



USE ON REVIEW REPORT

▶ **FILE #:** 4-C-23-UR

AGENDA ITEM #: 45

AGENDA DATE: 4/13/2023

▶ **APPLICANT:** TRAVIS WEBB

OWNER(S): Charlie Mubarak

TAX ID NUMBER: 48 037

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6601 MAYNARDVILLE PIKE

▶ **LOCATION:** West side of Maynardville Pike, north side of Shotsman Ln

▶ **APPX. SIZE OF TRACT:** 1.19 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maynardville Pike, a four lane, median divided major arterial within a right-of-way width of 100-ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** I (Industrial), CA (General Business)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Towing facility/ contractor storage yard in the CA zone.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant - CA (General Business)

South: Agricultural/forestry/vacant, office - I (Industrial)

East: Agricultural/forestry/vacant, commercial - CA (General Business), I (Industrial)

West: Commercial - CA (General Business), I (Industrial)

NEIGHBORHOOD CONTEXT: This property is along a major commercial corridor with industrial uses adjacent to the west.

STAFF RECOMMENDATION:

▶ **Approve the request for a contractor’s storage yard with approximately 1,600 sq ft of outdoor storage area, subject to 6 conditions.**

1. Meeting all requirements of Article 4, Section 4.102 (Standards for the use-on-review approval of contractor’s storage yards) in the Knox County Zoning Ordinance.
2. The setback of indoor and outdoor storage areas shall be at least 25-ft from all property lines.
3. No storage of vehicles allowed within the floodway.
4. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.

5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of TDOT for the access to Maynardville Pike.

COMMENTS:

The proposal is for a vehicle towing company's storage yard. There is a 480 sq ft movable office, 600 sq ft movable shed, and 1,600 sq ft of outdoor storage space for towed vehicles. The shed and outdoor vehicle storage area are screened behind an opaque fence.

This property also has split zoning. A portion of the property is in the I (Industrial) zone where a contractor's storage yard is permitted by right; though, the majority of the property is in the CA (General Business) zone. Contractor's storage yards have standards for use-on-review in the supplemental regulations of the Knox County zoning ordinance (Article 4, Section 4.102) that are specific to the CR (Rural Commercial) and CA (General Business) zones.

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

A. The North County Sector Plan designates this property for GC (General Commercial) uses. This includes previously developed strip commercial corridors providing a wide range of retail and service-oriented uses.

B. The CA (General Business) zone is permissible in the GC (General Commercial) land use classification.

The contractor's storage yard is a use permitted on review in the CA (General Business) zone.

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 other than farm products. With the recommended conditions, the contractor's storage yard meets the zoning standards and the condition of the CA zoning.

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 is a 13.5-ft tall mobile office located next to the entrance on Maynardville Pike. The storage areas are screened behind an opaque fence.

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

A. Setback of storage areas shall be no less than 25-ft from all property lines.

B. The proposed use should have little impact on the adjacent properties as it is adjacent to commercial and industrial uses along an arterial road.

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

A. The development has direct access to Maynardville Hwy, a major arterial.

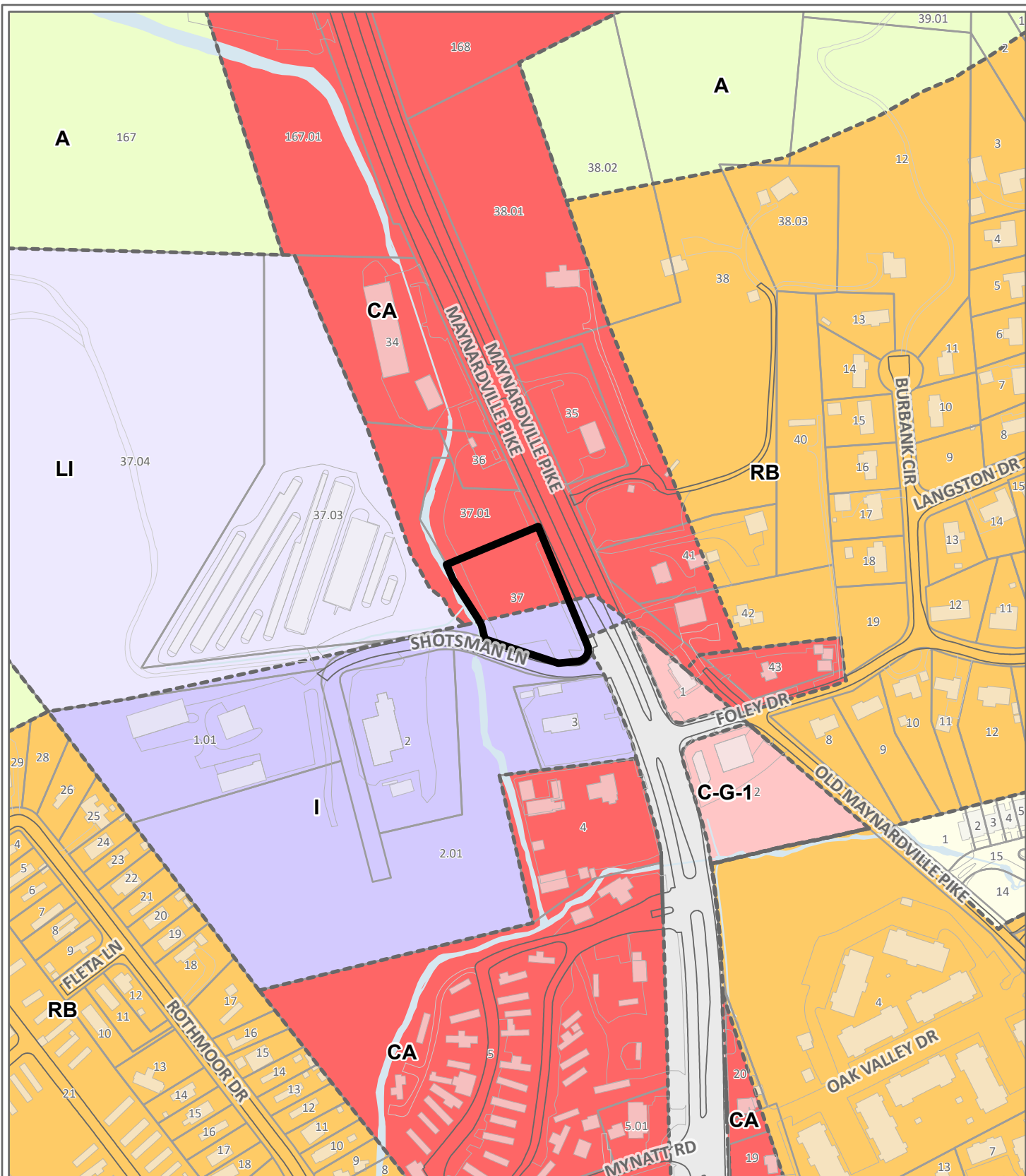
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The west side of the property is within a floodway. No storage of vehicles allowed within the floodway.

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.



USE ON REVIEW

4-C-23-UR

Petitioner: Travis Webb

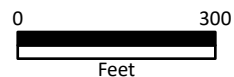


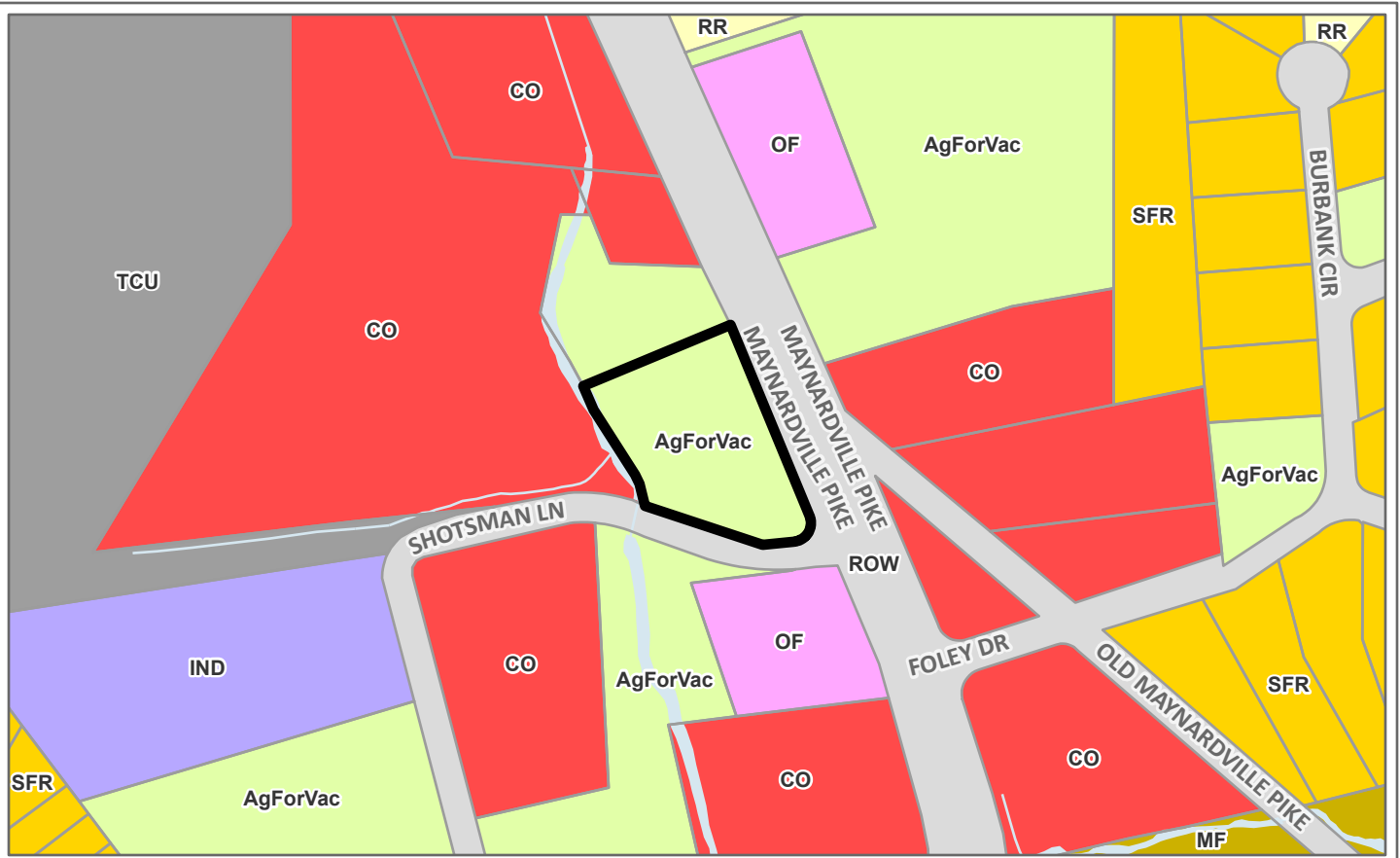
Towing facility/ contractor storage yard in the CA zone. in I (Industrial), CA (General Business)

Map No: 48
Jurisdiction: County

Original Print Date: 4/4/2023

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



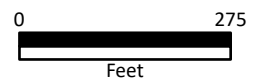


Existing Land Use and Aerial Maps

4-C-23-UR



Case boundary



Hot Rod's Towing



4-C-23-UR



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Whitney Warner <whitney.warner@knoxplanning.org>

Hot Rods Towing site plan

1 message

Travis Webb <travis.webb088@gmail.com>

Wed, Mar 22, 2023 at 4:48 PM

To: Whitney Warner <whitney.warner@knoxplanning.org>

Office is 21 ft off the road
Office Height 13.5 ft
Office Size 480sq ft
Shed Size 600 sq ft
Fenced in area 16,000 sq ft
Vehicle Storage Area 1,600 sq ft
Entrance Size 30ft
Exit Size 30ft
Parking Area 360 sq ft

Let me know if this is adequate information for you.
I will be sending pictures as well.

On Wed, Mar 22, 2023 at 3:34 PM Travis Webb <travis.webb088@gmail.com> wrote:

Hey I can a few questions about the April meeting. Call someone call me back? 865-257-8230

On Fri, Mar 17, 2023 at 2:56 PM Whitney Warner <whitney.warner@knoxplanning.org> wrote:

Travis,

See attached comments for 4-C-23-UR - Contractor's storage yard at [6601 Maynardville Pike](#).

Please let me know if you have any questions.

Thanks,
Whitney

--

Whitney Warner, AICP Candidate
Planner
Knoxville-Knox County Planning
[400 Main St, Suite 403](#)
[Knoxville, TN 37902](#)
865-215-2506



Whitney Warner <whitney.warner@knoxplanning.org>

Planning Comments 4-C-23-UR

3 messages

Whitney Warner <whitney.warner@knoxplanning.org>

Fri, Mar 17, 2023 at 2:56 PM

To: travis.webb088@gmail.com

Cc: "Reynolds, Mike" <mike.reynolds@knoxplanning.org>, Steve Elliott <Steve.Elliott@knoxcounty.org>, Amanda Purkey <Amanda.Purkey@knoxcounty.org>, Bryan Bartnik <Bryan.Bartnik@tn.gov>

Travis,

See attached comments for 4-C-23-UR - Contractor's storage yard at 6601 Maynardville Pike.

Please let me know if you have any questions.

Thanks,
Whitney

--

Whitney Warner, AICP Candidate
Planner
Knoxville-Knox County Planning
400 Main St, Suite 403
Knoxville, TN 37902
865-215-2506**Staff Memo 4-C-23-UR.docx**
82K**Travis Webb** <travis.webb088@gmail.com>

Wed, Mar 22, 2023 at 3:34 PM

To: Whitney Warner <whitney.warner@knoxplanning.org>

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[Quoted text hidden]

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[Quoted text hidden]



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Travis Webb

Applicant Name

Affiliation

2/28/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-C-23-UR

File Number(s)

CORRESPONDENCE

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

Travis Webb Hob Rods Towing

Name / Company

6601 Maynardville Pike Knoxville TN 37918

Address

865-257-8230 / travis.webb088@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Charlie Mubarak

Owner Name (if different)

4640 Marshall Dr Knoxville TN

Owner Address

865-898-1003

Owner Phone / Email

6601 MAYNARDVILLE PIKE

Property Address

48 037

Parcel ID

1.19 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Maynardville Pike, north side of Shotsman Ln

General Location

City **Commission District 7 I (Industrial), CA (General Business)**

County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

North County

Planning Sector

GC (General Commercial), SP (Stream Protection)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Towing facility/ contractor storage yard in the CA zone.	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,600.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

Applicant Signature: **Travis Webb** Date: **2/28/2023**
Please Print

Property Owner Signature: **Charlie Mubarak** Date: **2/28/2023**
Please Print

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

Travis Webb
Applicant Name

_____ Affiliation

Feb 27 2023
Date Filed

_____ Meeting Date (if applicable)

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

Travis Webb Name Hob Rock's Towing Company

6601 Maynardville Address Knoxville City TN State 37918 ZIP

865-257-8220 Phone Travis.Webb088@gmail.com Email

CURRENT PROPERTY INFO

Charlie Mubarak Property Owner Name (if different) 4640 Marshall Dr Knoxville, TN Property Owner Address 865-898-1003 Property Owner Phone

6601 Maynardville Pike Knox, TN 37918 Property Address _____ Parcel ID

Hallsdale-Powell Sewer Provider Hallsdale-Powell Water Provider N Septic (Y/N)

STAFF USE ONLY

_____ General Location _____ Tract Size

City County _____ District _____ Zoning District _____ Existing Land Use

_____ 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) Towing facility / contractor storage yard

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 ~~1201 (Industrial)~~ Tw
Proposed Zoning _____

Plan Amendment Change _____
Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____ 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
Fee 2	
Fee 3	

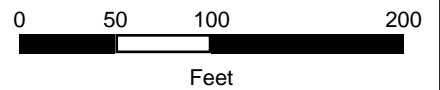
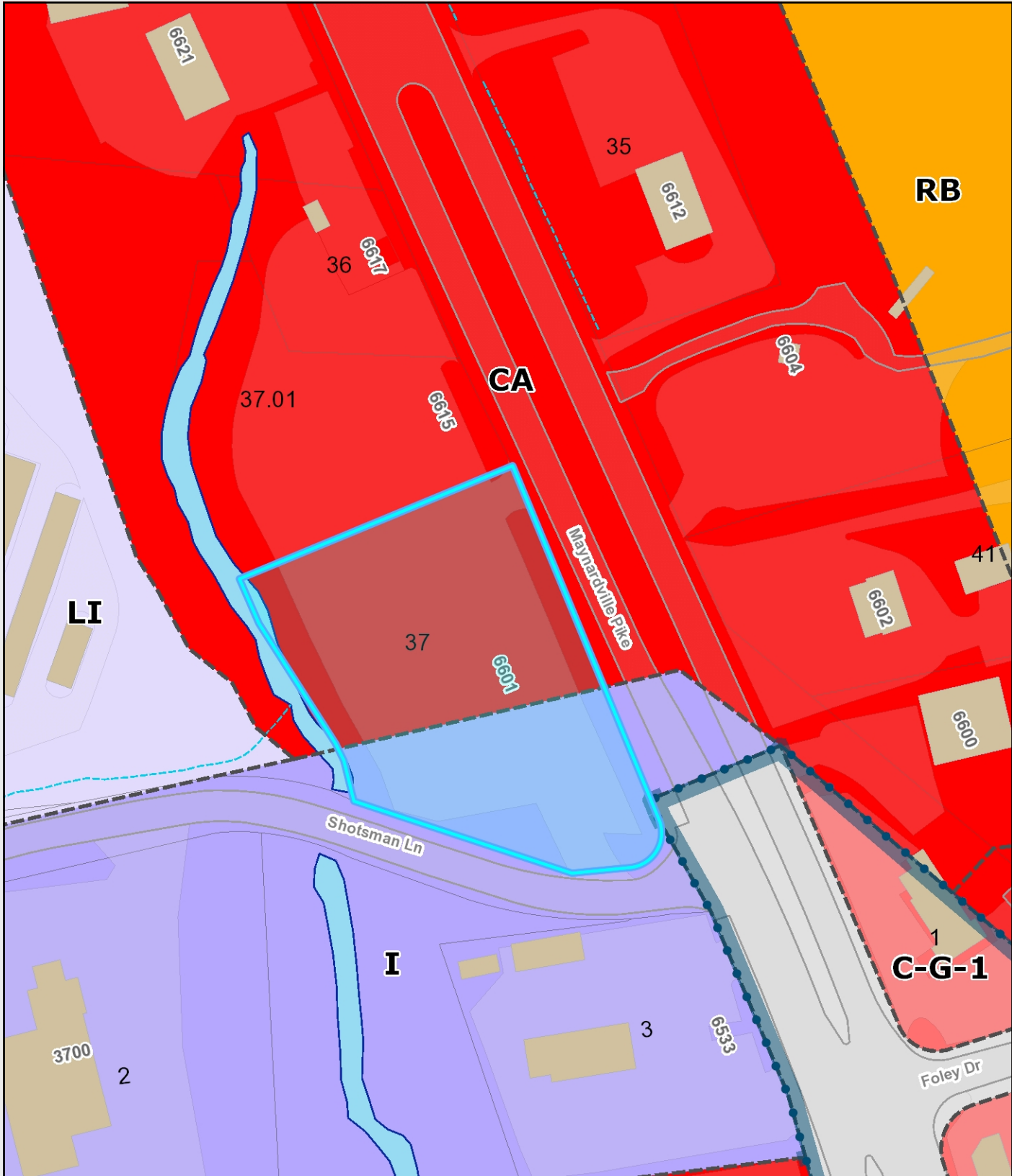
AUTHORIZATION

Travis Webb Travis Webb Feb 27, 2023
Applicant Signature Please Print Date

865-257-0230 Travis.Webb@psd
Phone Number Email

Charlie Mubarak Charlie Mubarak 2-27-23
Property Owner Signature Please Print Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

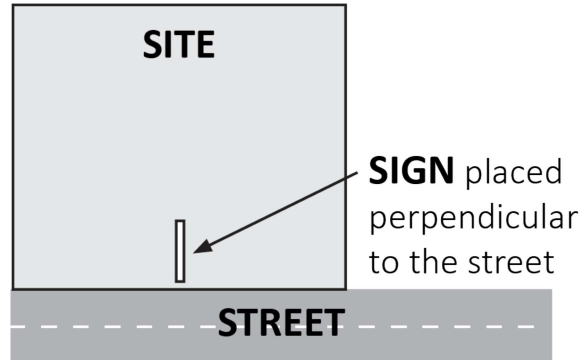


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

_____ 3/31/2023 _____ and _____ 4/14/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Travis Webb

Date: 2/28/23

File Number: 4-C-23-UR

- Sign posted by Staff
- Sign posted by Applicant