



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 2-E-22-RZ
2-A-22-SP

AGENDA ITEM #: 13
AGENDA DATE: 2/10/2022

▶ **APPLICANT:** DAN AMANNS, JR. / STORE SAFE STORAGE
OWNER(S): Jeanette Carpenter

TAX ID NUMBER: 68 088 [View map on KGIS](#)

JURISDICTION: Commission District 7

STREET ADDRESS: 325 Murray Dr.

▶ **LOCATION:** North side of Murray Dr., west of Primus Dr. and I-75

▶ **TRACT INFORMATION:** 1.67 acres.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Murray Drive, a minor collector, with a pavement width of 20-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / CA (General Business)

▶ **EXISTING LAND USE:** Single family residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, CA and GC are adjacent

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Rural residential, Commercial / LDR (Low Density Residential), GC (General Commercial) / A (Agricultural), CA (General Business)

ZONING South: Single family residential / LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

East: Single family residential, Commercial / LDR (Low Density Residential), GC (General Commercial) / A (Agricultural), CA (General Business)

West: Single family residential / LDR (Low Density Residential) / A (Agricultural)

NEIGHBORHOOD CONTEXT: The area is primarily a single family residential neighborhood adjacent to a

commercial zoned area along Interstate 75. Residential lots range from one-third of an acre to over an acre in size.

STAFF RECOMMENDATION:

- ▶ **Postpone for 30-days to March 10, 2022 Planning Commission meeting as requested by the applicant.**

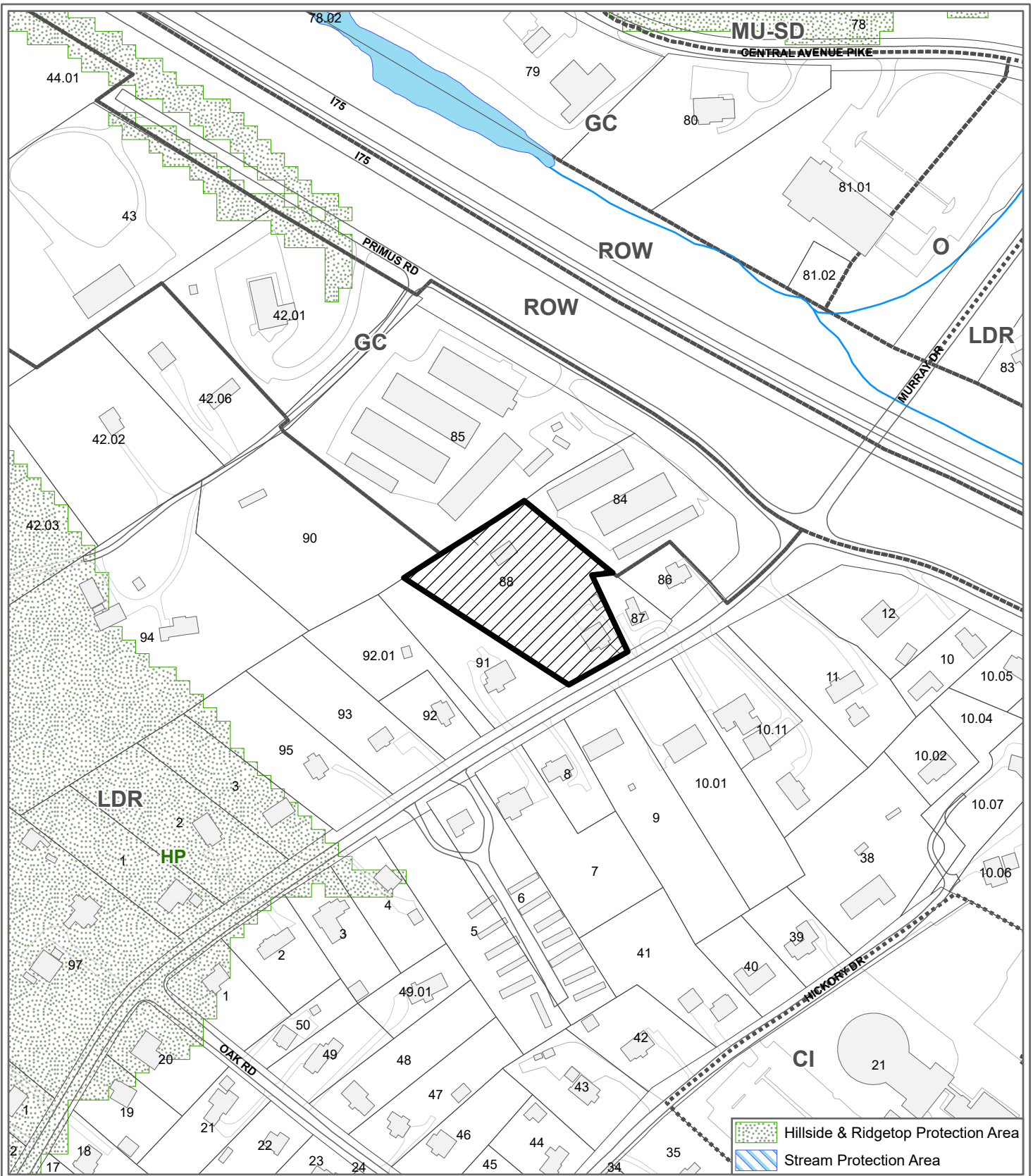
- ▶ **Postpone for 30-days to March 10, 2022 Planning Commission meeting as requested by the applicant.**

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/25/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**2-A-22-SP / 2-E-22-RZ
NORTHWEST CITY SECTOR PLAN AMENDMENT**

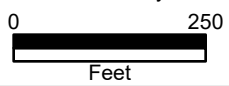


From: LDR (Low Density Residential)
To: GC (General Commercial)

Original Print Date: 1/10/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Amanns, Jr. / Store Safe Storage, Dan

Map No: 68
Jurisdiction: County





**2-E-22-RZ
REZONING**

From: A (Agricultural)
To: CA (General Business)



Petitioner: Amanns, Jr. / Store Safe Storage, Dan

Map No: 68
Jurisdiction: County





Request to Postpone • Table • Withdraw

Name of Applicant: Dan Amanns Jr - Store Safe Storage LLC/APD
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 2-E-22-RZ / 2-A-22-SP

Date Scheduled for Planning Review: Feb 10, 2022

Date Request Filed: 2/1/2022 Request Accepted by: Sherry Trickett

REQUEST

Postpone

Please postpone the above application(s) until:

March 10, 2022
DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Change original application from CA zoning to CA and RA zoning

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: Dan Amanns Jr

PLEASE PRINT

Name: Dan Amanns Jr

Address: 6165 Primus Rd

City: Knoxville State: TN Zip: 37912

Telephone: 865-388-7363

Fax: _____

E-mail: Dannyamanns@gnail.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.

Download and fill out this form at your convenience.
!) Sign the application digitally (or print, sign, and scan).

(2) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org



Development Request

Reset Form

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

- SUBDIVISION**
- Concept Plan
 - Final Plat

- ZONING**
- Plan Amendment
 - SP OYP
 - Rezoning

DAN AMANNS JR - STORE SAFE STORAGE **PURCHASER**
 Applicant Name Affiliation

12/28/21 **FEB. 10, 2021** File Number(s)
 Date Filed Meeting Date (if applicable)

2-E-22-RZ
2-A-22-SP

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

DAN AMANNS JR **STORE SAFE STORAGE - APD**
 Name Company

6165 PRIMUS RD. **KNOXVILLE TN** **37912**
 Address City State ZIP

865-388-736 **DANNY AMANNS @ GMAIL.COM**
 Phone Email

CURRENT PROPERTY INFO

JEANETTE CARPENTER **325 MURRAY DRIVE KNOXVILLE TN 37912**
 Property Owner Name (if different) Property Owner Address Property Owner Phone

325 MURRAY DRIVE **KNOXVILLE TN 37912** **MAP 608 PARCEL 88**
 Property Address Parcel ID

KUB **KUB** Septic (Y/N)
 Sewer Provider Water Provider

STAFF USE ONLY

North side of Murray Dr, west of Primus Dr and I-75 **1.67 ac**
 General Location Tract Size

City County **7th** **A** **Single family residential**
 District Zoning District Existing Land Use

Northwest City **LDR** **Urban Growth Boundary**
 Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____ Combine Parcels Divide Parcel Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

Related Rezoning File Number _____

ZONING REQUEST

Zoning Change CA Proposed Zoning _____

Plan Amendment Change GC Proposed Plan Designation(s) _____

Proposed Density (units/acre) None noted for this property

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number _____

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
0326	\$1,000.00	\$1,600.00
Fee 2		
0526	\$600.00	
Fee 3		

AUTHORIZATION

Dan Amanns Jr DAN AMANNS JR 12/28/21
Applicant Signature Please Print Date

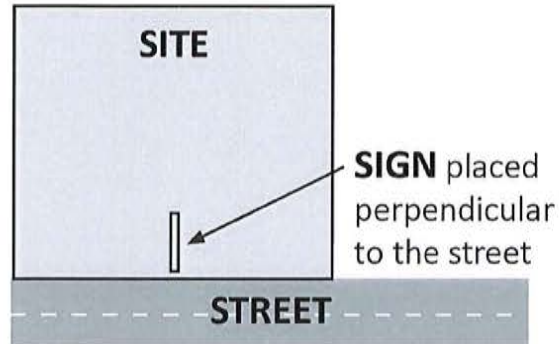
865-388-7363 DANNY AMANNS @ GMAIL.COM
Phone Number Email

See contract, attached

Accepted by: MMP

Property Owner Signature Please Print Date

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:

Jan 26, 2021 (applicant or staff to post sign) and Feb 11, 2021 (applicant to remove sign)

Applicant Name: Danny Amanns

Date: 12/28/21

File Number: 2-E-22-RZ / 2-A-22-SP

- Sign posted by Staff
 Sign posted by Applicant