



USE ON REVIEW REPORT

▶ **FILE #:** 6-F-22-UR

AGENDA ITEM #: 34

AGENDA DATE: 6/9/2022

▶ **APPLICANT:** LAZYDAYS RV
OWNER(S): Roger Sellers / Bash Group, LLC

TAX ID NUMBER: 73 03601 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7655 Lake Springs Rd.

▶ **LOCATION:** East terminus of Lake Springs Rd., east of Huckleberry Springs Rd.

▶ **APPX. SIZE OF TRACT:** 10.05 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lake Springs Rd., a local street with 21' of pavement width within the I-40 right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** RV Maintenance Facility

HISTORY OF ZONING: The property was rezoned to PC (Planned Commercial) by Knox County Commission on July 23, 2007 (6-F-07-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential -- A (Agricultural)

South: I-40 right-of-way -- ROW (Right-of-Way)

East: Single family residential -- A (Agricultural)

West: Single family residential, Lake Springs Rd -- A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in a low density residential area on the eastern side of the I-40/Strawberry Plains Pike interchange commercial node.

STAFF RECOMMENDATION:

▶ **Approve the development plan for an RV maintenance facility with approximately 38,000 sqft of floor area, subject to 6 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Installation of the proposed landscaping within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) All existing vegetation proposed to remain to meet the required landscape buffer must be protected with fencing throughout the grading and construction process. If the existing vegetation does not meet the intent of

the Type 'A' landscape buffer screen when construction is completed, additional landscaping must be installed, as necessary.

4) Providing a lighting plan during the permitting phase that complies with Article 4.10.10 (Outdoor lighting) of the Knox County Zoning Ordinance.

5) Obtaining all necessary approvals from the Tennessee Department of Transportation to grade within the I-40 right-of-way.

6) Meeting all applicable requirements of Knox County Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a use on review.

COMMENTS:

The applicant is proposing a 38,000 sqft maintenance facility for the Lazydays RV center that is located to the west of this site on Huckleberry Springs Rd. The maintenance facility will include office space, 24 service bays, and a wash bay. Access to the site is via Lake Springs Road. A turnaround at the end of Lake Springs Road is required to be installed as part of this proposal.

The property was rezoned to PC (Planned Commercial) in 2007 (6-F-07-RZ) with 2 conditions; 1) a minimum 20' wide Type 'A' landscape buffer screen along property lines adjacent to residential/agricultural zoning, with no buildings, fences, or parking/storage areas in this buffer, and 2) no access to the site shall be from Wooddale Woods Way. The proposed development plan meets these two zoning conditions.

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 East County Sector Plan recommends LDR (Low Density Residential), which may have been an oversight when the sector plan was updated in 2010. When the property was rezoned to PC (Planned Commercial) in 2007, the sector plan designation was amended to C (Commercial), which is similar to the current GC (General Commercial) land use classification. The sector plan amendment was conditioned to limit the permitted zone districts to only the PC zone.

B. The Knoxville-Knox County General Plan 2033 (General Plan), Development Policies 8.12—When commercial uses abut residential property, ordinance provisions or use-on-review conditions requiring fencing, landscaping screens, earth berms, height restrictions, and/or deeper than usual building setbacks can improve land use transitions.— The required landscape buffer screen meets the intent of this general plan recommendation.

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

A. The PC (Planned Commercial) 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. The PC zoning on the property has the following conditions; 1) a minimum 20' wide Type 'A' landscape buffer screen along property lines adjacent to residential/agricultural zoning, with no buildings, fences, or parking/storage areas in this buffer, and 2) no access to the site shall be from Wooddale Woods Way. The proposed development plan meets these two zoning conditions.—This proposal meets these two conditions.

C. This PC district is isolated from other commercial areas and located along I-40. It provides a buffer to the interstate by creating physical separation and landscape screening adjacent to the residential uses.

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. This site is isolated from other commercial development, so the size and location of the building are not consistent with the character of the surrounding residential uses.

B. The required landscape buffer screen provides a visual buffer and helps maintain compatibility with surrounding uses.

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

A. The required landscaping adjacent to the residential and agricultural zones will provide a buffer to the nearby

residences.

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

A. Access is provided via Lake Springs Road, which only has one other property that uses it for access.

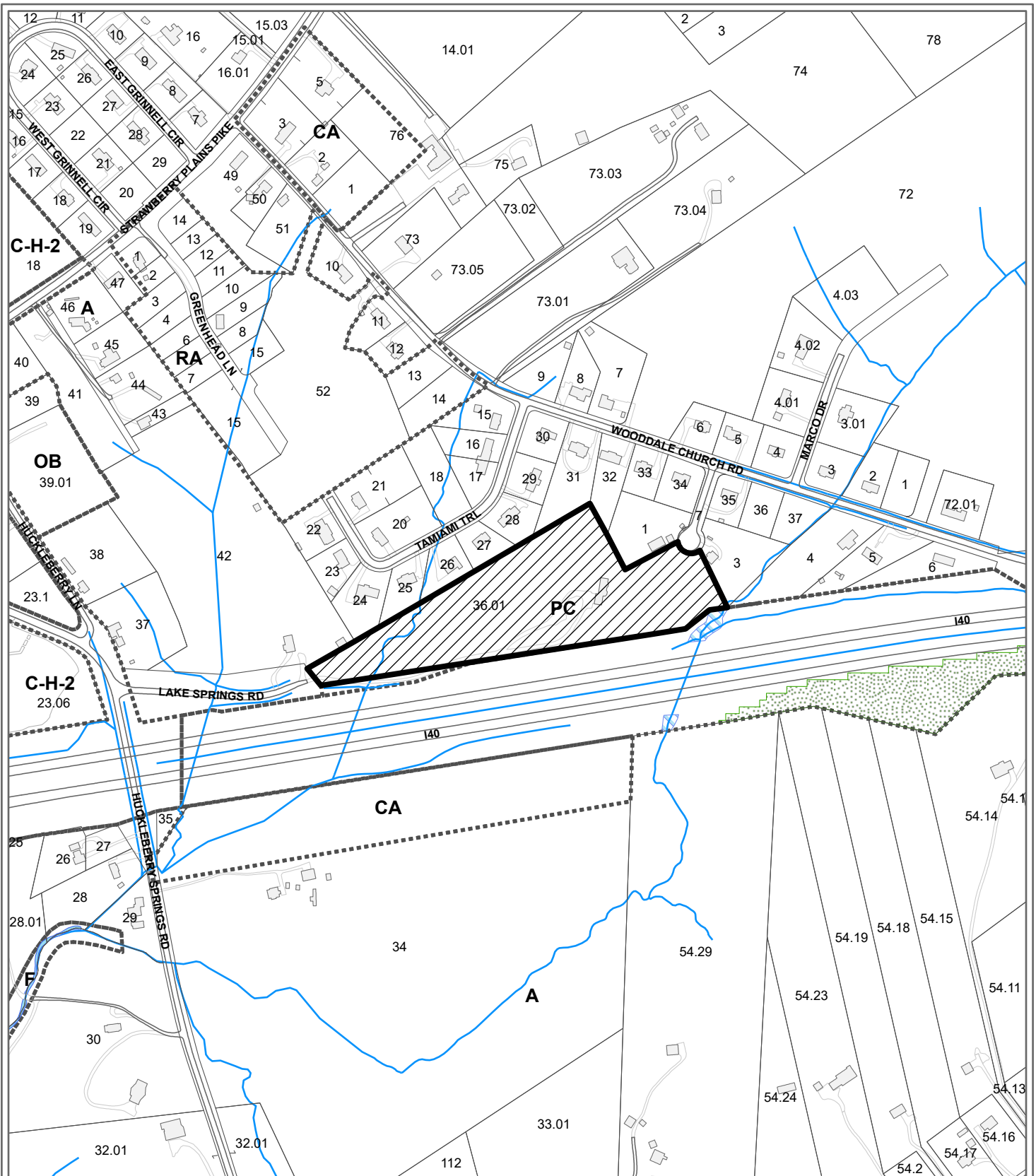
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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

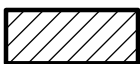
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**6-F-22-UR
USE ON REVIEW**

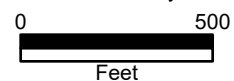


RV Maintenance Facility in PC (Planned Commercial)

Petitioner: Lazydays RV

Map No: 73

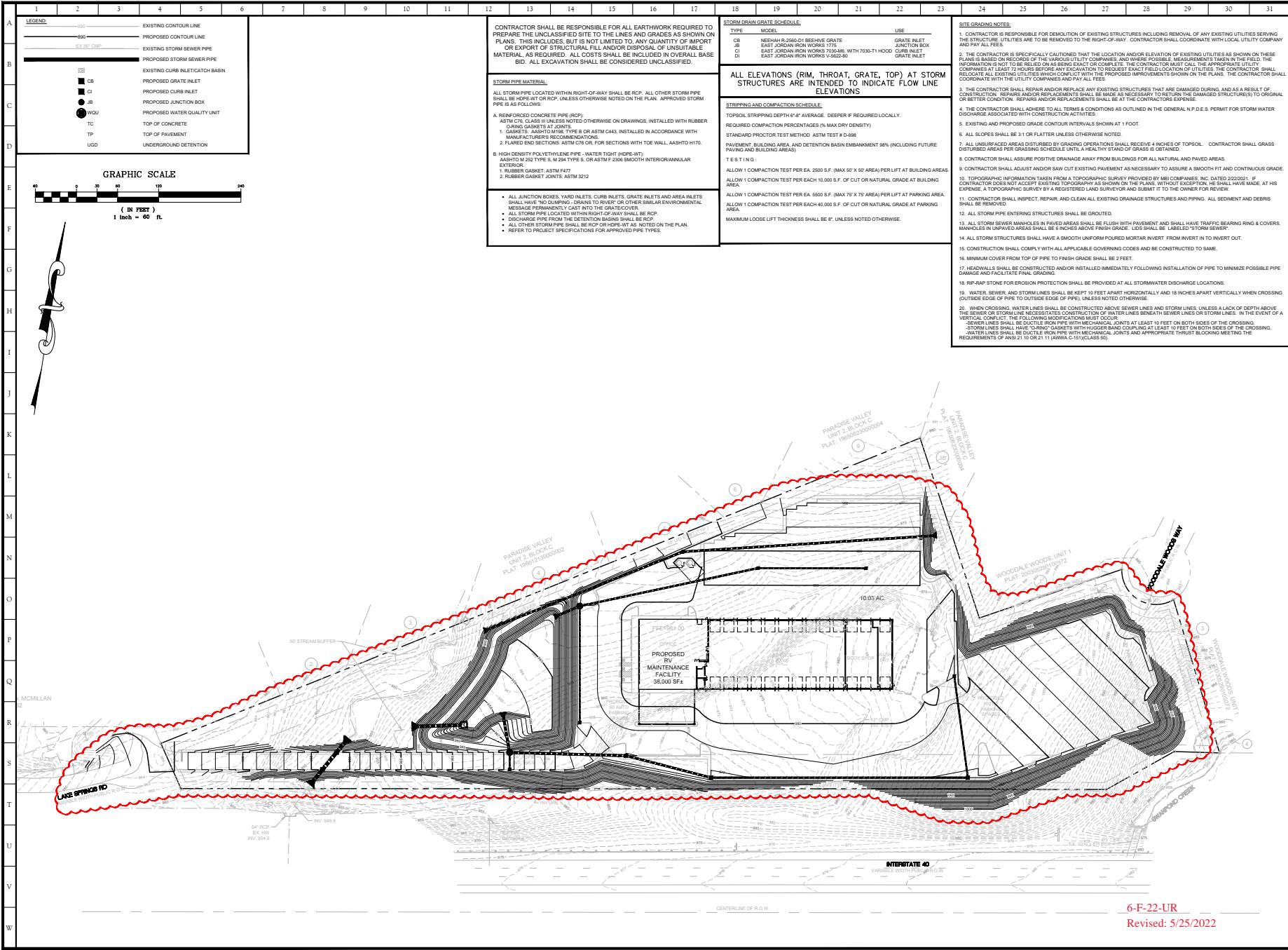
Jurisdiction: County



Original Print Date: 5/5/2022

Revised:

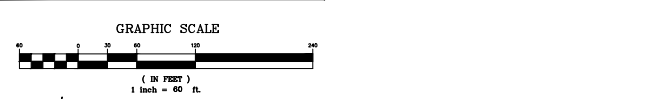
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



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LEGEND

---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE
---	EXISTING STORM SEWER PIPE
---	PROPOSED STORM SEWER PIPE
---	EXISTING CURB INLET/CATCH BASIN
---	PROPOSED CURB INLET
---	PROPOSED CURB INLET
---	PROPOSED JUNCTION BOX
---	PROPOSED WATER QUALITY UNIT
---	TOP OF CONCRETE
---	TOP OF PAVEMENT
---	UNDERGROUND DETENTION



CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EARTHWORK REQUIRED TO PREPARE THE UNCLASSIFIED SITE TO THE LINES AND GRADES AS SHOWN ON PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY QUANTITY OF IMPORT OR EXPORT OF STRUCTURAL FILL AND/OR DISPOSAL OF UNSUITABLE MATERIAL, AS REQUIRED. ALL COSTS SHALL BE INCLUDED IN OVERALL BASE BID. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED.

STORM PIPE MATERIAL

ALL STORM PIPE LOCATED WITHIN RIGHT-OF-WAY SHALL BE RCP. ALL OTHER STORM PIPE SHALL BE HDPE-WT OR RCP, UNLESS OTHERWISE NOTED ON THE PLAN. APPROVED STORM PIPE IS AS FOLLOWS:

A. REINFORCED CONCRETE PIPE (RCP)
ASTM C76, CLASS III UNLESS NOTED OTHERWISE ON DRAWINGS, INSTALLED WITH RUBBER GASKETS AT JOINTS.

1. GASKETS: AASHTO M258, TYPE B OR ASTM C443, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

2. FLARED END SECTIONS: ASTM C76 OR, FOR SECTIONS WITH TOE WALL, AASHTO H170.

B. HIGH DENSITY POLYETHYLENE PIPE - WATER TIGHT (HDPE-WT)
AASHTO M252 TYPE B, M OR TYPE B, OR ASTM F 2008 SMOOTH INTERIOR/ANNULAR EXTERIOR.

1. RUBBER GASKET: ASTM F477
2. RUBBER GASKET JOINTS: ASTM 3212

- ALL JUNCTION BOXES, YARD INLETS, CURB INLETS, GRATE INLETS AND AREA INLETS SHALL HAVE "NO DRAINING" DRAINS TO INVERT OR OTHER SHALLOW ENVIRONMENTAL MESSAGE PERMANENTLY CAST INTO THE GRATECOVER.
- ALL STORM PIPE LOCATED WITHIN RIGHT-OF-WAY SHALL BE RCP.
- DISCHARGE PIPE FROM THE DETENTION BASINS SHALL BE RCP.
- ALL OTHER STORM PIPE SHALL BE RCP OR HDPE-WT AS NOTED ON THE PLAN.
- REFER TO PROJECT SPECIFICATIONS FOR APPROVED PIPE TYPES.

STORM DRAIN GRATE SCHEDULE

TYPE	MODEL	USE
CB	NEEHAH R-2500-D1 BEEHIVE GRATE	GRATE INLET
JB	EAST JORDAN IRON WORKS 1775	JUNCTION BOX
CI	EAST JORDAN IRON WORKS 7034M, WITH 7034-T1 HOOD	CURB INLET
DI	EAST JORDAN IRON WORKS 7562-80	GRATE INLET

ALL ELEVATIONS (RIM, THROAT, GRATE, TOP) AT STORM STRUCTURES ARE INTENDED TO INDICATE FLOW LINE ELEVATIONS.

STRIPPING AND COMPACTION SCHEDULE

TOPSOIL STRIPPING DEPTH 4" ± AVERAGE, DEEPER IF REQUIRED, LOCALY.

REQUIRED COMPACTION PERCENTAGES (% MAX DRY DENSITY)

STANDARD PROCTOR TEST METHOD ASTM TEST # D-696

PAVEMENT, BUILDING AREA, AND DETENTION BASIN EMBANKMENT 98% INCLUDING FUTURE PAVING AND BUILDING AREAS)

T E E T I N G:

ALLOW 1 COMPACTION TEST PER EA. 2500 S.F. (MAX 50' X 50' AREA) PER LIFT AT BUILDING AREAS.

ALLOW 1 COMPACTION TEST PER EA. 10,000 S.F. OF CUT OR NATURAL GRADE AT BUILDING AREA.

ALLOW 1 COMPACTION TEST PER EA. 5500 S.F. MAX TO X 75' AREA) PER LIFT AT PARKING AREA.

ALLOW 1 COMPACTION TEST PER EACH 40,000 S.F. OF CUT OR NATURAL GRADE AT PARKING AREA.

MAXIMUM LOOSE LIFT THICKNESS SHALL BE 6", UNLESS NOTED OTHERWISE.

- SITE GRADING NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY AND PAY ALL FEES.
 2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES AND PAY ALL FEES.
 3. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY EXISTING STRUCTURES THAT ARE DAMAGED DURING AND AS A RESULT OF CONSTRUCTION. REPAIRS AND/OR REPLACEMENTS SHALL BE MADE AS NECESSARY TO RETURN THE DAMAGED STRUCTURE(S) TO ORIGINAL OR BETTER CONDITION. REPAIRS AND/OR REPLACEMENTS SHALL BE AT THE CONTRACTORS EXPENSE.
 4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
 6. ALL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
 7. ALL UNGRADED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL GRASS DISTURBED AREAS PER GRASSING SCHEDULE UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
 8. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 9. CONTRACTOR SHALL ADJUST AND/OR SAW CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH-FIT AND CONTINUOUS GRADE.
 10. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY MBI COMPANY, INC. DATED 2/22/2021. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL MAKE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
 11. CONTRACTOR SHALL INSPECT, REPAIR, AND CLEAN ALL EXISTING DRAINAGE STRUCTURES AND PIPING. ALL SEDIMENT AND DEBRIS SHALL BE REMOVED.
 12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED.
 13. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RIG AND COVERS MANHOLES IN UNPAVED AREAS SHALL BE 4 INCHES ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
 14. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
 15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 16. MINIMUM COVER FROM TOP OF PIPE TO FINISH GRADE SHALL BE 2 FEET.
 17. HEADWALLS SHALL BE CONSTRUCTED AND/OR INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF PIPE TO MINIMIZE POSSIBLE PIPE DAMAGE AND FACILITATE FINAL GRADING.
 18. RIP-RAP STONE FOR EROSION PROTECTION SHALL BE PROVIDED AT ALL STORMWATER DISCHARGE LOCATIONS.
 19. WATER, SEWER AND STORM LINES SHALL BE KEPT 10 FEET APART HORIZONTALLY AND 18 INCHES APART VERTICALLY WHEN CROSSING (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE), UNLESS NOTED OTHERWISE.
 20. WHEN CROSSING, WATER LINES SHALL BE CONSTRUCTED ABOVE SEWER LINES AND STORM LINES UNLESS A LACK OF DEPTH ABOVE THE SEWER OR STORM LINE NECESSITATES CONSTRUCTION OF WATER LINES BENEATH SEWER LINES OR STORM LINES. IN THE EVENT OF A VERTICAL CONTACT THE FOLLOWING MINIMUMS SHALL OCCUR:
-SEWER LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
-STORM LINES SHALL HAVE "NO-BOND" GASKETS WITH HUGGER BAND COUPLING AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
-WATER LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND APPROPRIATE THRUST BLOCKING MEETING THE REQUIREMENTS OF AASHTO M 115 OR M 111 (MPPA C-15) (CLASS B).

SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS

10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 277-4160
www.site-incorporated.com



Use on Review (6-F-22-UR) - Site Grading Plan

RV Maintenance Facility
7655 Lake Springs Road
Knoxville, Tennessee 37924
CLT Map '73, District S8, Parcel 36.01

REVISIONS

NO.	DATE	COMMENTS
1	05/25/22	IFC Comments

ORIGINAL ISSUE: 04/25/2022
SITE PROJECT #: 2060
FILE: 2060 Grading

C3.0

6-F-22-UR
Revised: 5/25/2022



- LEGEND:**
- (A) LANDSCAPE AREA/ISLAND
 - (B) CONCRETE SIDEWALK W/ INTEGRAL CURB (SEE DETAIL SHEET)
 - (C) CONCRETE WHEEL STOP (TYP) (SEE DETAIL SHEET)
 - (D) HANDICAP SPACE WITH PAINTED ACCESSIBLE SYMBOL (TYP)
 - (E) 4" WIDE YELLOW DIAGONAL PAINT STRIPES AT 2'-0" O.C.
 - (F) 4" WIDE PAINTED WHITE PARKING STRIPES (TYP)
 - (G) 4" WIDE PAINTED YELLOW PARKING STRIPES @ ADA SPACES (TYP)
 - (H) PAINTED STOP BAR (SEE DETAIL SHEET)
 - (I) R-1 "STOP" SIGN (SEE DETAIL SHEET)
 - (J) ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET)
 - (K) ACCESSIBLE PARKING SIGN W/ "VAN ACCESSIBLE" PLAQUE (SEE DETAIL SHEET)
 - (L) DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
 - (M) 6" EXTRUDED CONCRETE CURB (SEE DETAIL SHEET)
 - (N) PIPE BOLLARD (TYP) (SEE DETAIL SHEET)
 - (O) 2" WIDE STORMWATER FLUME
 - (P) PERIMETER SECURITY FENCE

PROPERTY DATA:

LOT AREA: 10.03 AC
 ZONING: PC

BUILDING SETBACKS:
 FRONT: 50'
 SIDE: 25'

PARKING DATA:

AUTOMOBILE REPAIR SHOP:	24 SERVICE BAYS 30 EMPLOYEES
MINIMUM REQUIRED PER LOCAL CODE	48'
2 SPACES PER SERVICE BAY	
PARKING PROVIDED:	100*
RV PARKING SPACES	
MINIMUM REQUIRED PER LOCAL CODE	20
2 SPACES PER 3 EMPLOYEES	
PARKING PROVIDED:	57
STANDARD SPACES	
ACCESSIBLE SPACES	3
TOTAL SPACES PROVIDED	60

*PER DISCUSSION WITH KNOX COUNTY ENGINEERING & PUBLIC WORKS, PARKING SPACES MARKED ON PLANS AS "RV PARKING" WILL BE USED TO SATISFY THE 48 PARKING SPACES REQUIRED PER 24 PROPOSED SERVICE BAYS. PARKING STREETS WILL BE PROVIDED FOR JUSTIFICATION OF SPACE COUNTS DURING PERMITTING.

LIGHT DUTY ASPHALT PAVING	
HEAVY DUTY ASPHALT PAVING	
HEAVY DUTY CONCRETE PAVING	
KNOX COUNTY STREET PAVING	

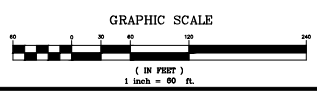
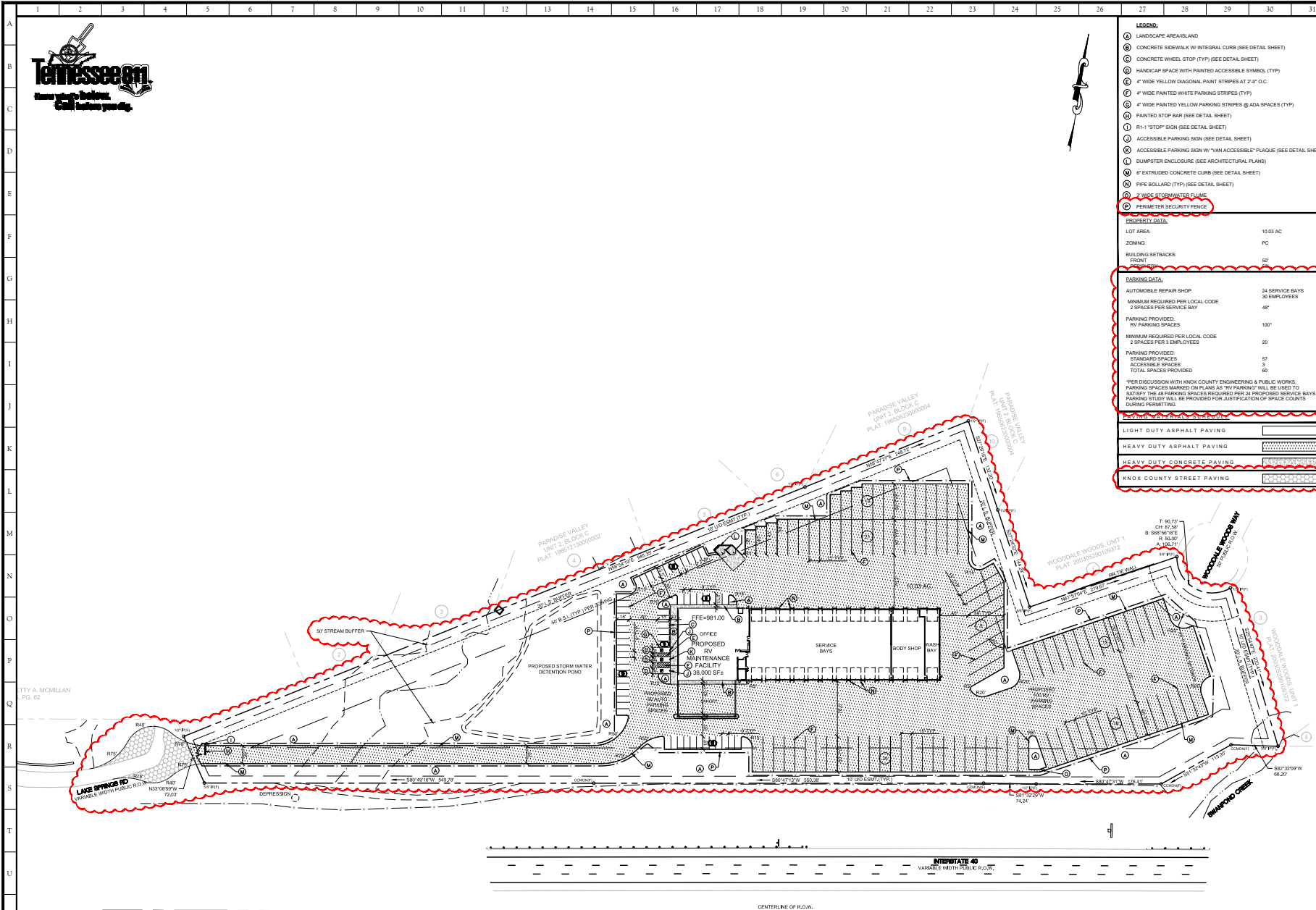


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Use on Review (6-F-22-UR) - Site Layout Plan

RV Maintenance Facility

7655 Lake Springs Road
 Knoxville, Tennessee 37924
 CLT Map 73, District S8, Parcel 36.01



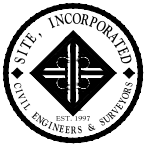
REVISIONS

NO.	DATE	COMMENTS

ORIGINAL ISSUE: 04/25/2022
 SITE PROJECT #: 2060
 FILE: Layout

C4.0

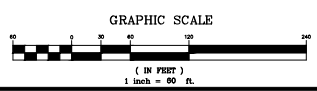
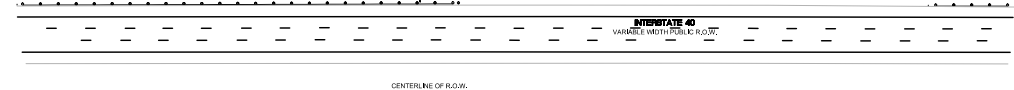
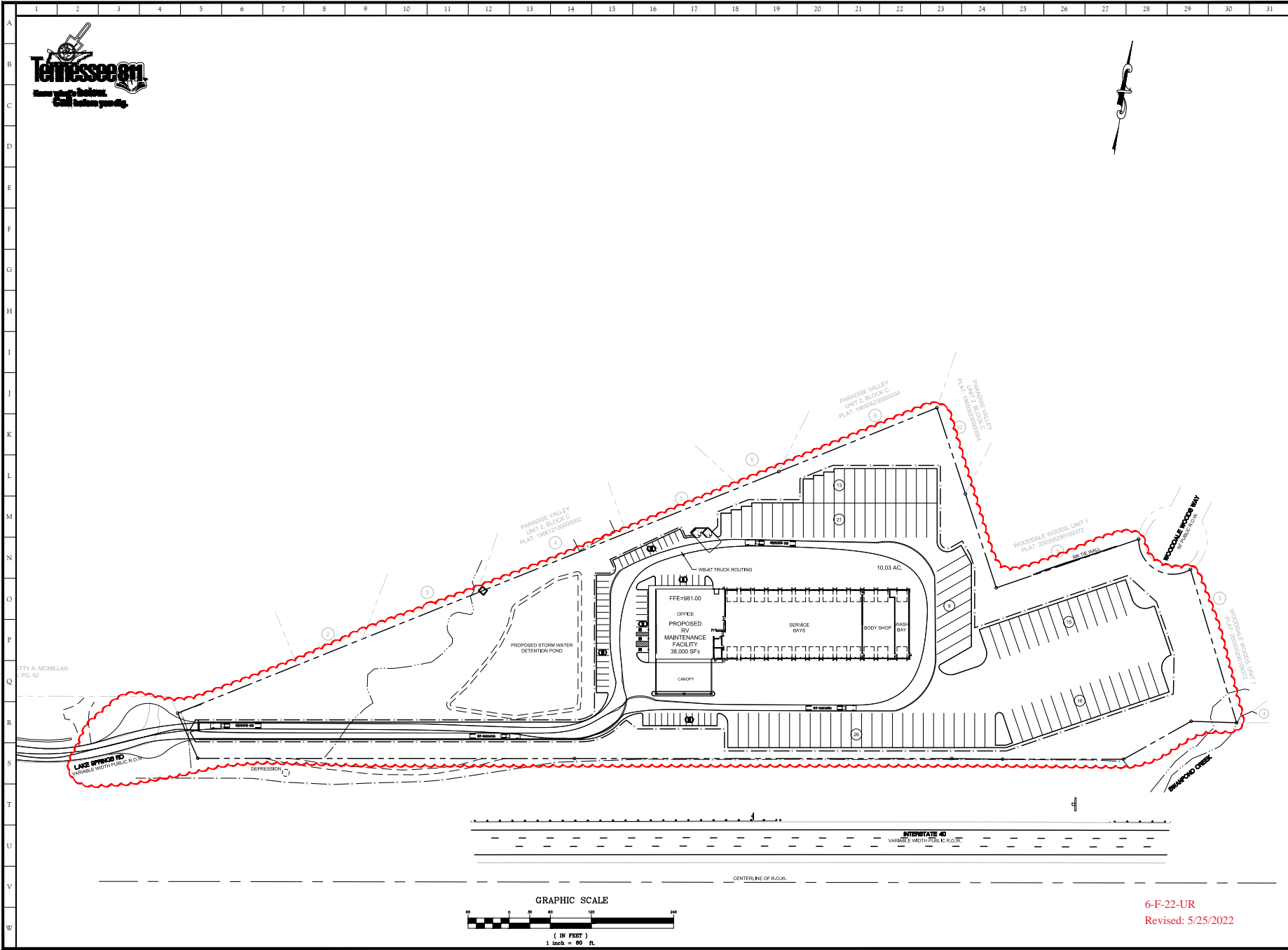
6-F-22-UR
 Revised: 5/25/2022



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Use on Review (6-F-22-UR) - Truck Turn Plan
RV Maintenance Facility
7655 Lake Springs Road
Knoxville, Tennessee 37924
CLT Map 73, District S8, Parcel 36.01



6-F-22-UR
Revised: 5/25/2022

NO.	DATE	COMMENTS
1	05/25/22	RFC Comments

ORIGINAL ISSUE: 04/25/2022
SITE PROJECT #: 2060
FILE: _____ Layer

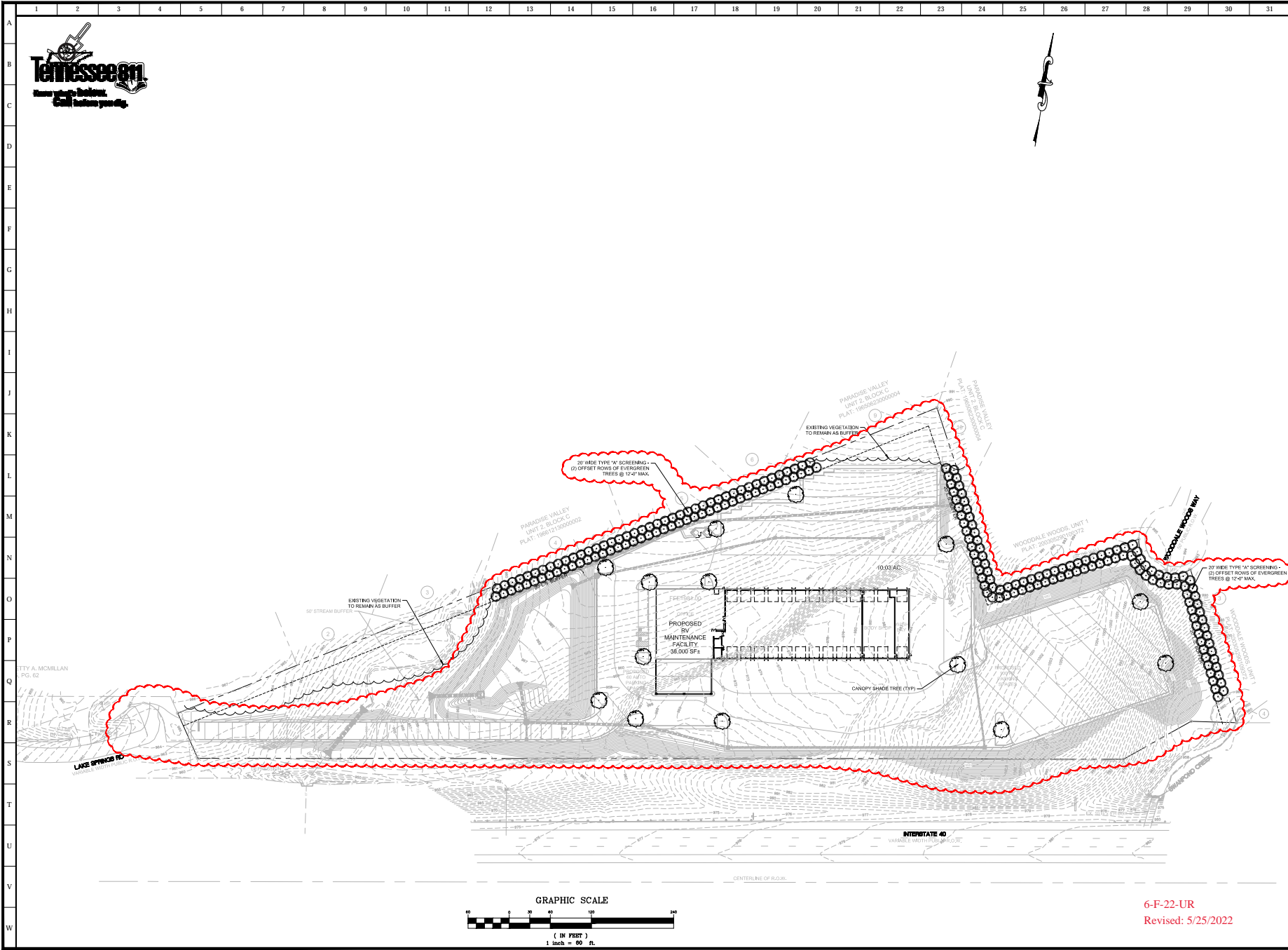
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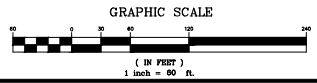
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Use on Review (6-F-22-UR) - Landscape Plan
RV Maintenance Facility
7655 Lake Springs Road
Knoxville, Tennessee 37924
CLT Map 73, District S8, Parcel 36.01



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6-F-22-UR
Revised: 5/25/2022

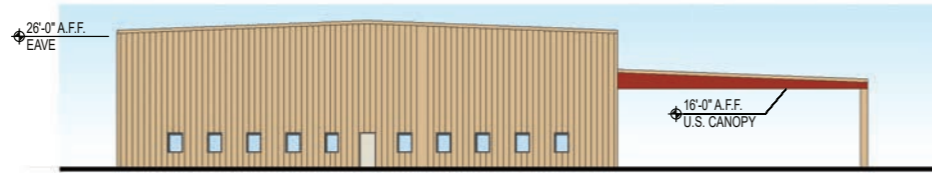
REVISIONS	
NO.	DATE / COMMENTS

ORIGINAL ISSUE: 04/25/2022
SITE PROJECT #: 2000
FILE: Landscape

L1.0

EXTERIOR MATERIAL LEGEND

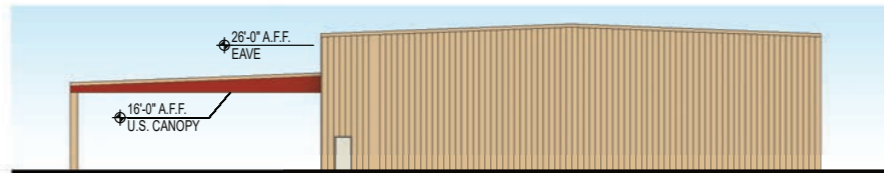
METAL WALL PANELS TO MATCH SW 6128 "BLOND"
SERVICE DOORS: PAINT TO MATCH SW 7011 "NATURAL CHOICE"
GUTTERS AND DOWNSPOUTS: PAINT TO MATCH SW 6128 "BLOND"
ALLUMINUM FRAMES DOORS AND WINDOWS: CLEAR ANNOXIDIZED



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

#215936
04-25-22



LAZYDAYS SERVICE CENTER ANNEX KNOXVILLE, TN





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

Lazydays RV

Owner

Applicant Name

Affiliation

04/25/2022

06/09/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

6-F-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

John R. Anderson

SITE, Inc.

Name

Company

10215 Technology Drive, Suite 304

Knoxville

TN

37932

Address

City

State

ZIP

(865) 777-4165

janderson@site-incorporated.com

Phone

Email

CURRENT PROPERTY INFO

Bash Group LLC

835 Huckleberry Springs Rd, 37924

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7655 Lake Springs Road

073 03601

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East terminus of Lake Springs Road, east of Huckleberry Springs Road

10.05 acres

General Location

Tract Size

City County

8th
District

PC
Zoning District

Vacant land
Existing Land Use

East County

LDR

Urban Growth

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) _____

Related City Permit Number(s)

Other (specify) RV maintenance facility

SUBDIVISION REQUEST

~~Mockingbird Meadows~~

Related Rezoning File Number

Proposed Subdivision Name

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	UOR - nonresidential	Total
401		\$1,500
Fee 2		
Fee 3		
		MR

AUTHORIZATION

Dr. K. K.

Lazydays RV

4-21-22

Applicant Signature

Please Print

Date

480-285-9382

skuchipudi@lazydays.com

Phone Number

Email

Roger Sellers

ROGER SELLERS

4/21/22

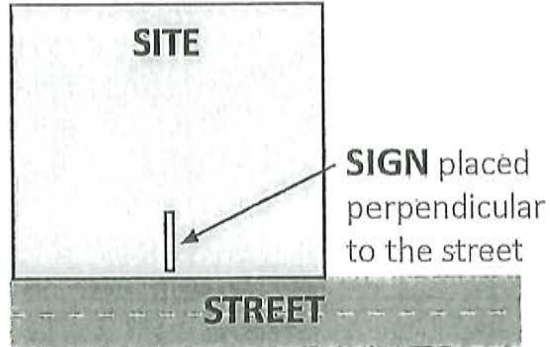
Property Owner Signature

Please Print

Date

[Signature] 4/26/2022

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:

May 25th (applicant or staff to post sign) and June 10th (applicant to remove sign)

Applicant Name: Lazydays RV
 Date: 4/26/2022
 File Number: 6-F-22-UR

Sign posted by Staff
 Sign posted by Applicant