



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 2-E-22-RZ

AGENDA ITEM #: 11

2-A-22-SP

AGENDA DATE: 3/10/2022

POSTPONEMENT(S): 2/10/2022

► **APPLICANT:** DAN AMANNS, JR. / STORE SAFE STORAGE (REVISED)

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) and RA (Low Density Residential)

► **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 1/3 of an acre to over an acre in size.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to GC (General Commercial) for the portion of property as proposed in Exhibit A because it is a minor extension of the land use classification.**

- ▶ **Approve CA (General Business) zoning for a portion of property as proposed in Exhibit A because it is a minor extension of the zone district, also approve RA (Low Density Residential) zoning for a portion of the property as proposed in Exhibit A because it is consistent with the sector plan.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The subject property is adjacent to an existing commercial area, adjacent to the frontage road, Primus Road, along the I-75 corridor.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or utilities are anticipated to make the development more feasible, however, this area is a small extension of an existing GC land use classification, approximately 3/4 of an acre.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the plan, although the original GC area could have been squared up to anticipate expansion of the commercial area between Primus Road and Murray Drive, as it was expanded to include the areas not commercially zoned adjacent to the north.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The area along Primus Road has experienced growth in commercial uses since the last sector plan update.
2. This site is located within the Urban Growth Area for the City of Knoxville.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This commercial area has been expanding since 2014 and the expansion of the existing use of self-storage facilities follows a trend in development that has been occurring nationwide for the last 10-20 years.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to CA zoning is intended for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.
2. The proposed amendment to RA zoning is intended for residential areas with low population densities. These

areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

3. The proposed amendment to RA zoning as recommended in Exhibit A is consistent with the dimensional requirements of the zone district. The area as proposed by applicant demonstrates an area approximately of 15,000 square feet and bisects an existing accessory structure for the residential use on the property. If sewer isn't provided on this property for the residential home, then this area proposed for RA zoning by the applicant is sub-standard for the intensity of use requirements in the zone district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Staff is proposing to limit the expansion of the existing CA zoning to the area defined in Exhibit A to reduce the potential for impacts to the neighboring low density residential uses.
2. Several existing residential lot sizes in this area are already sub-standard for the existing A (Agricultural) zone district which requires 1 acre per dwelling unit. The smaller residential parcels are more in line with the dimensional standards of the RA (Low Density Residential) zone district which allows minimum lot sizes down to 10,000 square feet, if sewer, or 20,000 square feet if not sewer.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

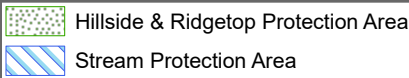
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

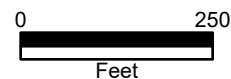
If approved, this item will be forwarded to Knox County Commission for action on 4/25/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application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



To: GC (General Commercial)

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

Map No: 68
Jurisdiction: County





2-E-22-RZ REZONING



From AG (Agricultural) to RA (General Residential)



From AG (Agricultural) to CA (General Commercial)

Original Print Date: 2/16/2022

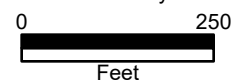
Revised:

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

Petitioner: Store Safe Storage

Map No: 68

Jurisdiction: County



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST CITY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Dan Amanns, Jr., Store Safe Storage, has submitted an application for an amendment to the Northwest City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Low Density Residential to General Commercial consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on March 10, 2022, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest City Sector Plan, with its accompanying staff report and map, file #2-A-22-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

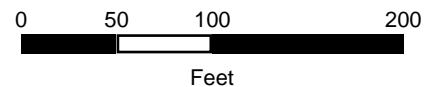
Chairman

Secretary

Exhibit A. Area for sector plan amendment for case 2-E-22-RZ / 2-A-22-SP



Staff Recommendation
Extension of GC land use classification & CA zone district

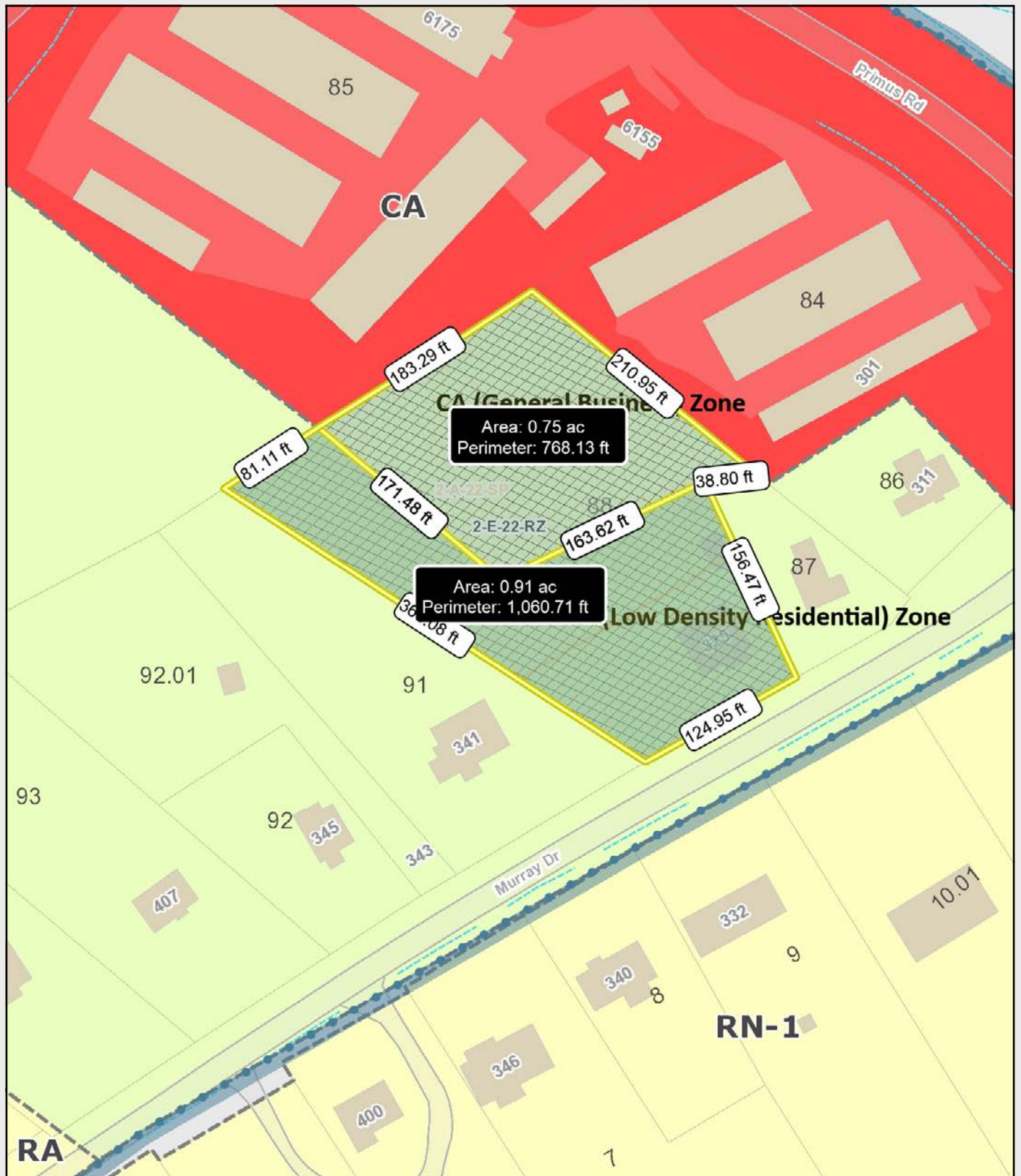


KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from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

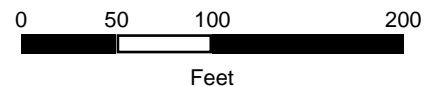
© KGIS 2022

Printed: 2/23/2022 7:23:26 PM

Exhibit A. Area for rezonings for case 2-E-22-RZ / 2-A-22-SP



Staff Recommendation
Rezoning to CA (General Business) and RA (Low Density Residential)



KGIS makes no representation or warranty as to the accuracy of this 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.

© KGIS 2022

Printed: 2/23/2022 7:42:13 PM



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

DAN AMANNS JR - STORE SAFE STORAGE REVISED

Applicant Name

12/28/21

Date Filed

FEB. MARCH DA 2/1/22
Meeting Date (if applicable)

PURCHASER

Affiliation

2-E-22-RZ

2-A-22-SP

REVISED
File Number(s)

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

Name

STORE SAFE STORAGE - APD

Company

6165 PRIMUS RD

Address

KNOXVILLE TN 37912

City

State

ZIP

865-388-736

Phone

DANNY AMANNS @ GMAIL.COM

Email

CURRENT PROPERTY INFO

JEANETTE CARPENTER

Property Owner Name (if different)

325 MURRAY DRIVE KNOXVILLE TN 37912

Property Owner Address

Property Owner Phone

865-306-8842

325 MURRAY DRIVE

Property Address

KNOXVILLE TN 37912

Parcel ID

MAP 608 PARCEL 88

KUB

Sewer Provider

KUB

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Murray Dr., west of Primus Dr & I-75

General Location

1.67 acres

Tract Size

☐ City ☒ County

7th
District

A
Zoning District

Single family residential
Existing Land Use

Northwest City

Planning Sector

LDR
Sector Plan Land Use Classification

Urban Growth Boundary
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

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify)☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change
CA AND RA ^{DAS} 2/1/22 (SEE ATTACHED MAP)
 Proposed Zoning
☒ Plan Amendment Change
GC for a portion of the parcel
 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

0326

\$1,000.00

Total

\$1,600.00

Fee 2

0524

\$400.00

Fee 3

PAID
12/28/21
APPLICANT SIGNATURE

Applicant Signature

DAN AMANNUS JR
 Please Print

12/28/21
 Date

AMENDED
2/1/22
DAS
865-388-7363
 Phone Number

DANNY AMANNUS @ GMAIL.COM
 Email

see contract attached.
 Property Owner Signature

Please Print

Revision
Accepted by: ghm Alvarado
2/14/2022.



KGIS Maps
a Kgis website



Launch

Search By: Address Parcel Owner Place Other
Enter Address:

LDR

 ± 264

± 1.32 AC
CA ZONING

 ± 210

84

301

Primus Rd

Dan Amann Jr
2/1/22

 ± 39 ± 15

86

311

88

87

318

 ± 178 ± 100 ± 280

91

341

 ± 100 ± 125

$\pm .35$ AC
RA ZONING

Murray Dr

310