

USE ON REVIEW REPORT

► **FILE #:** 3-G-22-UR

AGENDA ITEM #: 23

AGENDA DATE: 3/10/2022

► **APPLICANT:** AMY SHERRILL, BENEFIELD RICHTERS CO.

OWNER(S): CRTT, LLC

TAX ID NUMBER: 78 15801

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7350 Oak Ridge Hwy.

► **LOCATION:** North side of Oak Ridge Highway, east of Karns Crossing Lane

► **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Highway, a major arterial road with a 35-ft pavement width and a right turn lane inside a 100-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **ZONING:** CA (General Business)

► **EXISTING LAND USE:** OF (Office)

► **PROPOSED USE:** Landscape Supply

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Office - CA (General Business)

South: Rural Residential - A (Agriculture)

East: Agriculture/forestry/vacant - CA (General Business)

West: Agriculture/forestry/vacant - CA (General Business)

NEIGHBORHOOD CONTEXT: This area along Oak Ridge Highway consists of a mix of office, commercial and single family residential uses.

STAFF RECOMMENDATION:

► **Approve the request to for a landscape supply facility in the CA (General Business) zone, subject to the following conditions.**

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to section 4.102. Standards for the use-on-review approval of contractor's storage yards and the attached Plan of Operations memo.
3. Revise driveway per the requirements of Knox County Engineering and Public Works and TDOT during the permitting phase.

With the conditions noted, this plan meets the requirements for approval in the CA (General Business) zone and the other general criteria for approval of a Use on Review.

COMMENTS:

This proposal is for a landscape supply storage facility which meets the Knox County definition for a contractor's storage yard. Per section 5.31.03 of the Knox County Zoning Ordinance, contractor's storage yards require approval through the use on review process.

This proposal consists of one parcel approximately 1 acre in size with an existing single-story building located near the front of the property along Oak Ridge Hwy. There is a total of 17 existing parking spaces.

The applicant is proposing a 4,800-sqft landscape supply area that will be enclosed by a 6-ft chain-link fence with opaque screening. This will be built and located at the rear of the property and will meet the required 25-ft setback.

It is proposed that vehicles will access the landscape storage area via Karns Crossing Lane, and exit using the subject property's access to Oak Ridge Highway. This will require a joint access agreement with the adjacent property to the west, parcel ID 078OC001.

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 proposed use conforms with the Northwest County Sector Plan land use classification of BP-1 (Business Park).

B. The property meets the criteria for BP-1 which includes flat topography, and being distant from low and medium density residential developments. BP-1 allows for light manufacturing and distribution centers with tractor-trailer transportation, the proposed use is less intense than what is described in this land use classification. The proposal meets all minimum development requirements including being located along an arterial road, having a minimum lot size of 1 acre, minimum required 25-ft setback for all storage areas, and appropriate screening and fencing.

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

A. The CA (General Business) zone, is intended for general retail business and services, but not for manufacturing or for processing materials. CA zoning permits a wide range of commercial uses. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services, retail, and vehicle repair/services.

C. The proposed landscape supply area is primarily for storage of landscape materials within a fenced area with opaque screening. This proposal is not intended for the manufacturing of products.

D. With the stated conditions, the proposed landscape supply facility 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. There will be no modifications to the exterior of the building.

B. Existing development in the area includes a parking lot, office building, and some undeveloped properties to the east and west. The proposed use is compatible with the existing development of the area.

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

A. The landscape supply area will be located in the rear of the property and appropriate fencing and screening will lessen the risk of significantly injuring the value of adjacent properties.

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

A. It is not anticipated that this proposed use will draw additional traffic through residential areas.

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

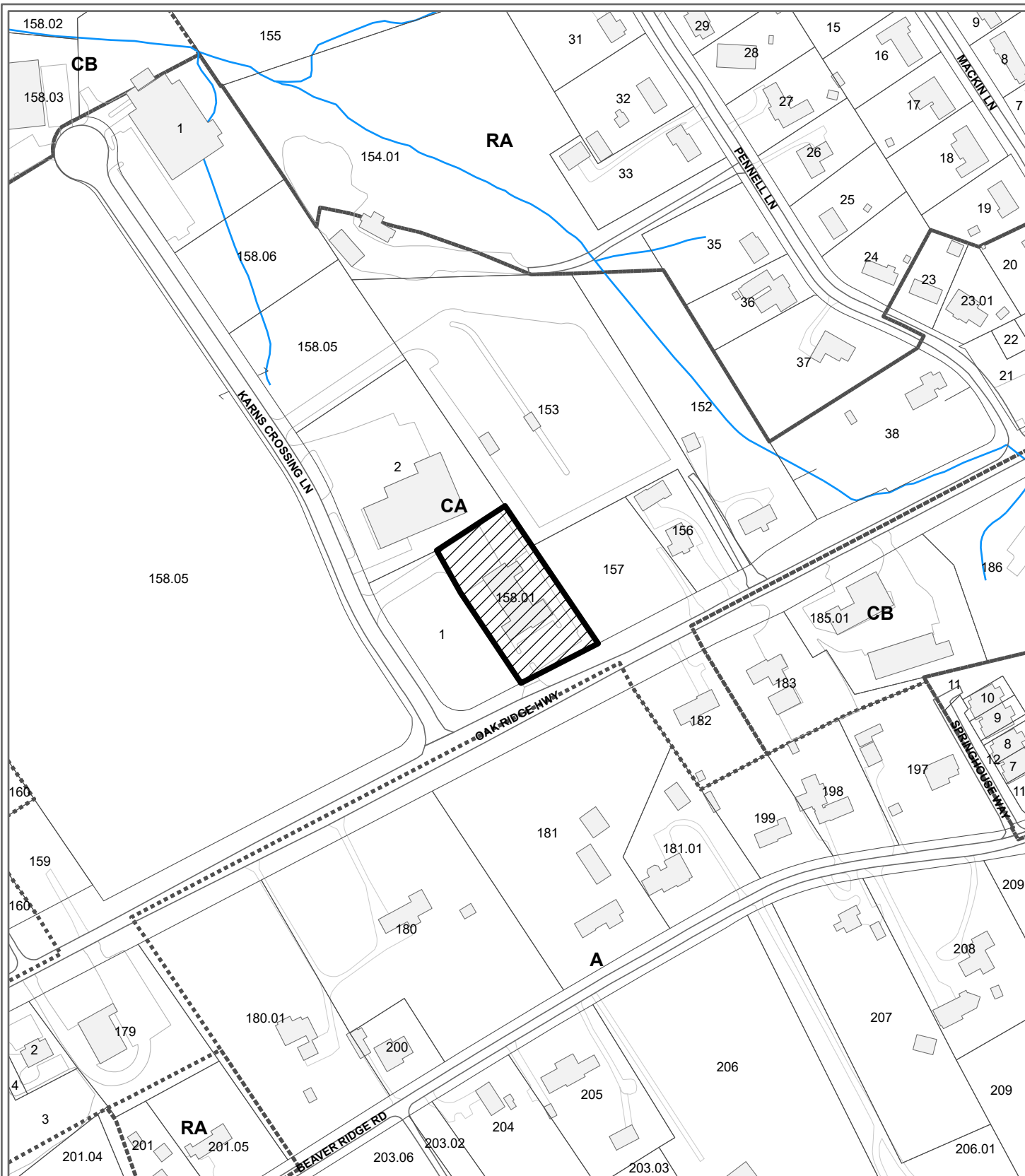
FOR THE PROPOSED USE.

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

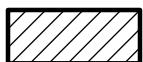
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**3-G-22-UR
USE ON REVIEW**



in CA (General Business)

Original Print Date: 2/3/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Sherrill, Benefield Richters Co., Amy

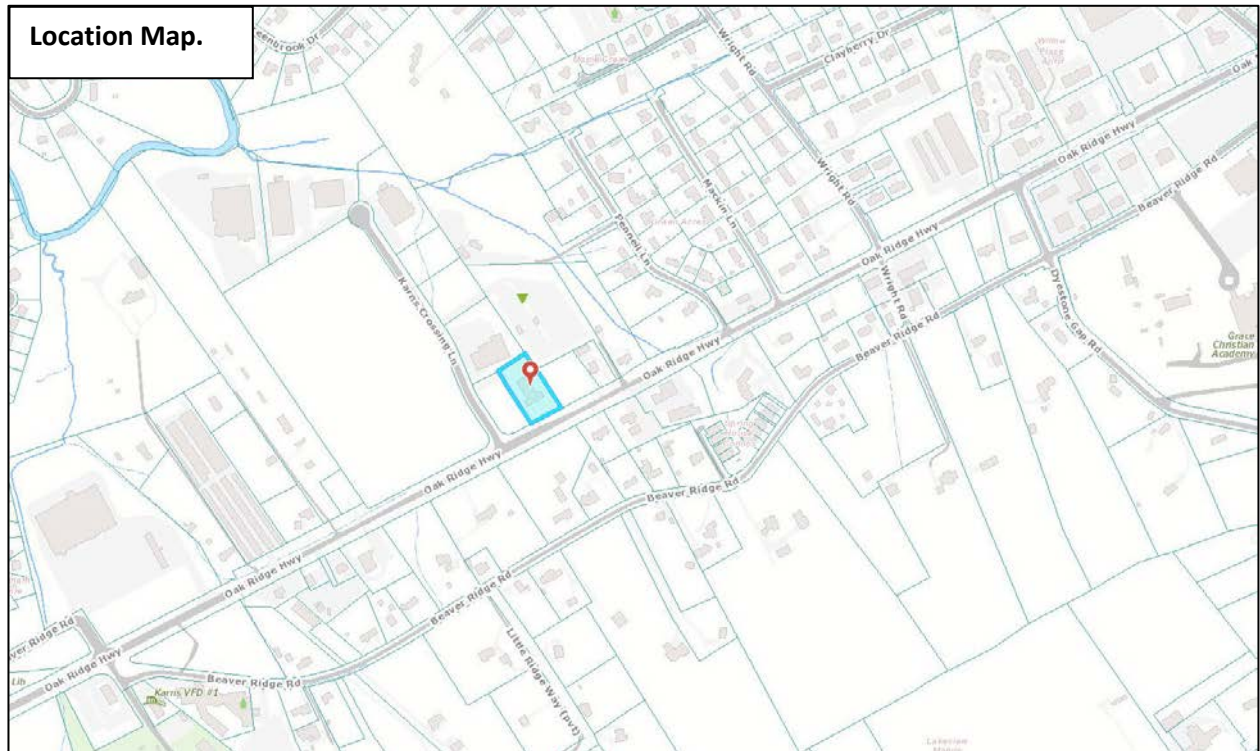
Map No: 78

Jurisdiction: County

0 250
Feet

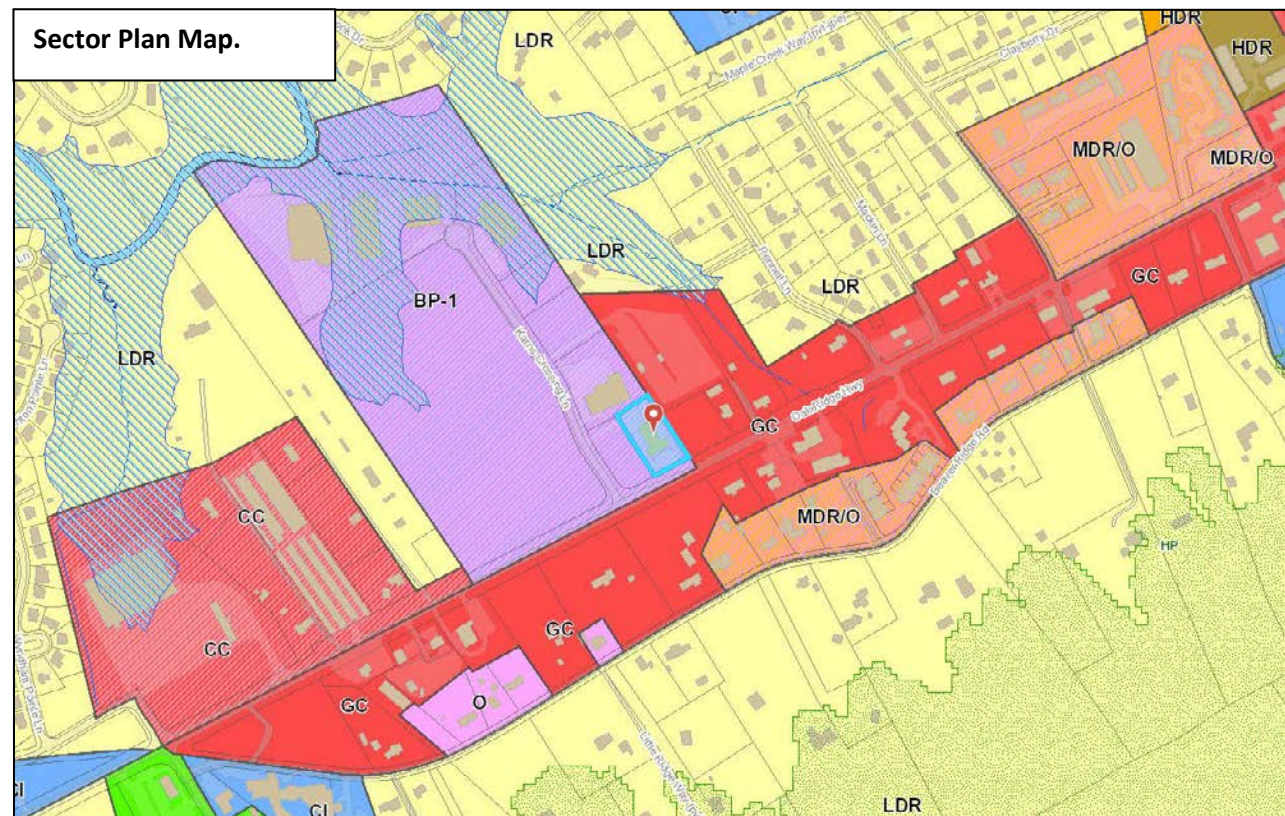
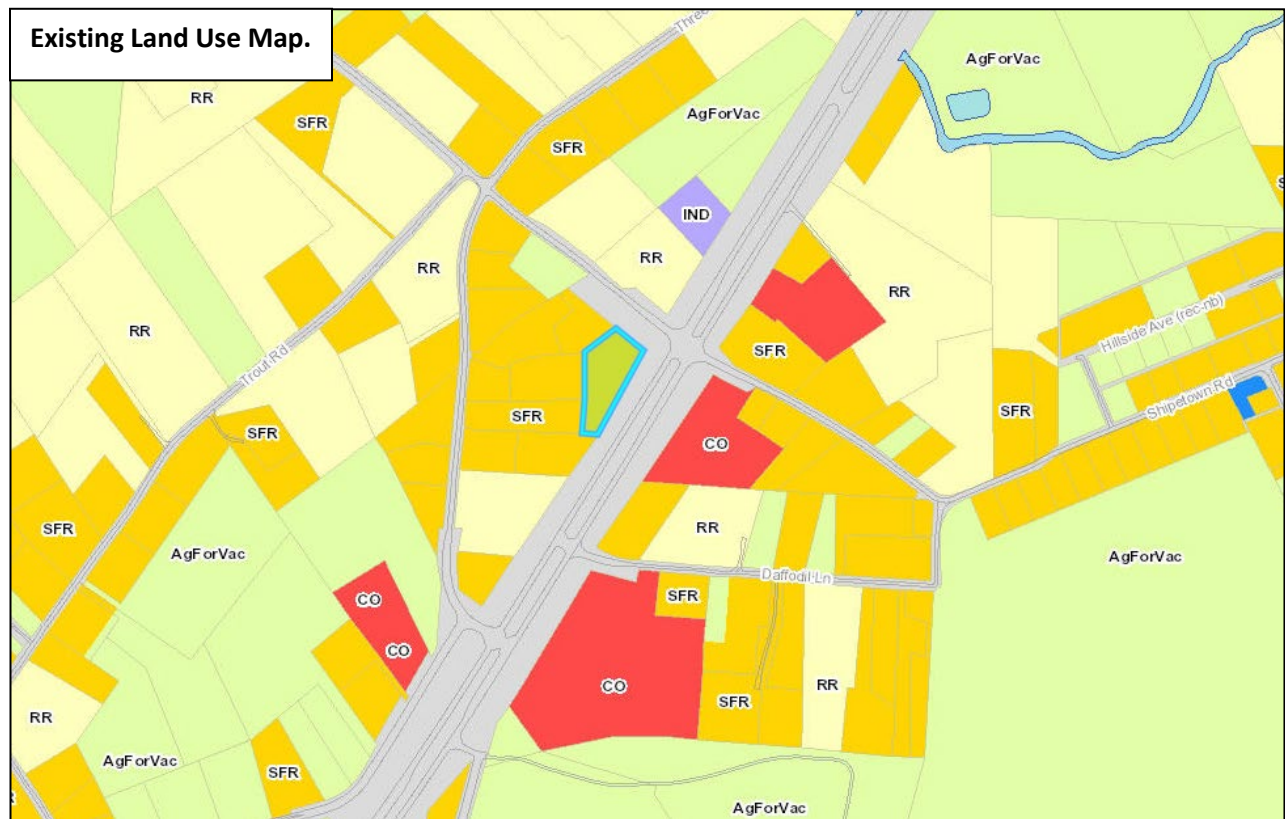


3-G-22-UR
EXHIBIT A. Contextual Images



3-G-22-UR

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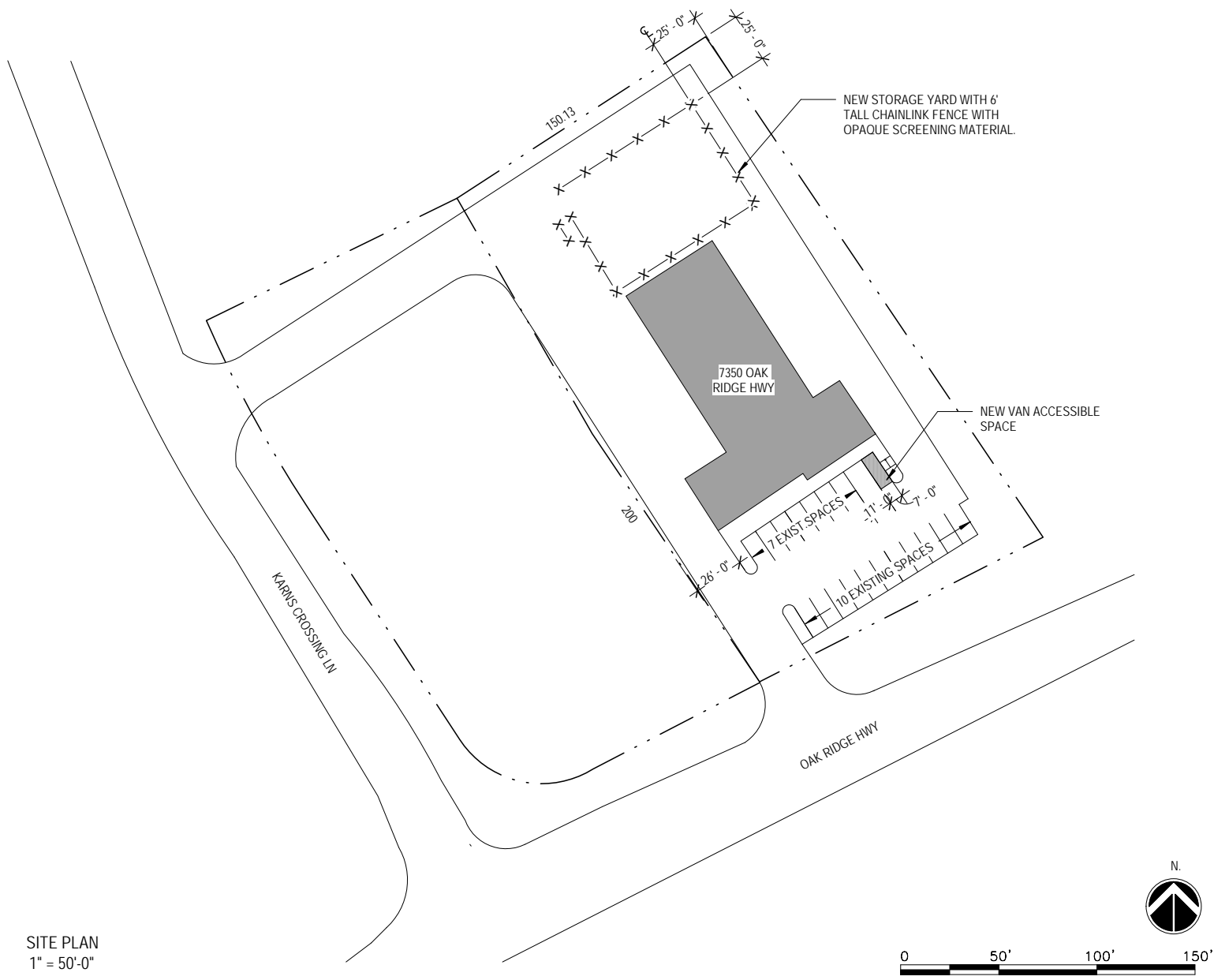
EXHIBIT A. Contextual Images

Eagle views of property and surrounding area.



Street view.





SITE PLAN
1" = 50'-0"

benefield • richters

architecture + planning

USE ON REVIEW SITE PLAN
7350 OAK RIDGE HWY, KNOXVILLE TN 37931

PROJECT NO. 22010

ISSUE DATE: 01/21/2022

© the benefield richters company

C-101



SATELLITE AERIAL



Proposed Retail Location 7350 Oak Ridge Hwy, Knoxville, TN



OWNER'S INTENDED USE DIAGRAM

3-G-22-UR
1.24.2022

February 24, 2022

Knox Planning
City County Building
400 Main St SW, Suite #403
Knoxville, TN 37902

Re: 3-G-22-UR 7350 Oak Ridge Hwy
4.102.03. Other review criteria

To whom it may concern,

Super Sod is a landscape supply company open to landscaping contractors and individual customers. The business intends to use the existing building while also fencing a portion of the paved surface directly behind the building for outdoor storage of sod and other palletted landscape supplies. Sod product is replaced daily to maintain quality and freshness.

The proposed area of exterior storage is 60' x 80', situated directly behind the building on the existing pavement.

The business expects to employ 3-4 employees. Typical hours of operations are Monday - Friday 7:30-4:30 and Saturday 7:30-12 as is seasonally appropriate (spring and summer).

The business will maintain 1 forklift and 1 delivery truck (10 wheel sized) on site to support operations.

The business receives daily delivery of supplies (sod product). Based on performance of other locations, the business expects peak customer traffic during planting season to be 30-50 vehicles, and 10-15 out of peak season. Approximately 1/3 of customer vehicles include a trailer for transporting purchased product.

We appreciate your consideration.

Sincerely,

Amy H. Sherrill

Amy Sherrill, RA, President
The Benefield Richters Company, Inc



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

Amy Sherrill, Benefield Richters Co
Applicant Name

Architect
Affiliation

1/24/2022
Date Filed

1/24/2022
Meeting Date (if applicable)

File Number(s)
3-G-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

Amy Sherrill, Benefield Richters Co
Name

Company

902 N. Central St
Address

Knoxville
City

TN
State

37917
ZIP

865 637 7009
Phone

asherrill@benefieldrichters.com
Email

CURRENT PROPERTY INFO

CRRT, LLC
Property Owner Name (if different)

4909 Ball Rd, Knoxville, TN
Property Owner Address

Property Owner Phone

7350 Oak Ridge Hwy
Property Address

078 15801
Parcel ID

West Knox
Sewer Provider

West Knox
Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Oak Ridge Hwy, east of Karns Crossing Ln
General Location

1 acre
Tract Size

☐ City ☒ County

6th
District

CA
Zoning District

Commercial
Existing Land Use

Northwest County
Planning Sector

BP-1
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

☐ Residential ☐ Non-Residential

Home Occupation (specify) Landscape Supply

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

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

401

Fee 2

Fee 3

Total

\$1,500

MR

AUTHORIZATION

[Signature]
Applicant Signature

Amy Sherrill
Please Print

1/24/2022
Date

605 637 7009
Phone Number

asherrill@benefieldrichters.com
Email

[Signature] Authorized Agent
Property Owner Signature

Beed Smith
Please Print

1/24/2022
Date
1/25/22 swm