

USE ON REVIEW REPORT

► **FILE #:** 3-D-23-UR

AGENDA ITEM #: 40

AGENDA DATE: 3/9/2023

► **APPLICANT:** MATTHEW PLASENCIA

OWNER(S): KOSF 2 Knoxville, LLC

TAX ID NUMBER: 26 116

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1328 E BULLRUN VALLEY DR

► **LOCATION:** South side of E. Bullrun Valley Dr, west side of I-75

► **APPX. SIZE OF TRACT:** 8.36 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via E. Bullrun Valley Dr, a minor collector street with a 25-ft pavement width within a 60-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

► **ZONING:** CA (General Business), F (Floodway)

► **EXISTING LAND USE:** Self-service storage facility

► **PROPOSED USE:** Expansion of self-service storage facility

HISTORY OF ZONING: 8-K-99-RZ: A to CA

SURROUNDING LAND USE AND ZONING: North: Single family residential, right-of-way - A (Agricultural)

South: Office - F (Floodway)

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

West: Agriculture/forestry/vacant - A (Agricultural), F (Floodway)

NEIGHBORHOOD CONTEXT: This property is in Bullrun Valley, a remote region with forested ridges to the north and south and farmland to the east and southwest. The southern property line is bordered by Bullrun Creek, and I-75 runs adjacent to the northeast.

STAFF RECOMMENDATION:

► **Approve the request to expand the existing self-service storage facility by approximately 44,600 square feet of floor area in the CA (General Business) zone, subject to 6 conditions.**

1) Removing all existing outdoor storage that does not comply with Article 5.31.03 of the Zoning Ordinance regarding storage in the CA (General Business) zone.

2) Obtaining a LOMR-F (Letter of Map Revision based on Fill) from FEMA (Federal Emergency Management Agency) for the entire site. New buildings are required to be 1 foot above the 500-year floodplain or be

floodproofed per FEMA floodproofing standards.

- 3) Removing all existing fill that is in the FEMA floodway and the F (Floodway) zone, per the requirements of Knox County Engineering and Public Works.
- 4) Verifying the existence of a Tennessee Department of Transportation (TDOT) permit, obtaining a permit, or otherwise removing the existing parking area and signage located in the I-75 right-of-way (ROW).
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, the proposed self-service storage facility expansion meets the requirements for approval in the CA zone district, and the criteria for approval of a use on review.

COMMENTS:

This proposal is for infill expansion of an existing self-service storage facility. Parking areas will be replaced with seven additional storage buildings. The new storage buildings will be comparable in scale and size to the existing storage buildings.

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 subject property has a land use classification of AG (Agricultural) and SP (Stream Protection overlay) in the North County Sector Plan. These classifications are not supportive of a self-service storage facility. However, the property was rezoned from A (Agricultural) to CA (General Business) in 1999, after an appeal of the Planning Commission's denial of the request. A self-storage facility was approved through the use on review process in 2000. The applicant's request is to infill the existing layout with additional storage buildings that are equivalent in scale to the existing buildings, and which will not increase the impervious footprint of the area. Considering this context, the inconsistency with the sector plan is not germane to the proposed use.
- B. The General Plan's development policies describe the importance of meeting state and federal water quality standards (7.1) and protecting natural drainage systems associated with floodways and floodplains (7.5). The subject property currently has a small parking area in the floodway that was not previously permitted. Knox County Stormwater Engineering will require that this and any other fill in the FEMA floodway be removed before new building permits are issued.
- C. The proposed use does not conflict with the Growth Policy Plan, which states that the Rural Area designation "shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning district" (Section 1: Policies).

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

- A. The proposed self-service storage buildings will be replacing parking areas that are currently being used for external storage of trucks, trailers, boats and other vehicular items. The CA (General Business) zone where the additional storage buildings are proposed expressly prohibits outdoor storage of material and equipment (Article 5.31.04). The applicant's addition of storage buildings and phasing out of outdoor storage areas will bring the existing use more into harmony with the 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. The self-service storage facility has been in operation since 2000 when it was originally approved through a use on review. The proposed buildout of this use will be similar in size and scale to existing structures and will bring storage operations indoors. This will ultimately improve compatibility with the surrounding area.

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

- A. Adjacent properties are comprised of forest and farmland, as well as the I-75 ROW. Bullrun Creek forms the rear property line, and there is one single family home on the opposite side of E. Bullrun Valley Dr. The proposed infill of self-service storage buildings will enhance the overall aesthetic of the facility by bringing storage operations indoors.
- B. Staff's recommendation of approval is conditioned on improvements to environmental conditions, such as removing existing fill in the floodway, as well as removing any structures or operations that are in violation of TDOT standards and/or the Zoning Ordinance.

C. With the proposed conditions, the use is not anticipated to cause any adverse impacts to surrounding properties.

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

A. E. Bullrun Valley Dr. is a minor collector street with sparse residential development. The proposed storage upgrades should not significantly impact daily traffic volumes.

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.

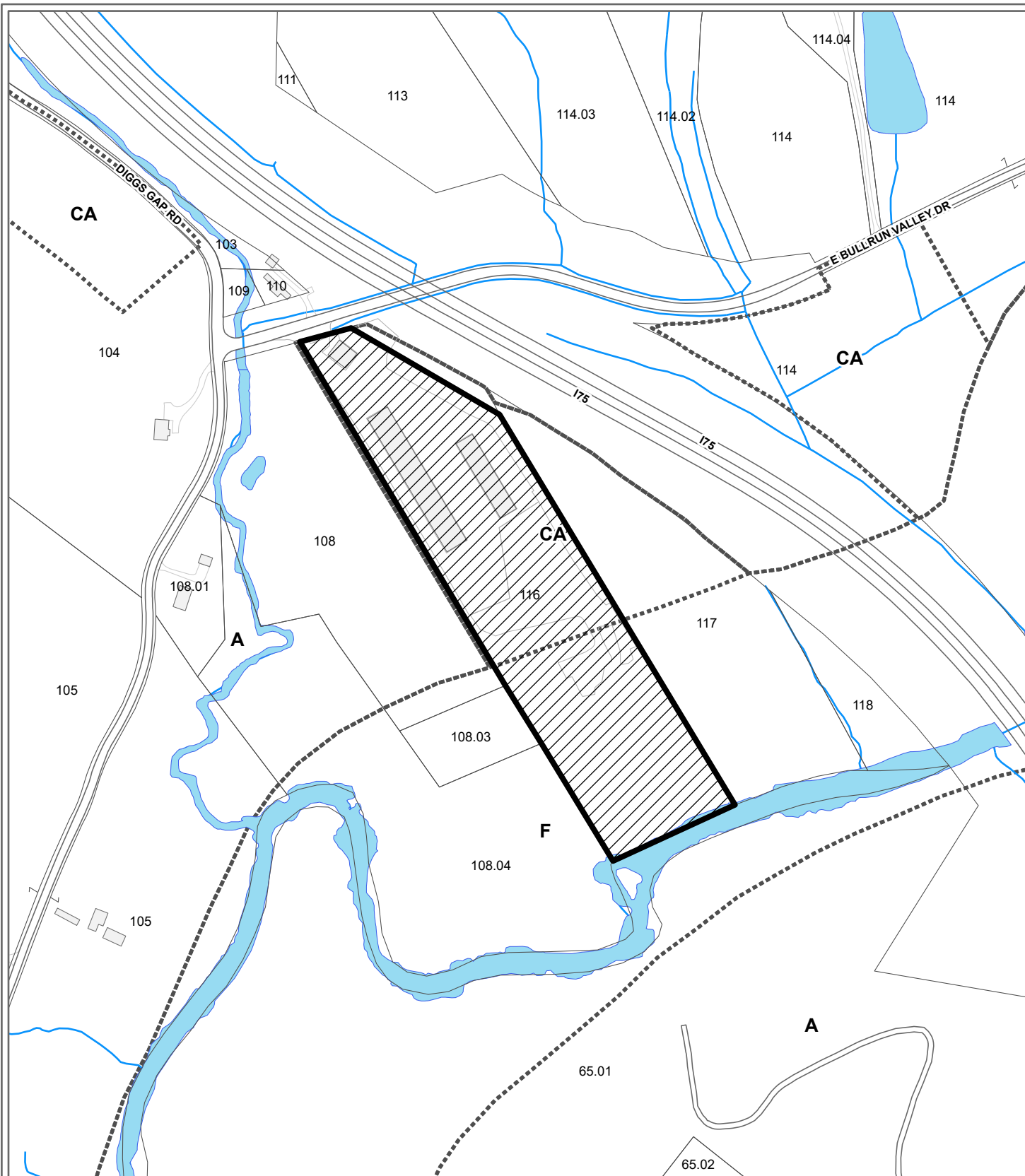
A. Knox County Stormwater Engineering will require a LOMR-F from FEMA for the entire site. New buildings will be required to be 1 foot above the 500-year floodplain or be floodproofed per FEMA floodproofing standards.

ESTIMATED TRAFFIC IMPACT: 65 (average daily vehicle trips)

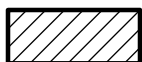
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**3-D-23-UR
USE ON REVIEW**



Self-storage facility in F (Floodway), CA (General Business)

Original Print Date: 2/14/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

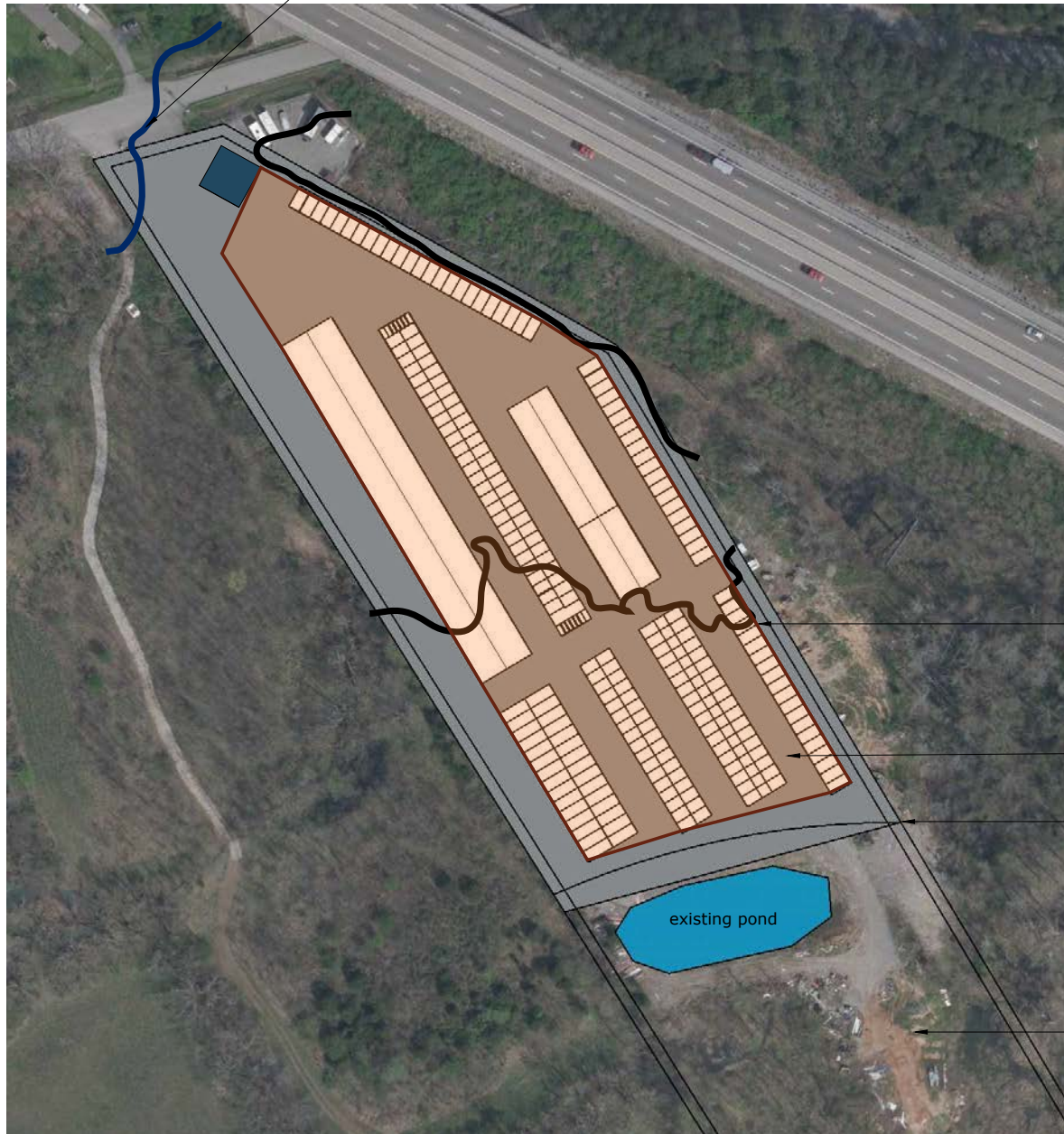
Petitioner: Matthew Plasencia

Map No: 26

Jurisdiction: County

0 300
Feet





• Existing 0.2% (500 year)



• Existing 1% (100 year flood elevation)
850'

• Shaded region shows area of proposed grading to
fill site 1.0' above .2% annual event

Flood Way Boundary
• No work to exceed this point

• All debris to be removed per floodway ordinances

3-D-23-UR
1/23/2023

Prelim, Topography and drainage



• Landscaping buffer as required

• Side yard setbacks 5'
No construction rear yard
No construction in front yard

• Boundary indicates 10' drainage easment

Flood Way Boundary
• No work to exceed this point

• Area beyond Flood Way boundary to be natural green space

• All debris to be removed per floodway ordinances

3-D-23-UR
1/23/2023

Floor plans and landscaping area



- Orange areas indicate areas for parking throughout the site
Up to 12 additional parking spaces

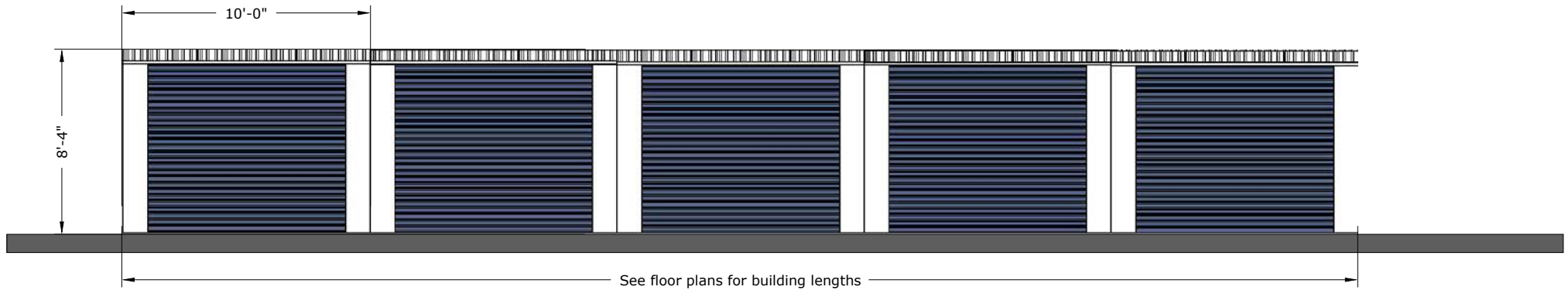
- Blue lines represent path of travel throughout the site,
no driveline will be less the 29'-4"

- Flood Way Boundary
- No work to exceed this point

3-D-23-UR
1/23/2023

- All debris to be removed per floodway ordinances

Parking and circulation



Typical Building Elevation

Units to be 10' wide
Eave height to be 8'-4"

Roofs to be low slope 1/2:12

End units to be 5' wide, see floor plan for layouts

3-D-23-UR
1/23/2023

**KO STORAGE
EXPANSION**

1328 E. BULLRUN VALLEY
RD.
HEISKELL, TN 37754

REVISIONS:

PROJECT PHASE:

PERMIT SET

PLAN ISSUE DATE:

2/18/2023

SHEET TITLE:

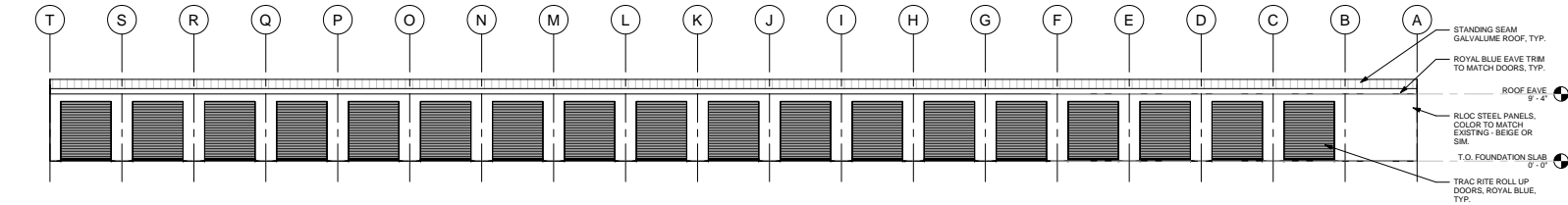
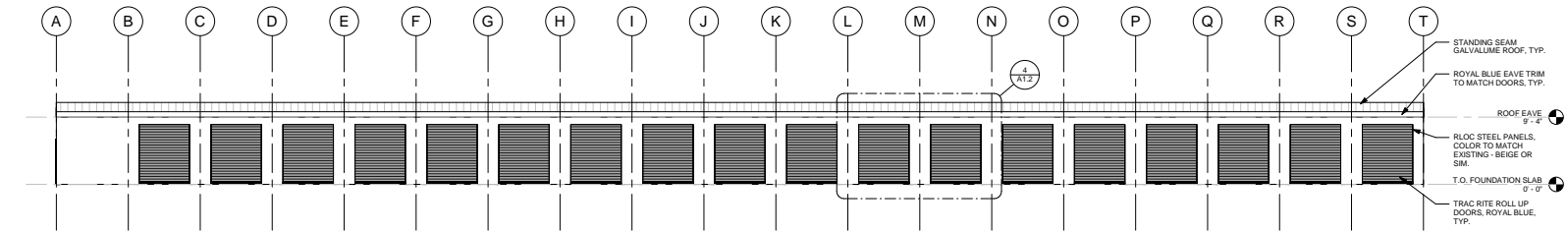
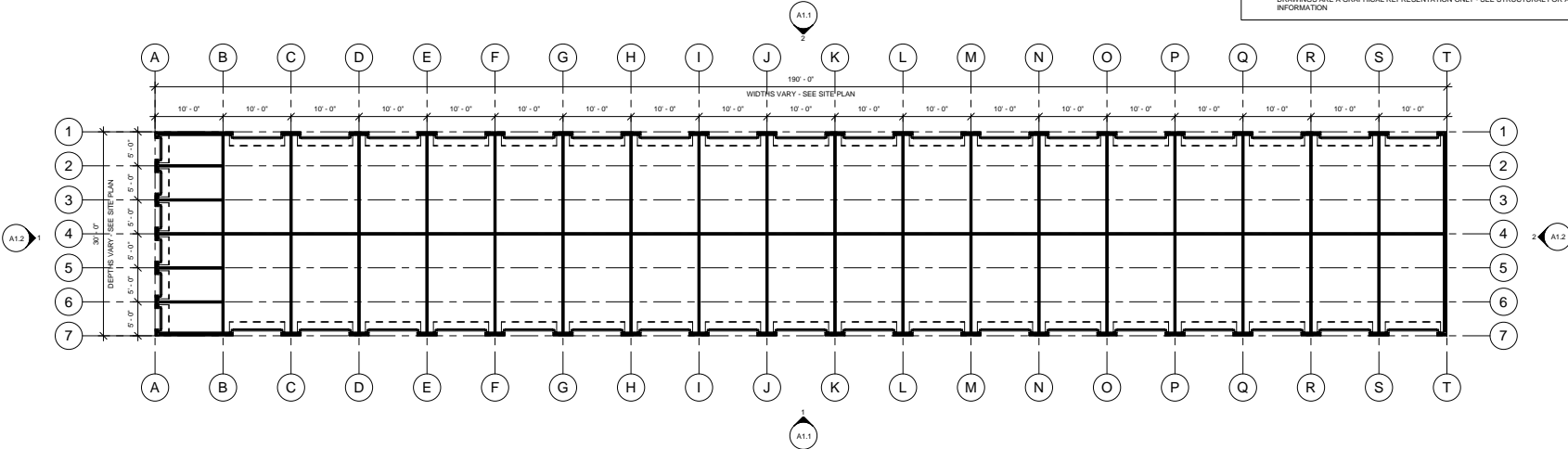
TYP. FLOOR PLAN &
ELEVATIONS

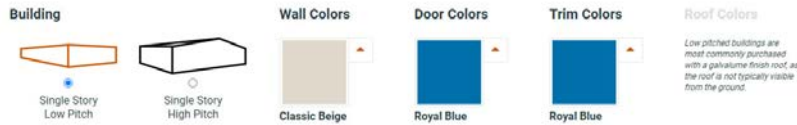
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A1.1

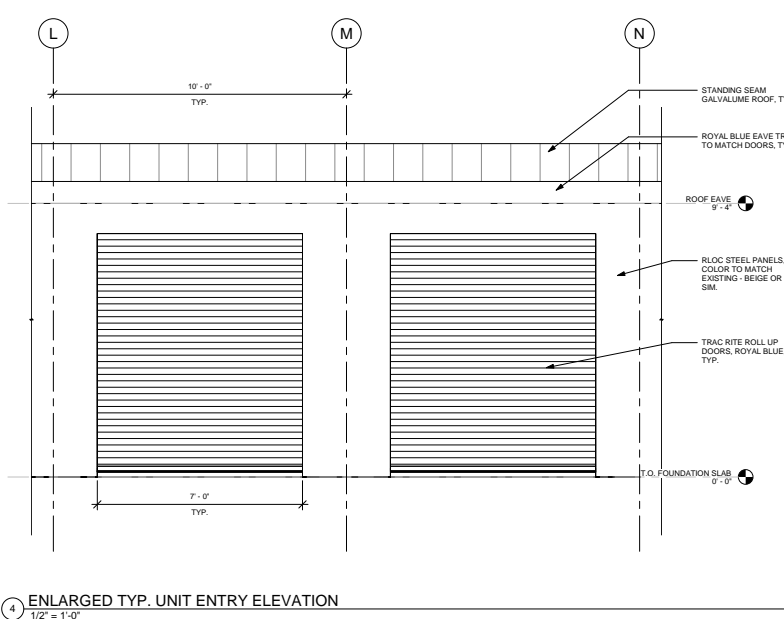
GENERAL NOTES:

1. ALL EXTERIOR MATERIALS TO MATCH EXISTING STORAGE FACILITIES
2. ALL WORK TO BE DONE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND ORDINANCES. SAID CODES SHALL SUPERSEDE ANY AND ALL NOTES & DETAILS HEREIN.
3. METHOD OF BEST PRACTICES TO BE UTILIZED, SO AS IT EXCEEDS OR MEETS ALL APPLICABLE BUILDING CODES
4. DRAWINGS ARE FOR ARCHITECTURAL REPRESENTATION **ONLY** - REFERENCE STRUCTURAL FOR ALL TECHNICAL INFORMATION
5. 10 BELOW ARCHITECTURE, LLC, IS NOT A LICENSED ARCHITECT IN THE STATE OF TENNESSEE - DRAWINGS ARE A GRAPHICAL REPRESENTATION ONLY - SEE STRUCTURAL FOR ALL TECHNICAL INFORMATION

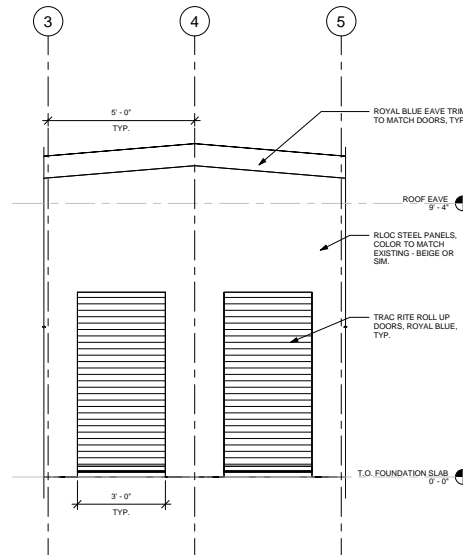




MATERIALS EXAMPLE IMAGE



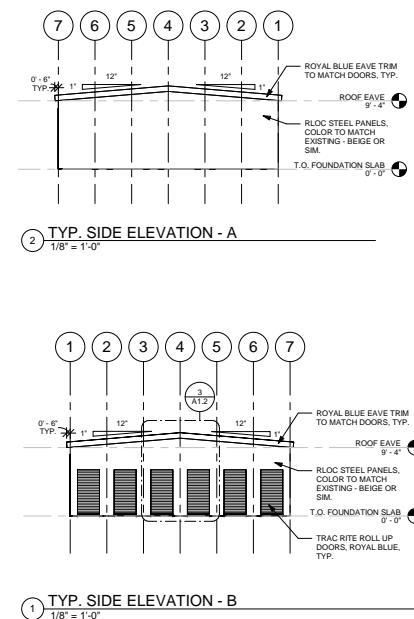
4 ENLARGED TYP. UNIT ENTRY ELEVATION
1/2" = 1'-0"



3 ENLARGED TYP. SIDE UNIT ENTRY ELEVATION
1/2" = 1'-0"

- GENERAL NOTES:**
1. ALL EXTERIOR MATERIALS TO MATCH EXISTING STORAGE FACILITIES
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND ORDINANCES. SAID CODES SHALL SUPERSEDE ANY AND ALL NOTES & DETAILS HEREIN.
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3-D-23-UR
Received 2/21/2022



10 BELOW
ARCHITECTURE

www.10belowarchitecture.com
763-898-8756
10belowarchitecture@gmail.com

KO
CONSTRUCTION

KO STORAGE
EXPANSION

1328 E. BULLRUN VALLEY
RD.
HEISKELL, TN 37754

REVISIONS:

PROJECT PHASE:

PERMIT SET

PLAN ISSUE DATE:

2/18/2023

SHEET TITLE:

TYPICAL EXTERIOR
ELEVATIONS

SHEET NUMBER

A1.2

Exhibit A. 3-D-23-UR Context Images

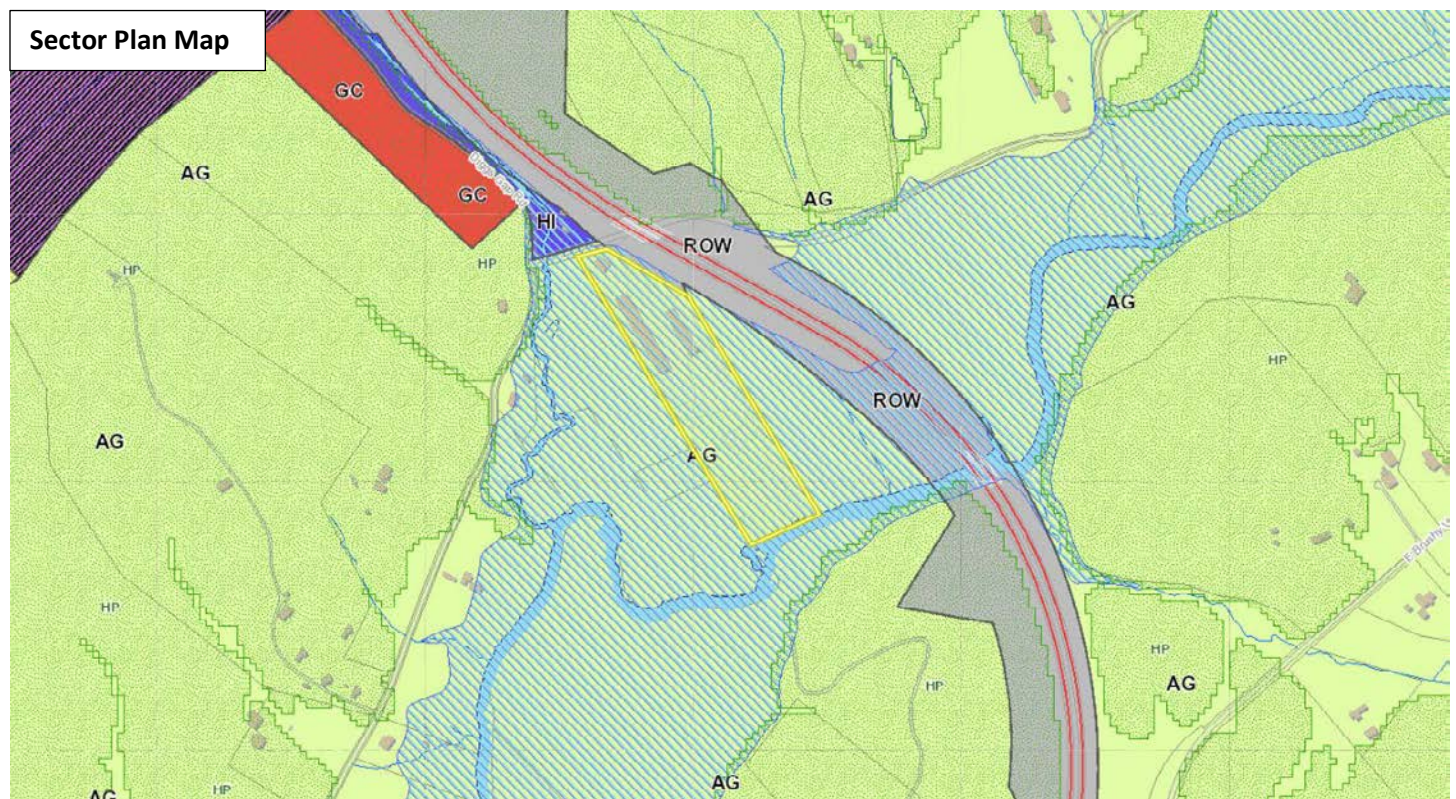
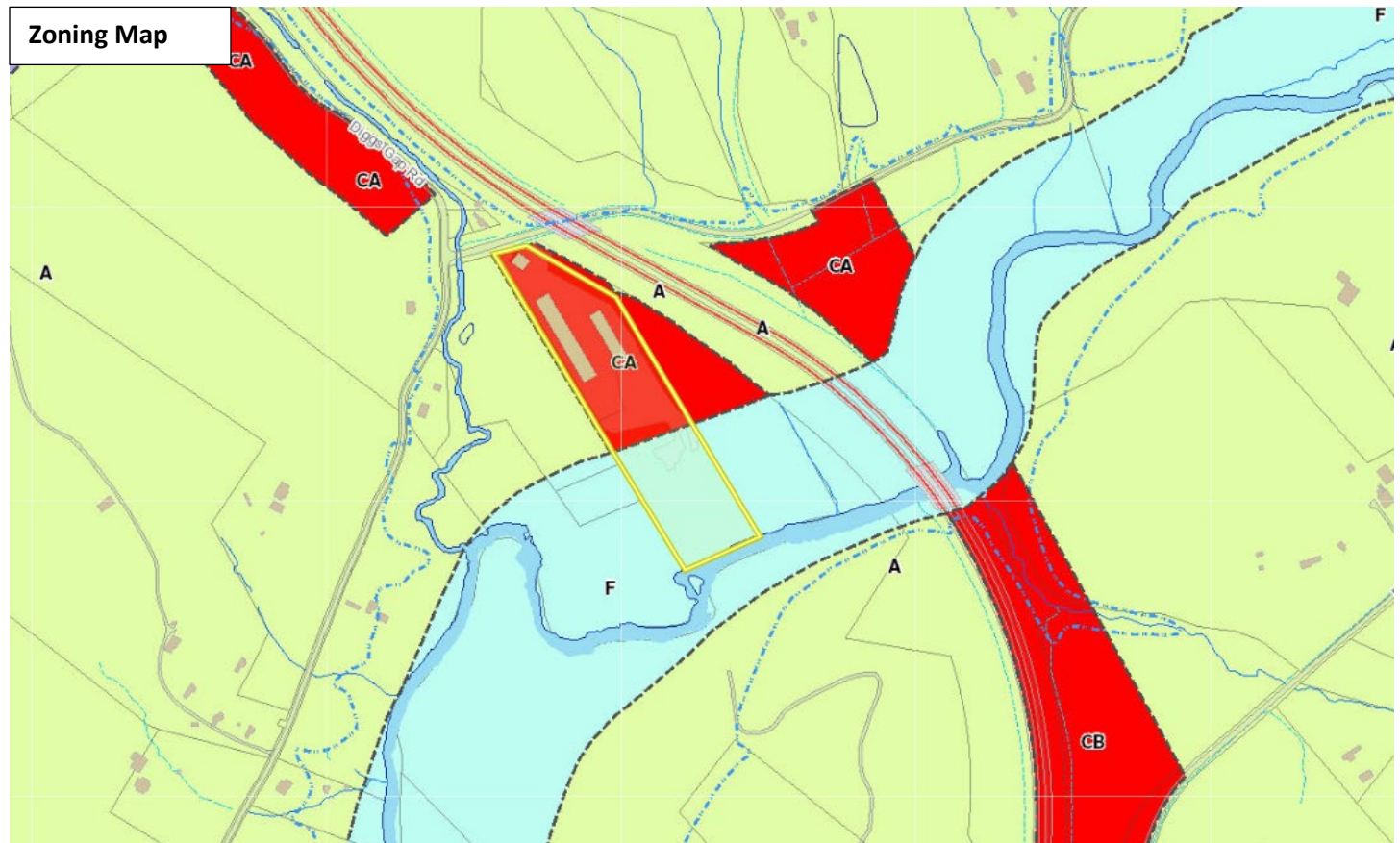
Location Map



Aerial Map



Exhibit A. 3-D-23-UR Context Images



FEMA Flood Zones Map

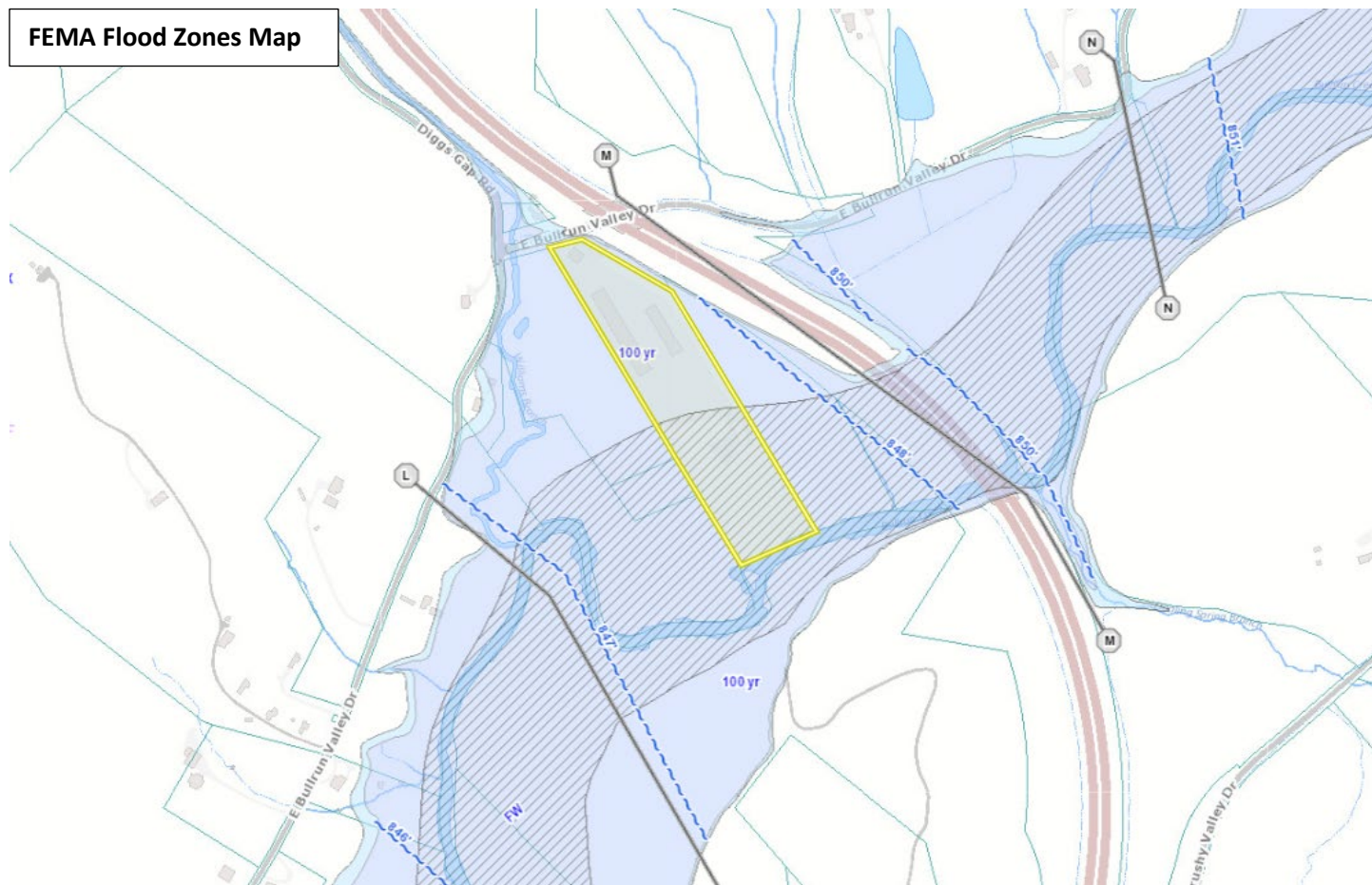
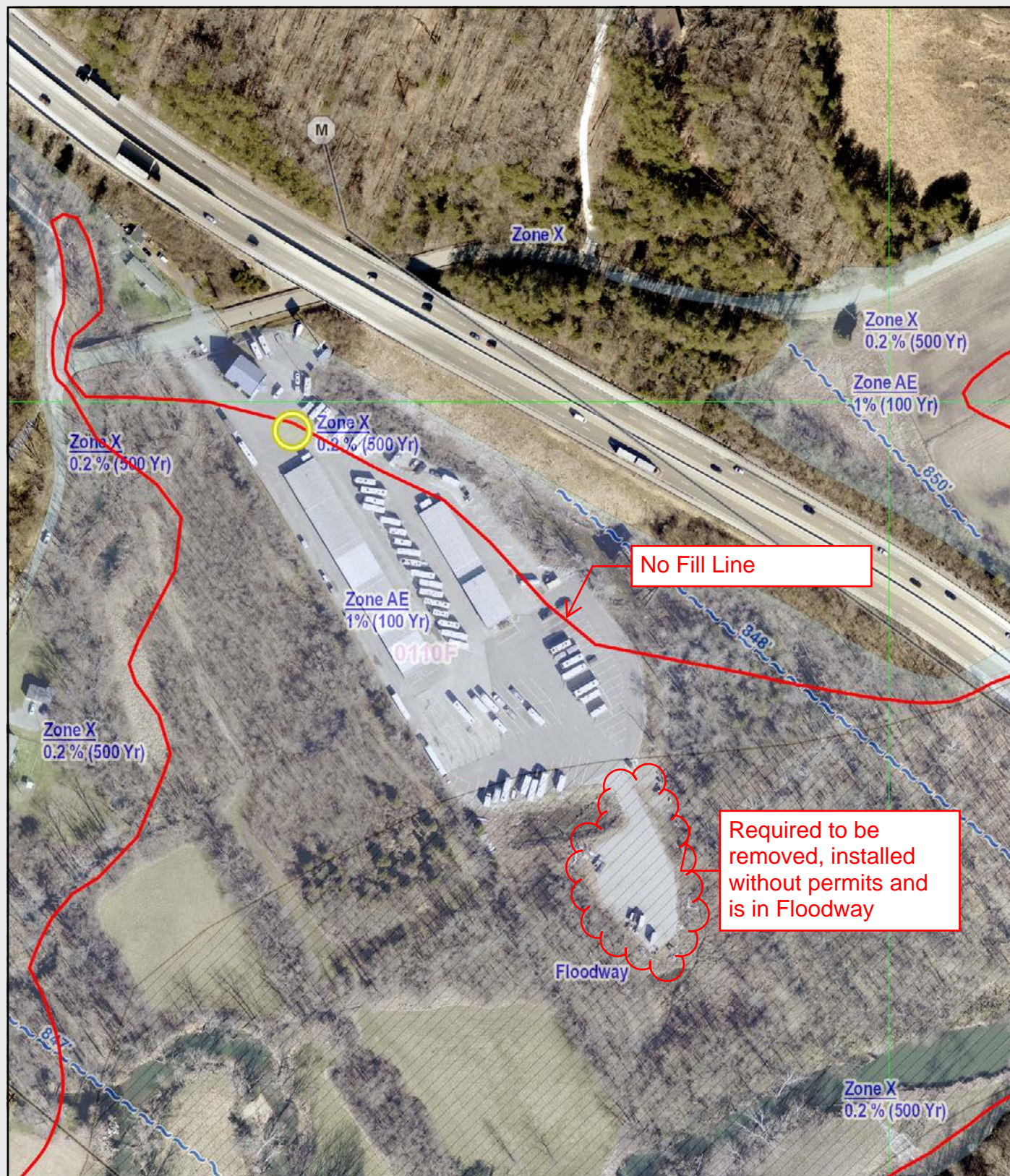
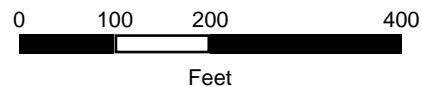


Exhibit B: Map Provided by Knox County Engineering



Map



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Printed: 2/23/2023 9:12:21 AM



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

Matthew Plasencia

Applicant Name

Affiliation

1/23/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-D-23-UR

File Number(s)

CORRESPONDENCE

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

Matthew Plasencia KO Construction

Name / Company

10301 Wayzata Blvd Minnetonka MN 55305

Address

612-713-9469 / mplasencia@kostorage.com

Phone / Email

CURRENT PROPERTY INFO

KOSF 2 Knoxville, LLC KOSF 2 Knoxville, L 10301 Wayzata Blvd Minnetonka MN 55305

Owner Name (if different)

Owner Address

612-713-9469 / mplasencia@k

Owner Phone / Email

1328 E BULLRUN VALLEY DR

Property Address

26 116

Parcel ID

Part of Parcel (Y/N)?

8.36 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of E. Bullrun Valley Dr, west side of I-75

General Location

☐ City

Commission District 7

F (Floodway), CA (General Business)

Office

☒ Count

District

Zoning District

Existing Land Use

North County

Planning Sector

AG (Agricultural), SP (Stream Protection)

Sector Plan Land Use Classification

Rural 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) Self-storage facility			

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

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 \$1,600.00	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2	
ADDITIONAL REQUIREMENTS <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)	Fee 3	

AUTHORIZATION

Matthew Plasencia	1/23/2023
Applicant Signature	Date

Phone / Email

KOSF 2 Knoxville, LLC KOSF 2 Knoxville, LLC	1/23/2023
Property Owner Signature	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.



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

Matthew Plasencia

Applicant Name

Affiliation

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

Matthew Plasencia

KO Construction

Name

Company

10301 Wayzata Blvd

Minnetonka

MN

55305

Address

City

State

ZIP

612-713-9469

mplasencia@kostorage.com

Phone

Email

CURRENT PROPERTY INFO

KOSF 2 Knoxville, LLC

same as above

as above

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1328 E. Bullrun Valley Dr.

026 116

Property Address

Parcel ID

Sewer Provider

Water Provider

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

August 29, 2022

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Self Storage
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

Total

Fee 2

Fee 3

AUTHORIZATION

Matthew Plasencia

Digitally signed by Matthew Plasencia
DN: cn=Matthew Plasencia, c=US,
email=mplasencia@kostorage.com
Date: 2023.01.13 09:09:57 -06'00'

Applicant Signature

Matthew Plasencia

Please Print

01/13/2023

Date

612-713-9469

Phone Number

mplasencia@kostorage.com

Email

Matthew Plasencia

Digitally signed by Matthew Plasencia
DN: cn=Matthew Plasencia, c=US,
email=mplasencia@kostorage.com
Date: 2023.01.19 16:25:33 -06'00'

Property Owner Signature

Matthew Plasencia

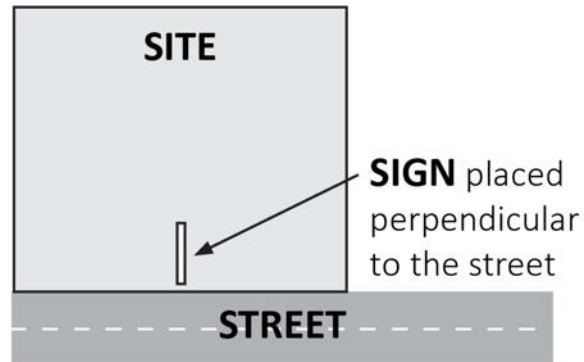
Please Print

01/19/2023

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.

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:

_____ 2/24/2023 _____ and _____ 3/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Matthew Plasencia

Date: 1/23/23

File Number: 3-D-23-UR

☐

Sign posted by Staff

☒

Sign posted by Applicant