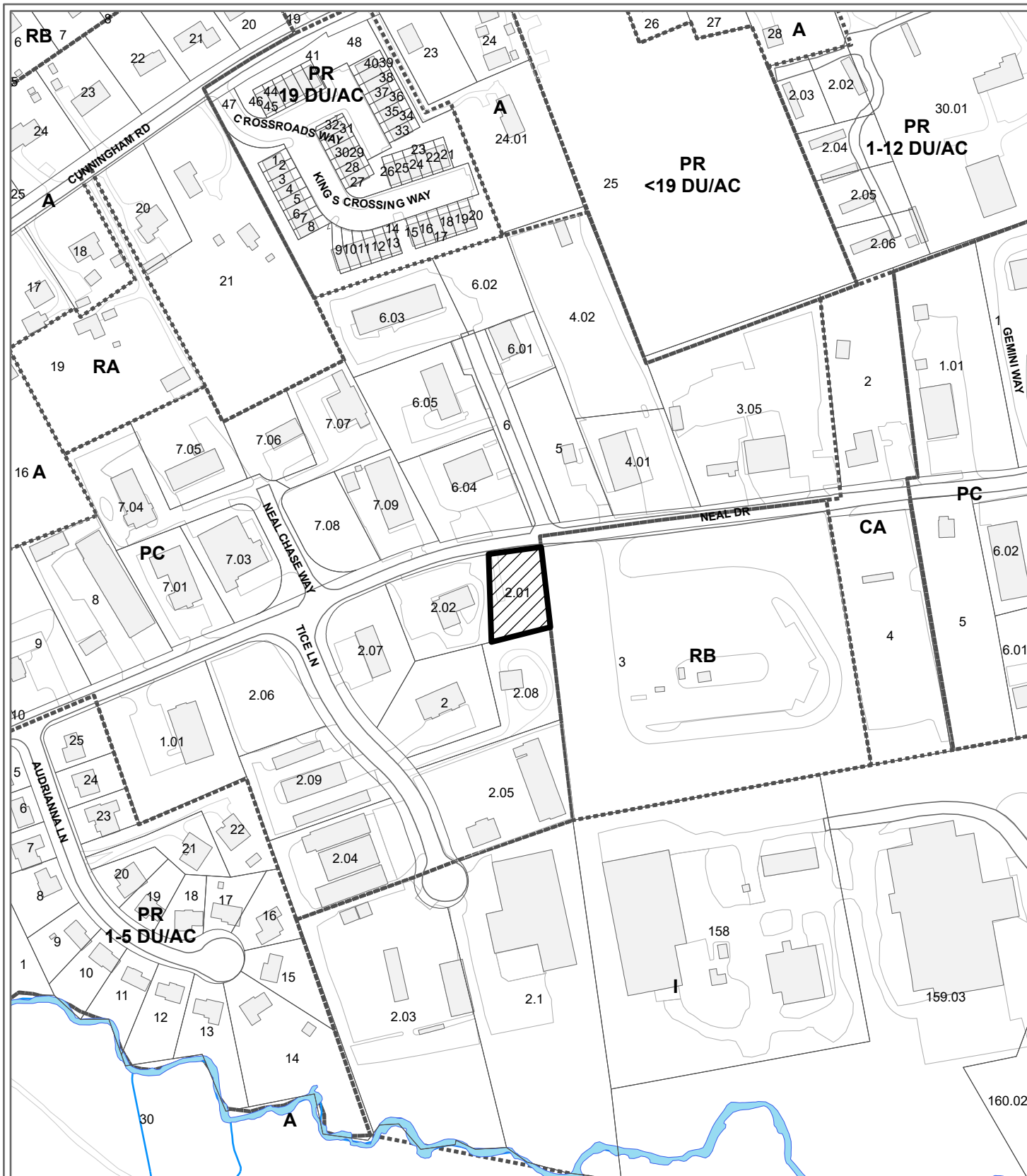
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed development.

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.



**4-D-22-UR
USE ON REVIEW**



in PC (Planned Commercial)

Original Print Date: 3/24/2022
 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

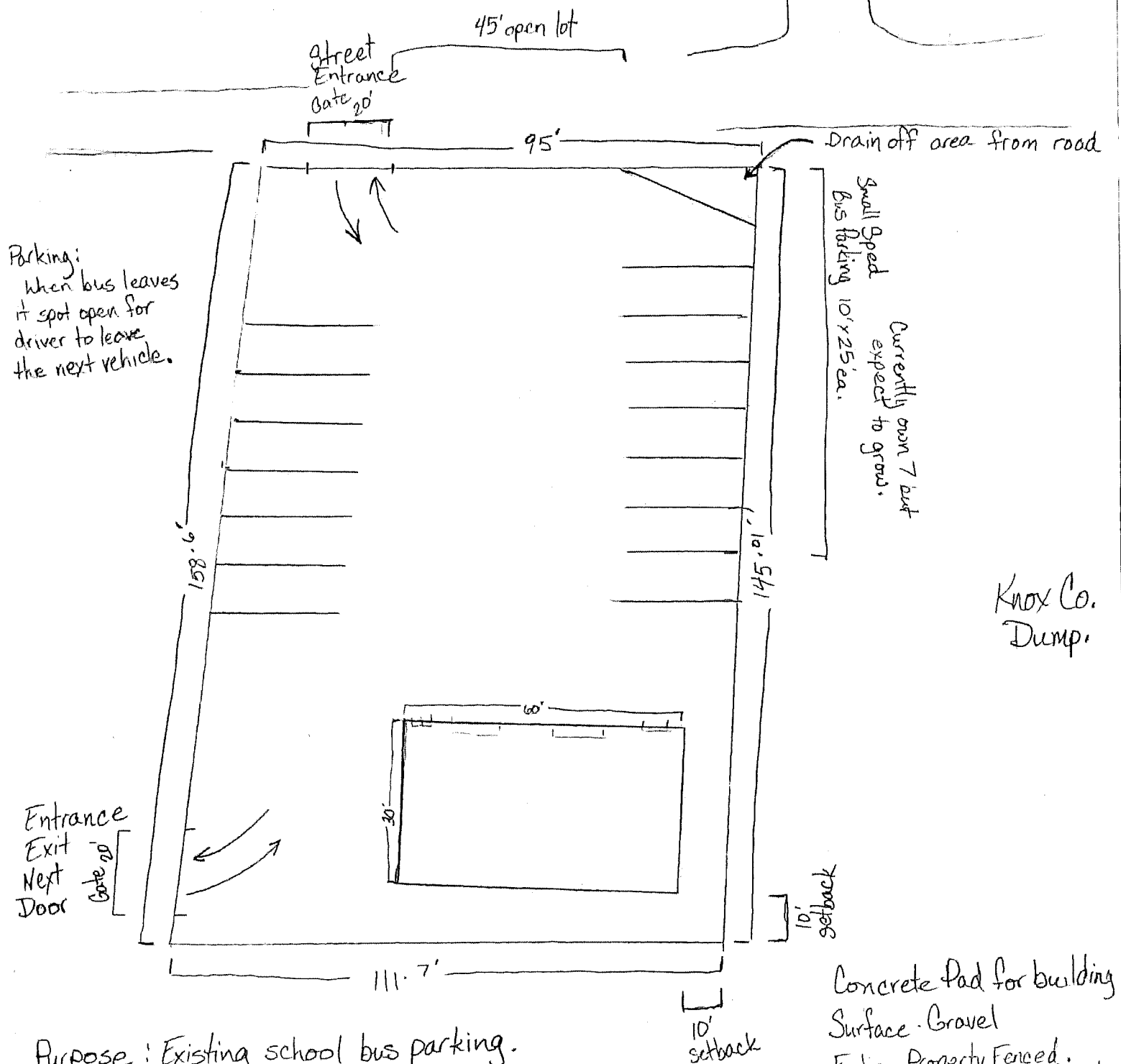
Petitioner: McConkey, Rebecca

Map No: 38
 Jurisdiction: County

0 250
 Feet



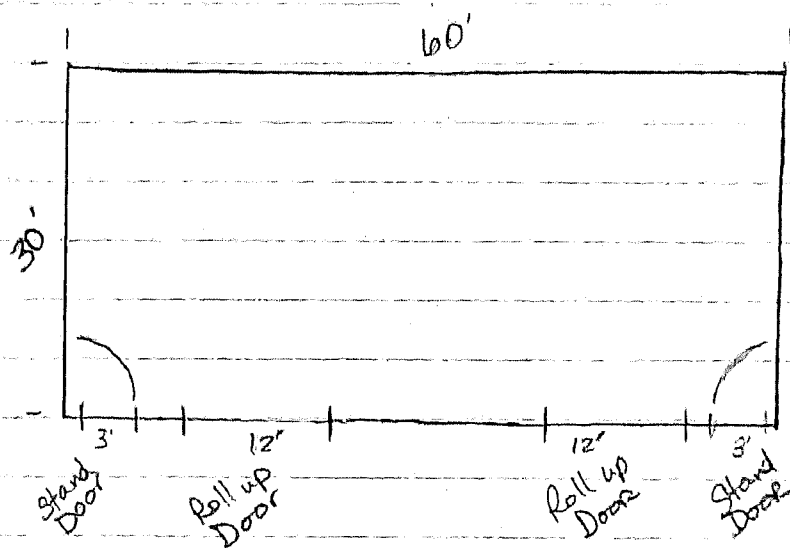
Scale $2'' = 50'$



Purpose: Existing school bus parking.
Building Garage to Accomodate bus
out of weather.

Concrete Pad for building
Surface - Gravel
Entire Property Fenced.
Screening Required.

Building Footprint
3604 Neal Dr.
Rebecca McConkey



1800 sq. ft.

Preliminary Drainage Plan

3604 Neal

Rebecca McConkey

Neal Drive

Drain Off
Area from
Road

Dry Ditch Retaining Pond
*Believed to be created by county.

Knox
County
Dump
→

Proposed Garage

**Boss Buildings**

P.O. Box 541, Mount Airy
Support@bossbuildings.com
(866) 888-2009

Sales: Courtney Key

P.O. Box 541, Mount Airy
Courtney.k@bossbuildings.com
(866) 888-2009

Building Quote
QTE-011838

Date
02/22/2022

Total
\$55,683.00

CUSTOMER DETAILS**Rebecca Mcconkey**

Billing Address

7905 whitcomb road,Tennessee,37849

Shipping Address

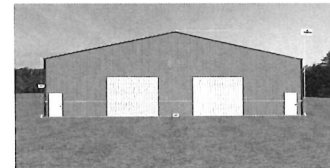
7905 whitcomb road,Tennessee,37849

rmcconkey01@yahoo.com

(865) 804-4122

Commercial Buildings - 60 x 32 x 16

- ☒ Roof Color: Quaker Gray
☒ Trim Color: Quaker Gray
☒ Sides/Ends Color: Pewter Gray
☐ Door Color: NA
☐ Wainscot Color: NA



Ready for Installation? _____ Jobsite Level? Yes Permit Required? _____ Inside City Limit? _____ Electricity Available? Yes Installation Surface? Concrete

Building Dimension
60'W x32'L x16'H

Roof Style
Vertical

Gauge
12 Gauge

Wind/Snow Rating
140 MPH + 50 PSF Certified

Distance on Center
4 Feet

60X32' Vertical Roof	1
16' Height	1
140 MPH + 50 PSF Certified	1
3/12' Roof Pitch	1
Front Wall Closed Vertical	1
Back Wall Closed Vertical	1
Left Closed Vertical	1
Right Closed Vertical	1
12x12ft Garage Door on Front (Certified)	1
12x12ft Garage Door on Front (Certified)	1
36x80in Walk-in Door on Front	1
36x80in Walk-in Door on Front	1
Full Insulation Type 2" Fiber Glass	1
Installation Surface Levelled : Yes	
Electricity : Yes	

NOTES

Sub Total: **\$55,683.00**

Additional Charges **\$0.00**

Grand Total \$55,683.00

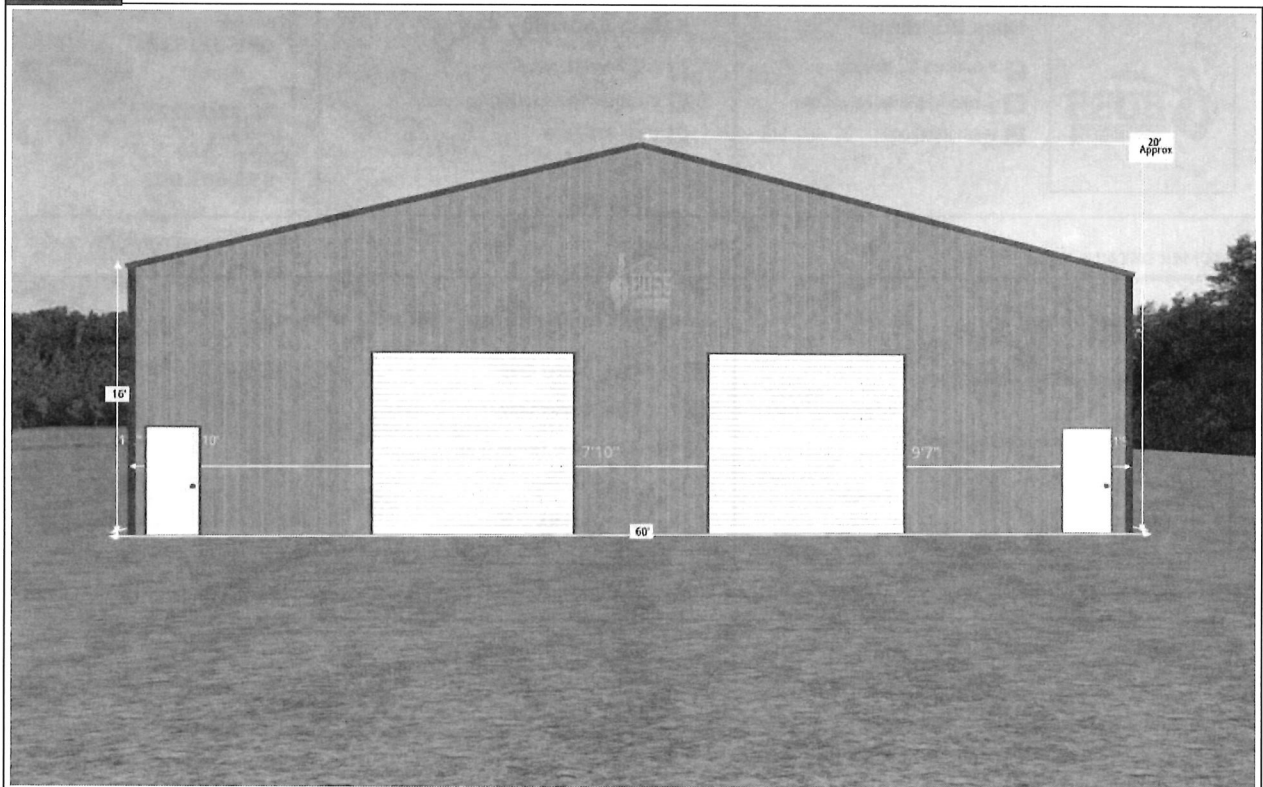
Pay Now

Downpayment \$8,352.45

Balance Due

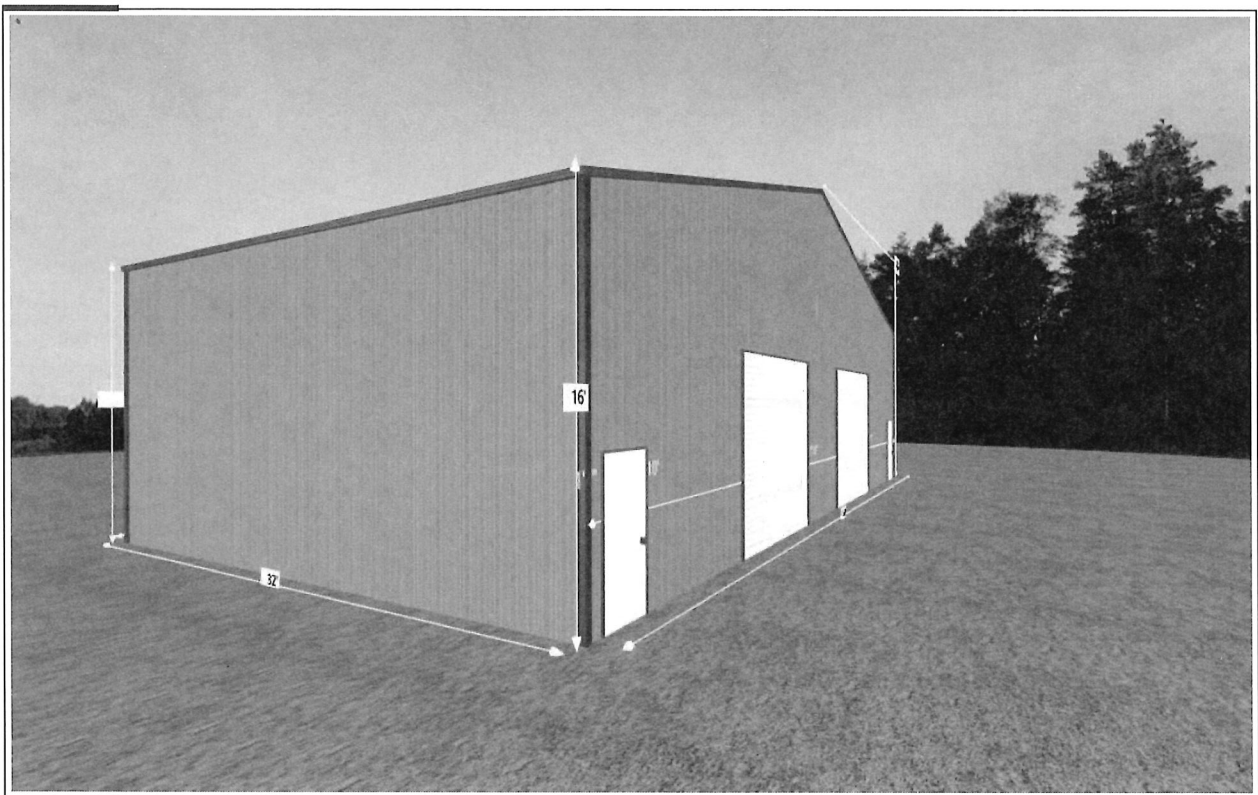
Upon Installation \$47,330.55

BUILDING VIEW



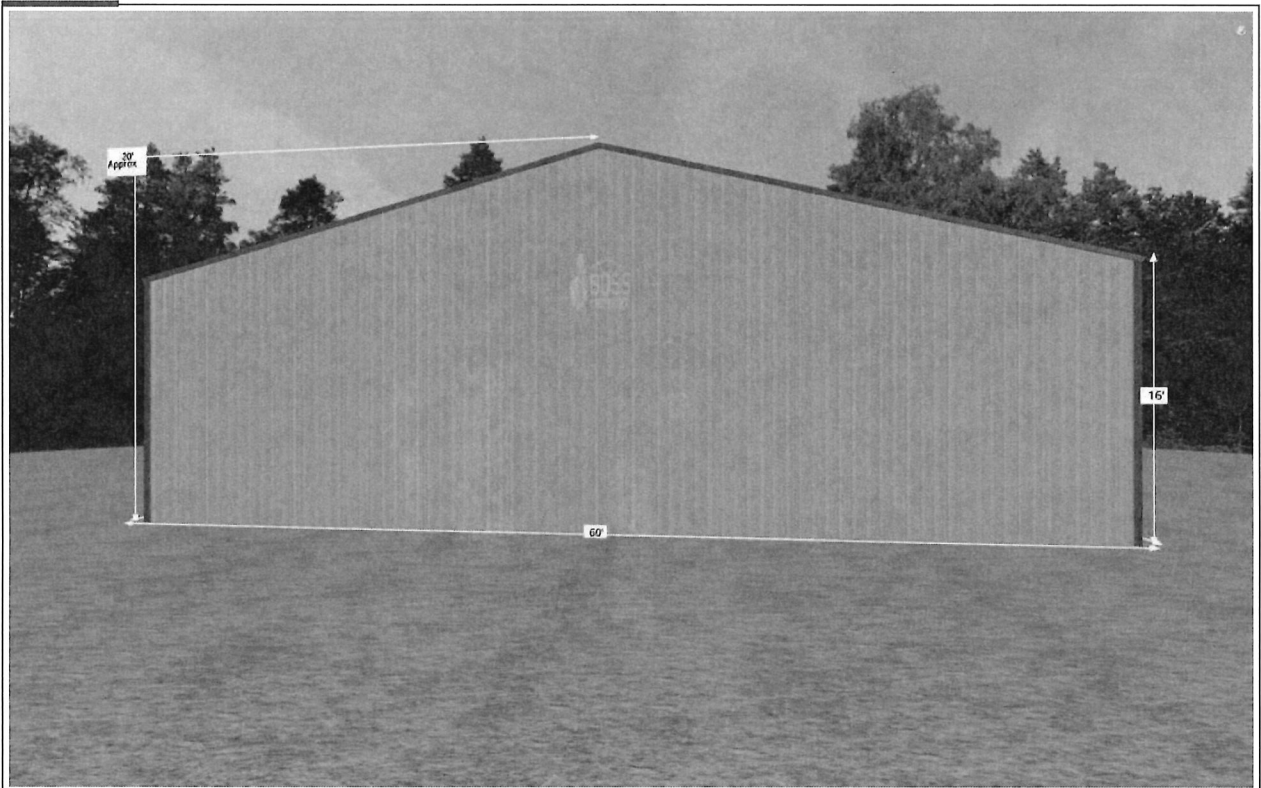
FRONT

BUILDING VIEW



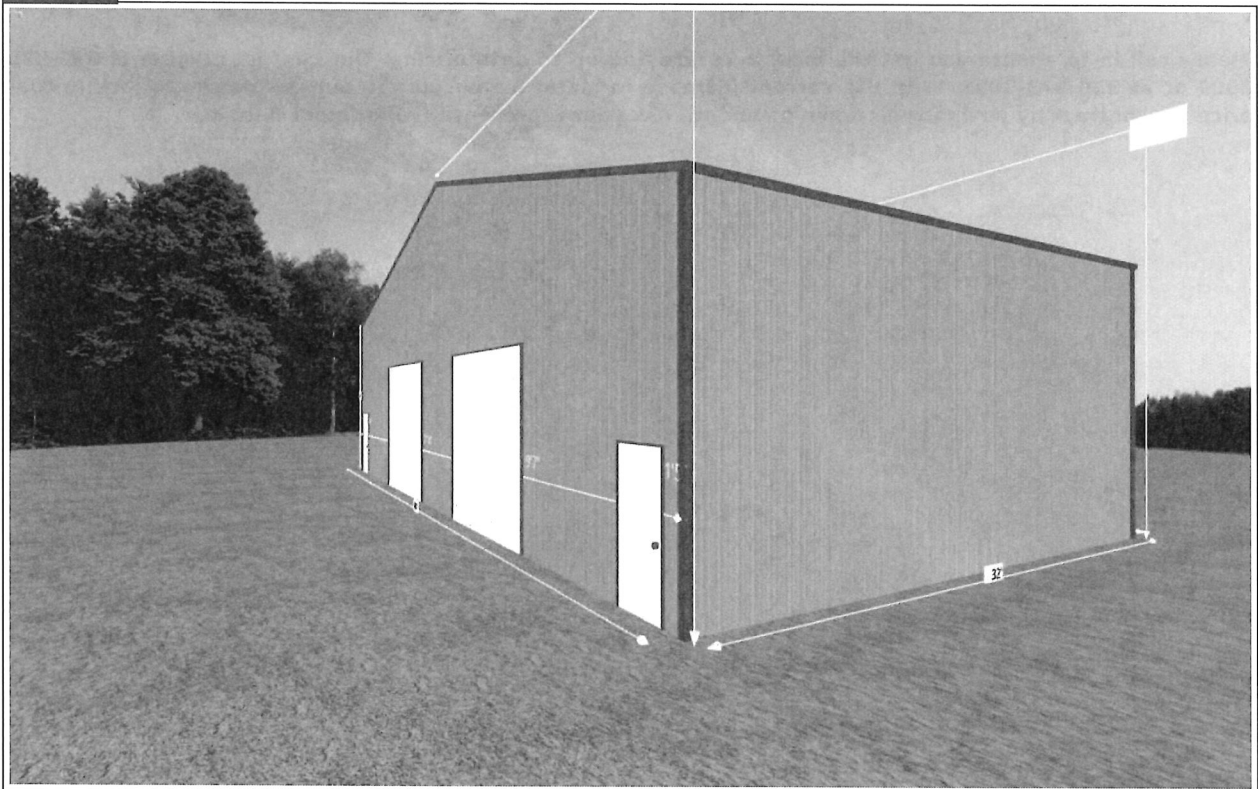
LEFT

BUILDING VIEW



BACK

BUILDING VIEW



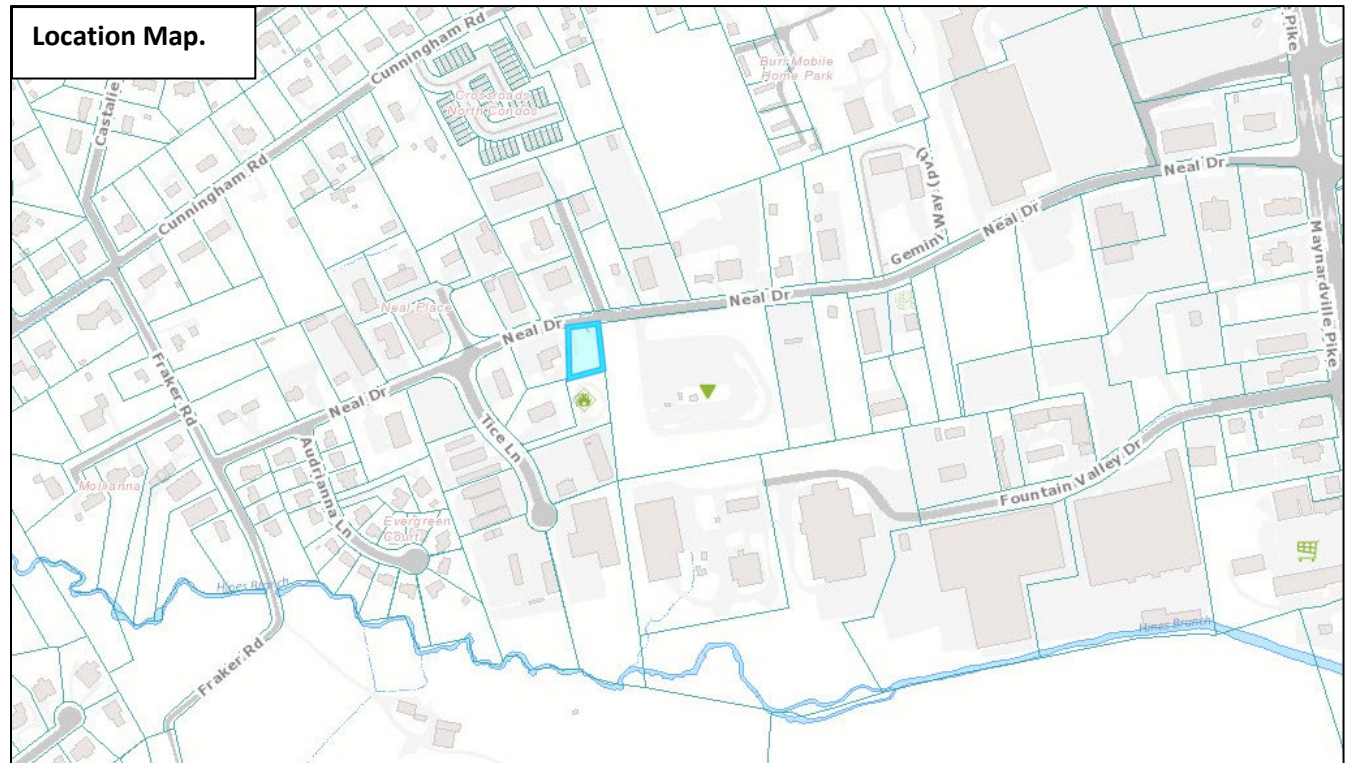
RIGHT

TERMS & CONDITIONS

Please call in to ensure you get the most accurate and up to date pricing. Our contact number is 866-888-2009 or at 336-673-3065. With the current increase in metal we encourage our customers to lock in their price via contract by paying their down payment. Ask your representative for more details.

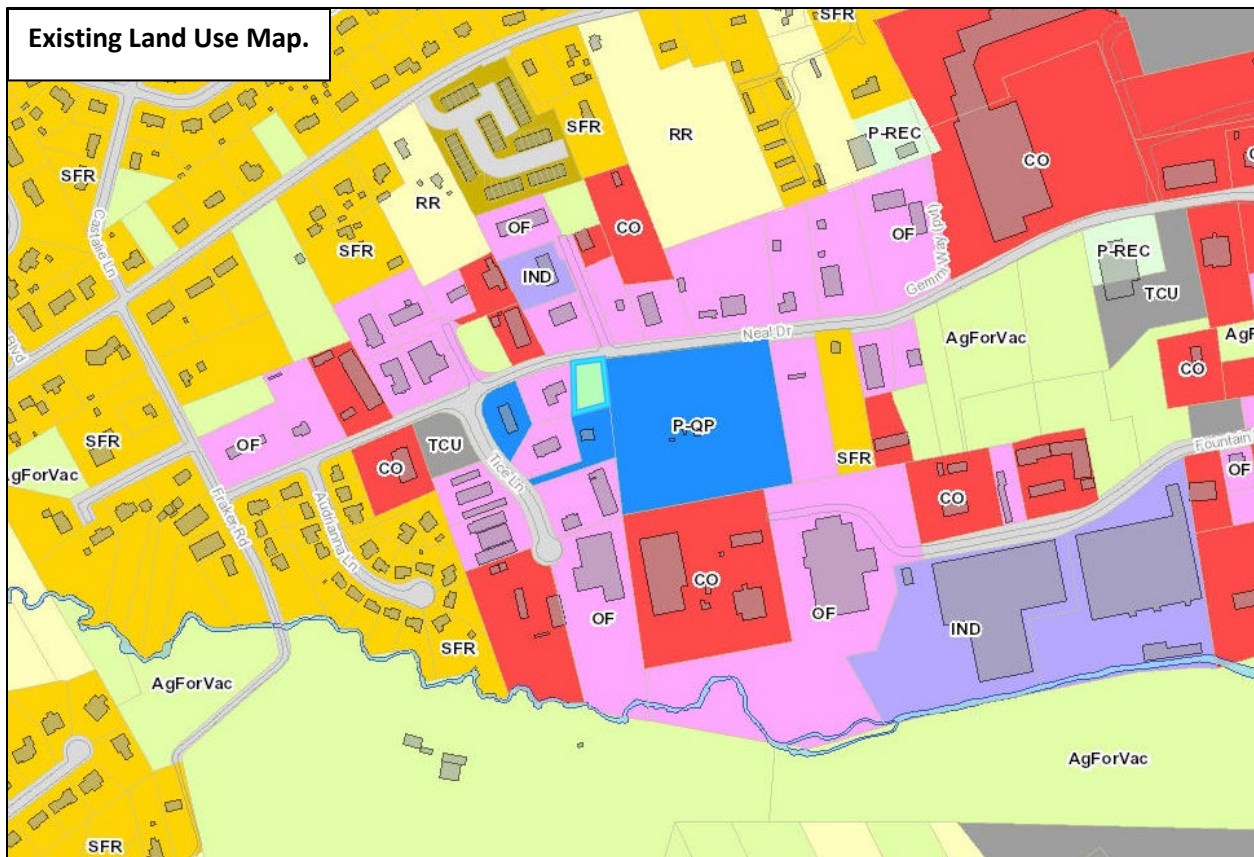
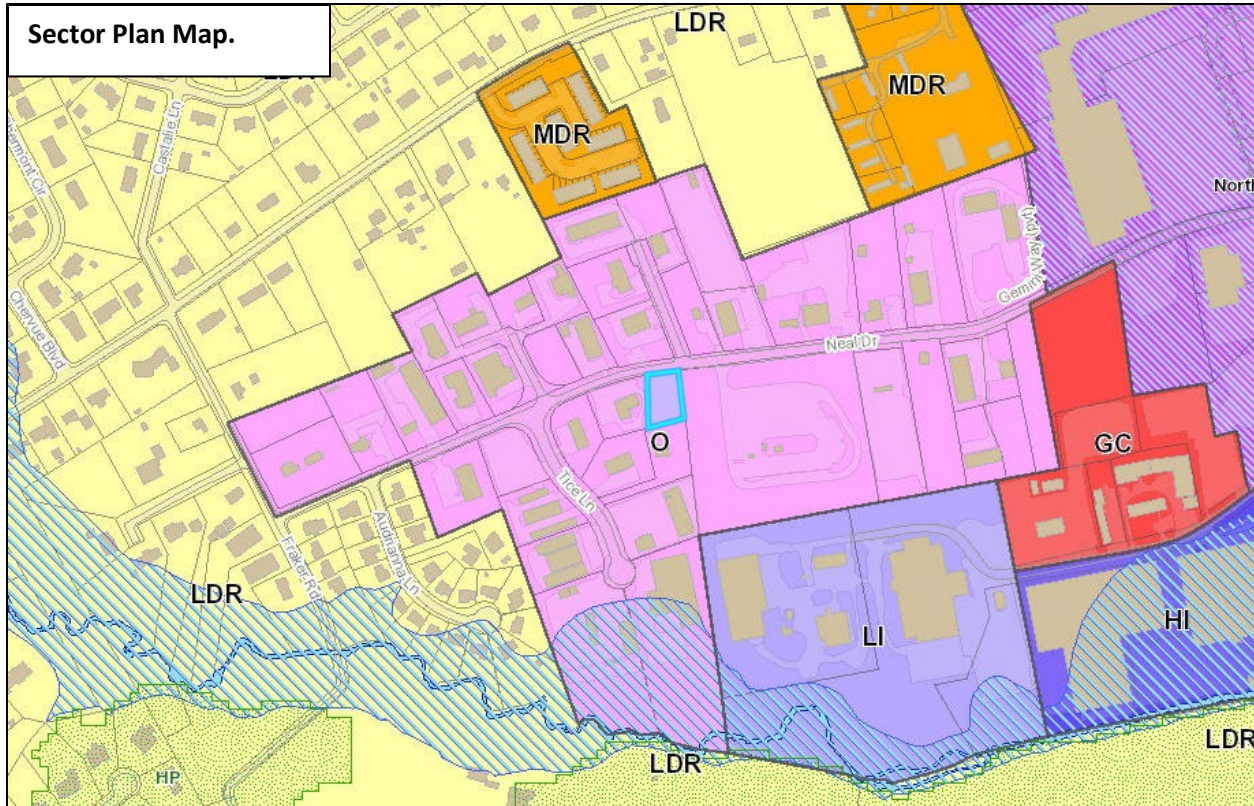
4-D-22-UR

EXHIBIT A. Contextual Images



4-D-22-UR

EXHIBIT A. Contextual Images







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

Rebecca McConkey

Owner

Applicant Name

Affiliation

02/25/2022

04/14/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

4-D-22-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Rebecca McConkey

Name

Company

7905 Whitcomb Road

Powell

TN

37849

Address

City

State

ZIP

8658044122

rmcconkey01@yahoo.com

Phone

Email

CURRENT PROPERTY INFO

same

same

same

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3604 Neal Drive

038NB00201

Property Address

Parcel ID

Hallsdale Powell

Hallsdale Powell

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Neal Dr, east of Tice Ln

.37 acres

General Location

Tract Size

☐ City ☒ County

7th

PC (Planned Commercial)

Vacant land

District

Zoning District

Existing Land Use

North County

O (Office)

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☒ Non-Residential

Home Occupation (specify) _____

Other (specify) School bus storage

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

Related Rezoning File Number

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

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

0401

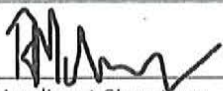
Fee 2

Fee 3

Total

\$1,500

MR

AUTHORIZATION
Applicant Signature

Rebecca McConkey

Please Print

02/21/2022

Date

8658044122

Phone Number

rmconkey01@yahoo.com

Email


Property Owner Signature

Rebecca McConkey

Please Print

02/21/2022

Date


mR 2/24/22
sum

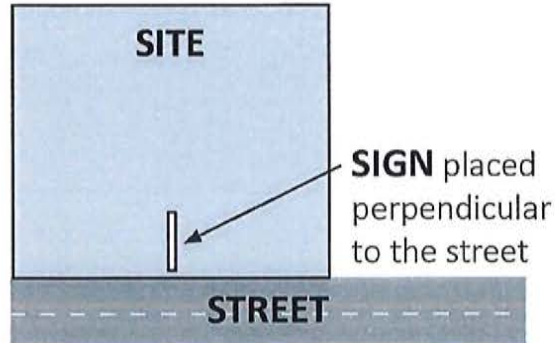


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

March 30, 2022 and April 15, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Rebecca McConkey

Date: 2/25/2022

File Number: 4-D-22-UR

☒ Sign posted by Staff

☐ Sign posted by Applicant