



SPECIAL USE REPORT

▶ **FILE #:** 8-C-23-SU **AGENDA ITEM #:** 16
POSTPONEMENT(S): 8/10/2023 **AGENDA DATE:** 10/5/2023
▶ **APPLICANT:** DANNY HEIDLE
OWNER(S): Charles Wilder Third Order, LLC

TAX ID NUMBER: 49 09208 [View map on KGIS](#)
JURISDICTION: City Council District 4
STREET ADDRESS: 5852 WASHINGTON PIKE
▶ **LOCATION:** **South side of Washington Pike, across from its intersection with Murphy Road**
▶ **APPX. SIZE OF TRACT:** **8.41 acres**
SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with a 40-ft pavement width within an 80-ft right-of-way.
UTILITIES: Water Source: Northeast Knox Utility District
Sewer Source: Knoxville Utilities Board
WATERSHED: Love Creek & Whites Creek

▶ **ZONING:** **C-G-1 (General Commercial)**
▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**
▶ **PROPOSED USE:** **Four self-service outdoor storage buildings**

HISTORY OF ZONING: Rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac in 2022 (6-E-02-RZ). Rezoned from PR to CA (General Business), subject to the condition that development be limited to CN uses/standards and a self-service storage facility as a use on review (7-F-07-RZ). Rezoned by the City to C-4 (Highway and Arterial Commercial) in 2007 (11-N-07-RZ). In 2010, the property was included in a rezoning request for PC-1 (Retail and Office Park), which was denied by City Council (1-F-10-RZ).

SURROUNDING LAND USE AND ZONING: North: Commercial, office, agriculture/forestry/vacant - C-G-1 (General Commercial) in the City, CN (Neighborhood Commercial) & A (Agricultural) in the County
South: Single family residential - RA (Low Density Residential) in the County
East: Agriculture/forestry/vacant, single family residential - A (Agricultural) in the County
West: Multifamily, single family residential - RA (Low Density Residential) in the County, RN-3 (General Residential Neighborhood) in the City

NEIGHBORHOOD CONTEXT: This intersection of Washington Pike, McCampbell Drive and Murphy Road has a mix of uses including commercial, office, multifamily and single family

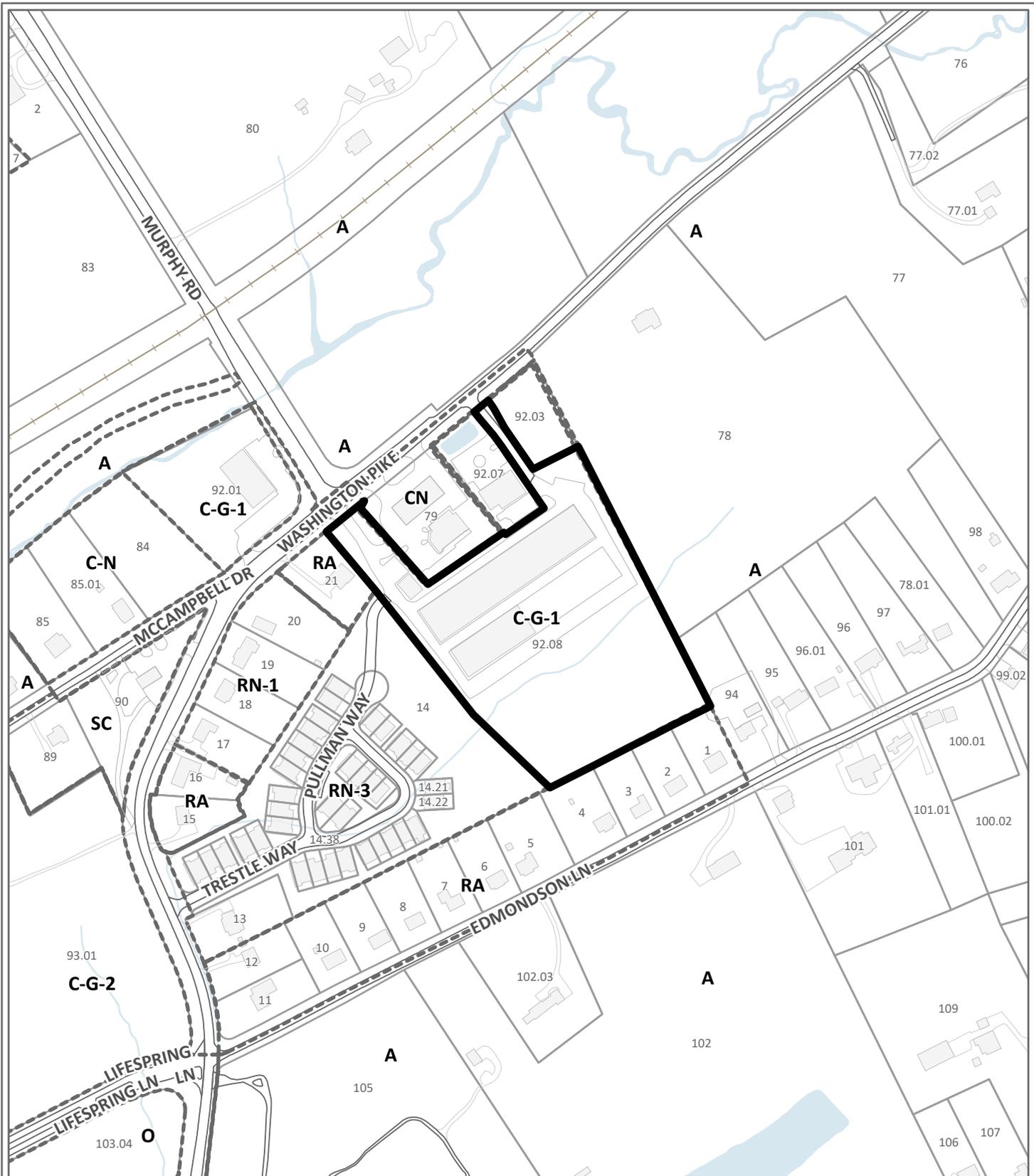
STAFF RECOMMENDATION:

- ▶ **Postpone the special use request for 30 days to the November 9th, 2023 Planning Commission meeting, per the applicant's request.**

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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



SPECIAL USE

8-C-23-SU

Petitioner: Danny Heidle



Special use request for the addition of four self-service storage buildings in the C-G-1 (General Commercial) zoning district in C-G-1 (General Commercial)

Map No: 49
Jurisdiction: City

Original Print Date: 8/24/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





Request to Postpone • Table • Withdraw

DANNY HEIDLE

9/22/23

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

October 5, 2023

Scheduled Meeting Date

File Number(s)

8-C-23-SU

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the November 9, 2023 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Taylor D. Forrester

Please Print

865-584-4040

tforrester@lrwlaw.com

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

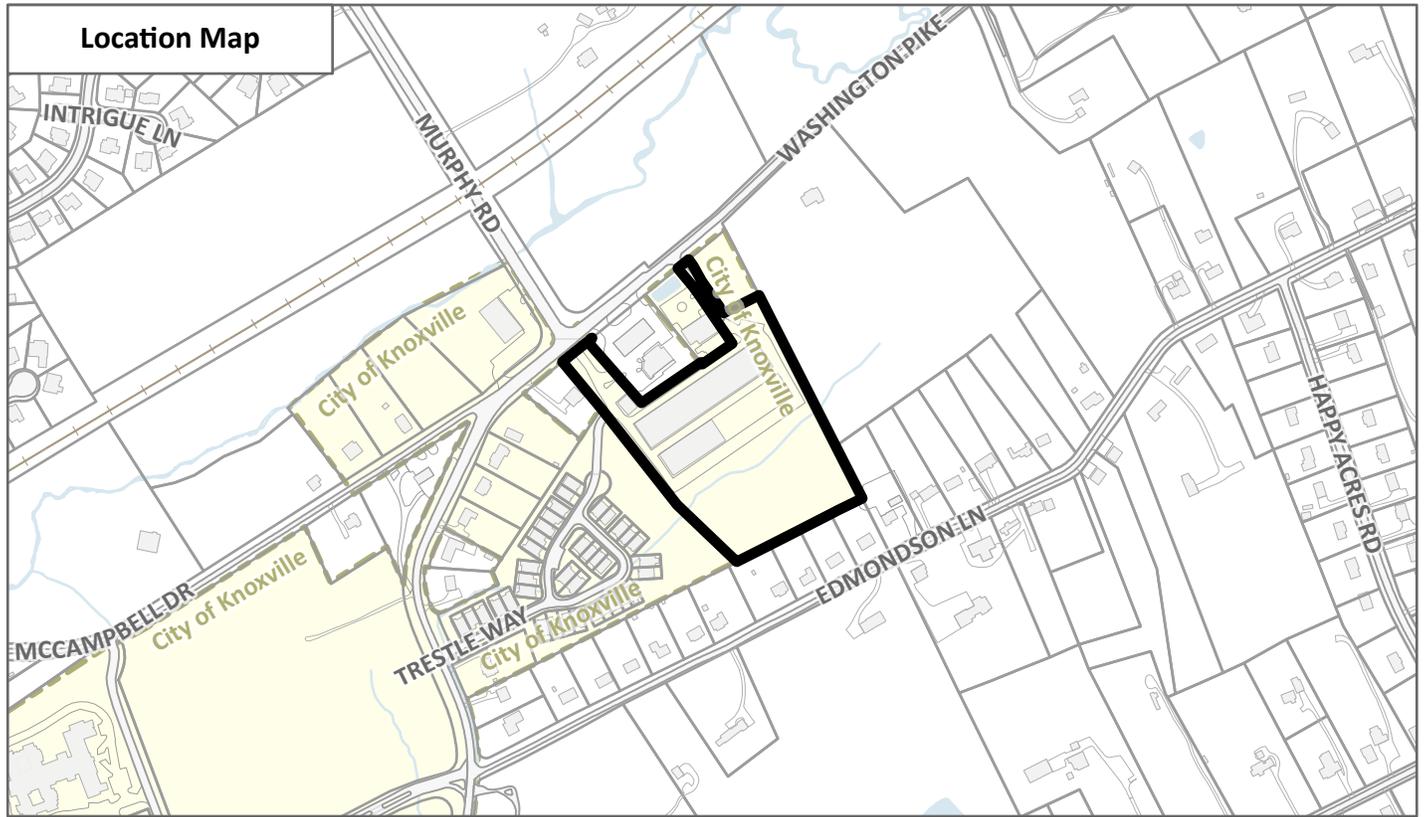
Payee Name

Payee Phone

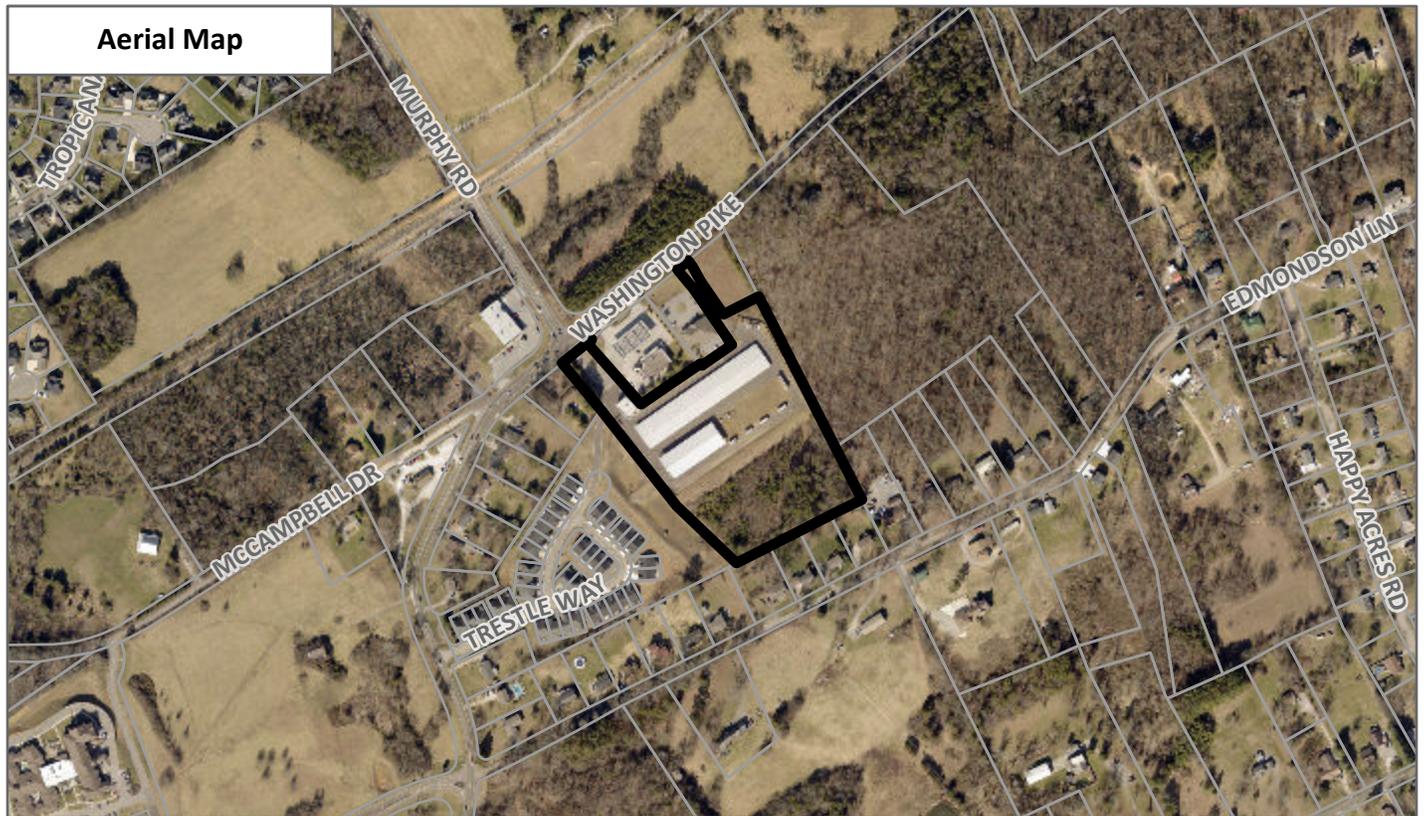
Payee Address

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

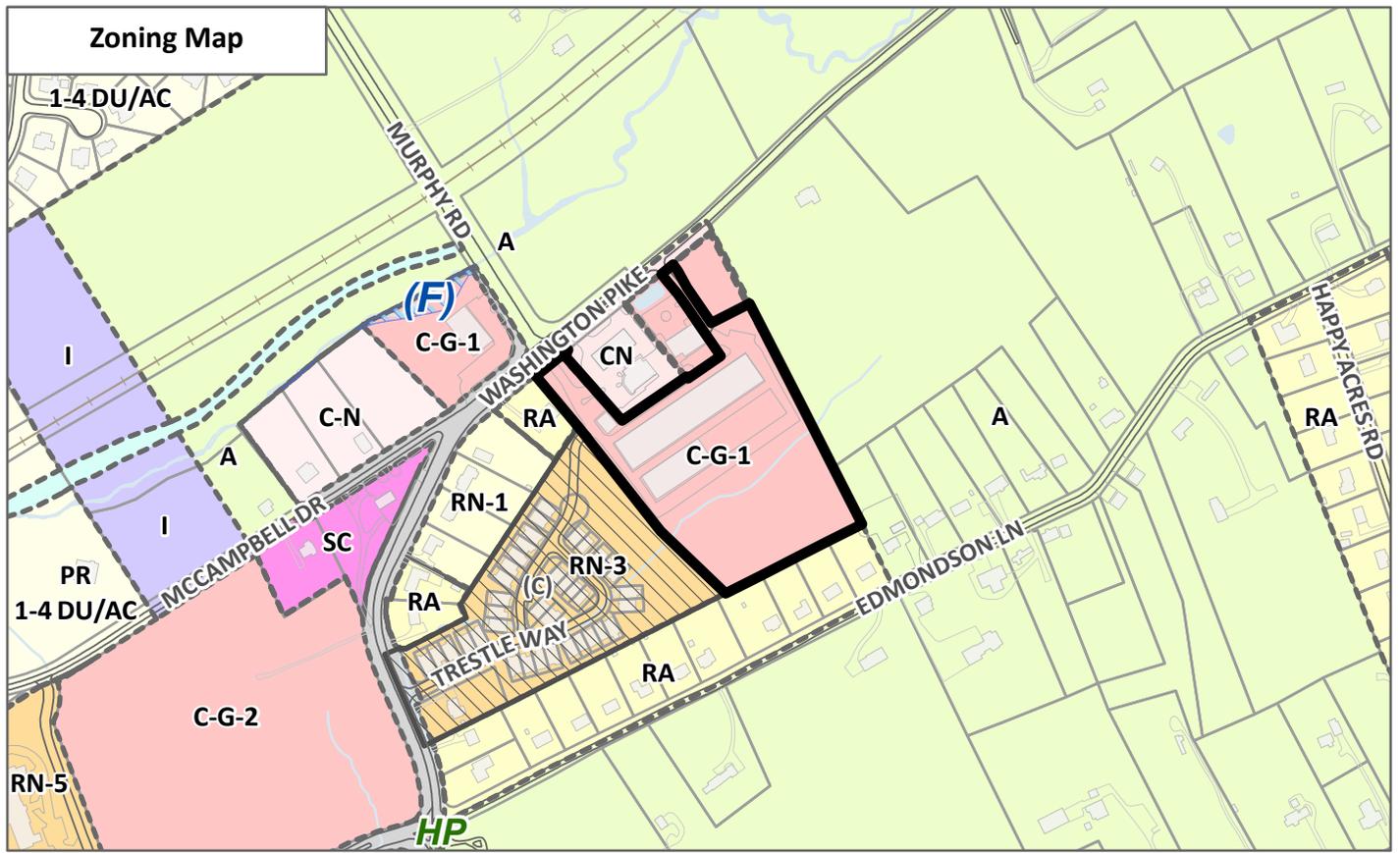
8-C-23-SU



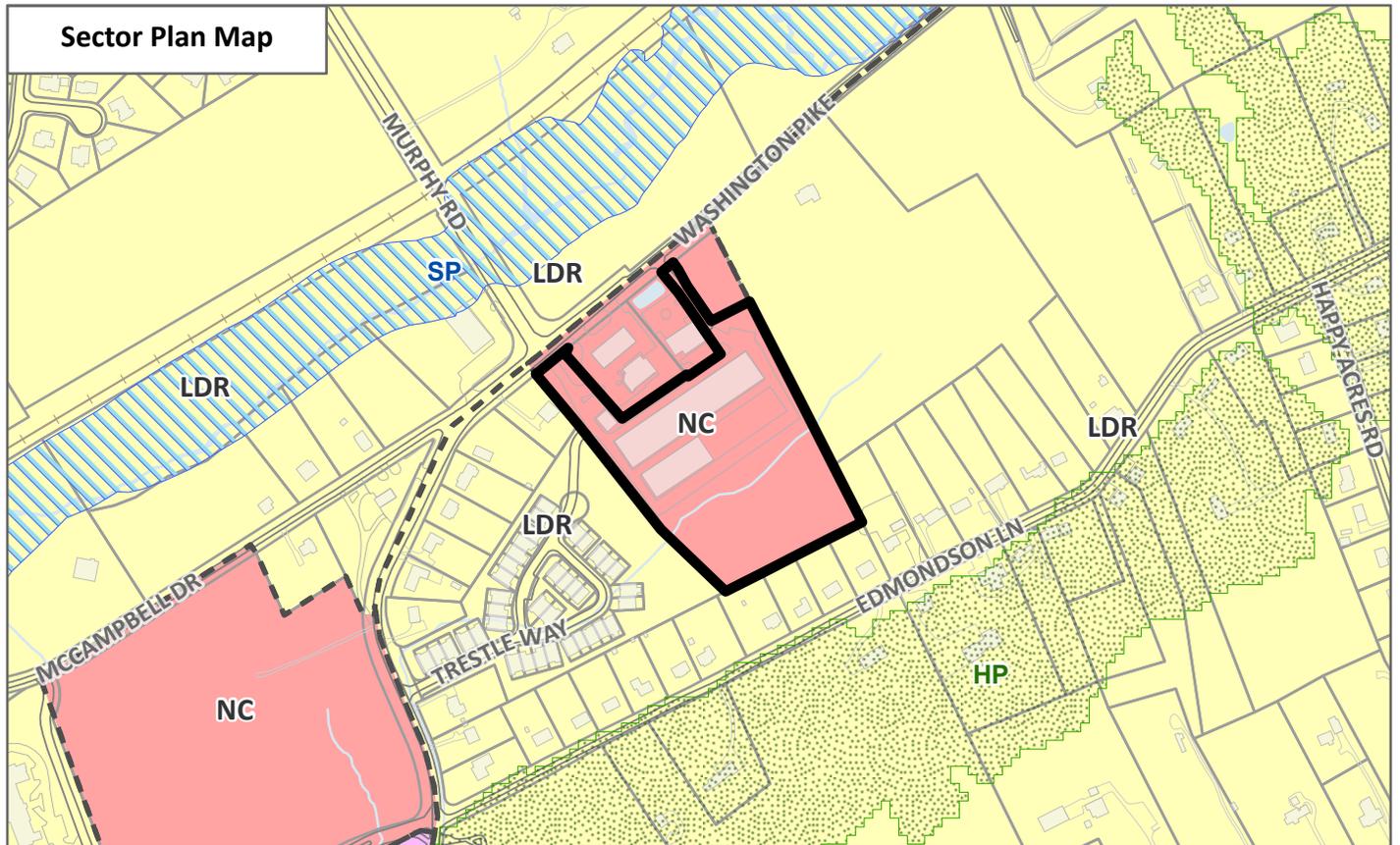
Case boundary



Zoning Map



Sector Plan Map

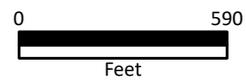


CONTEXTUAL MAPS 2

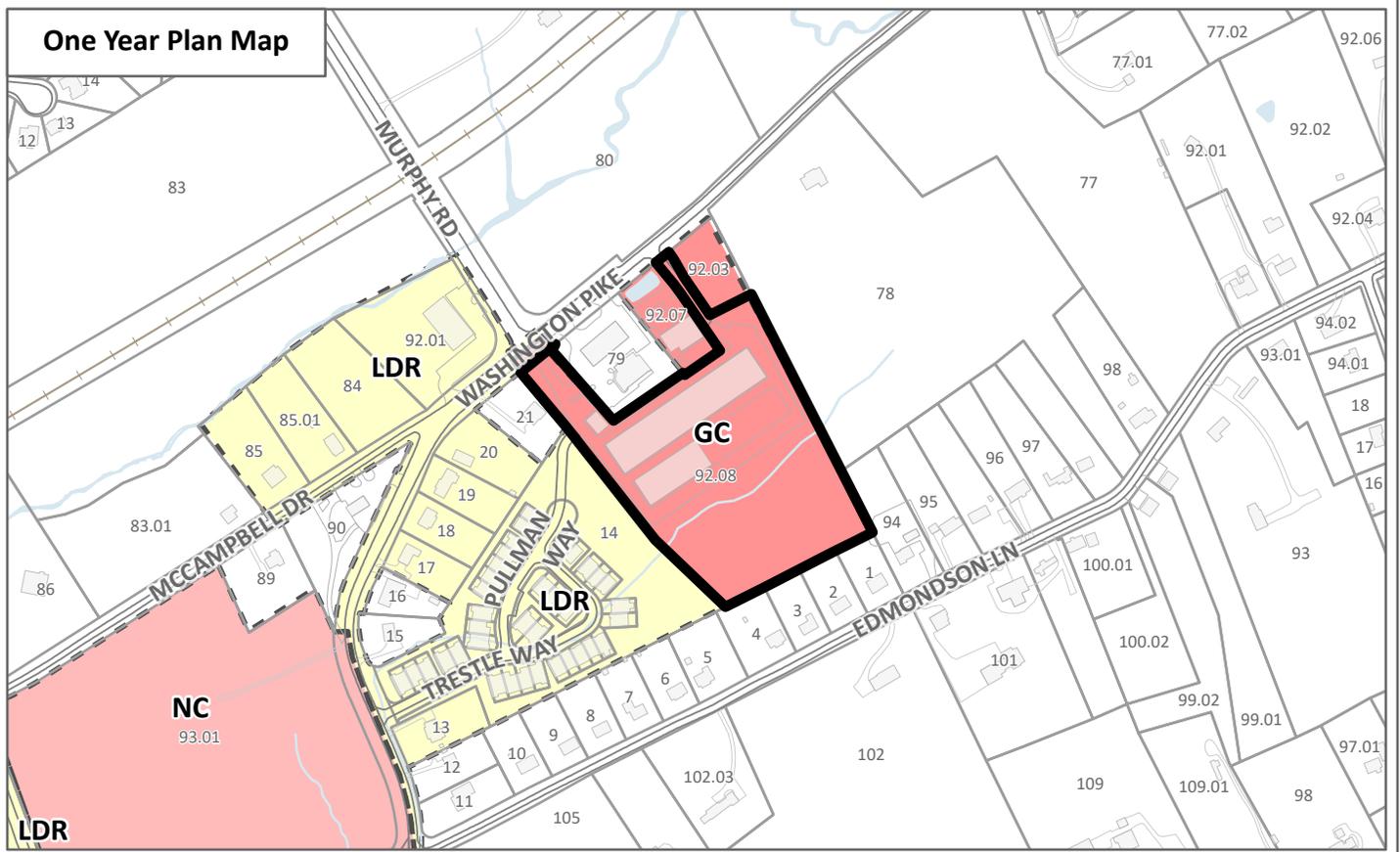
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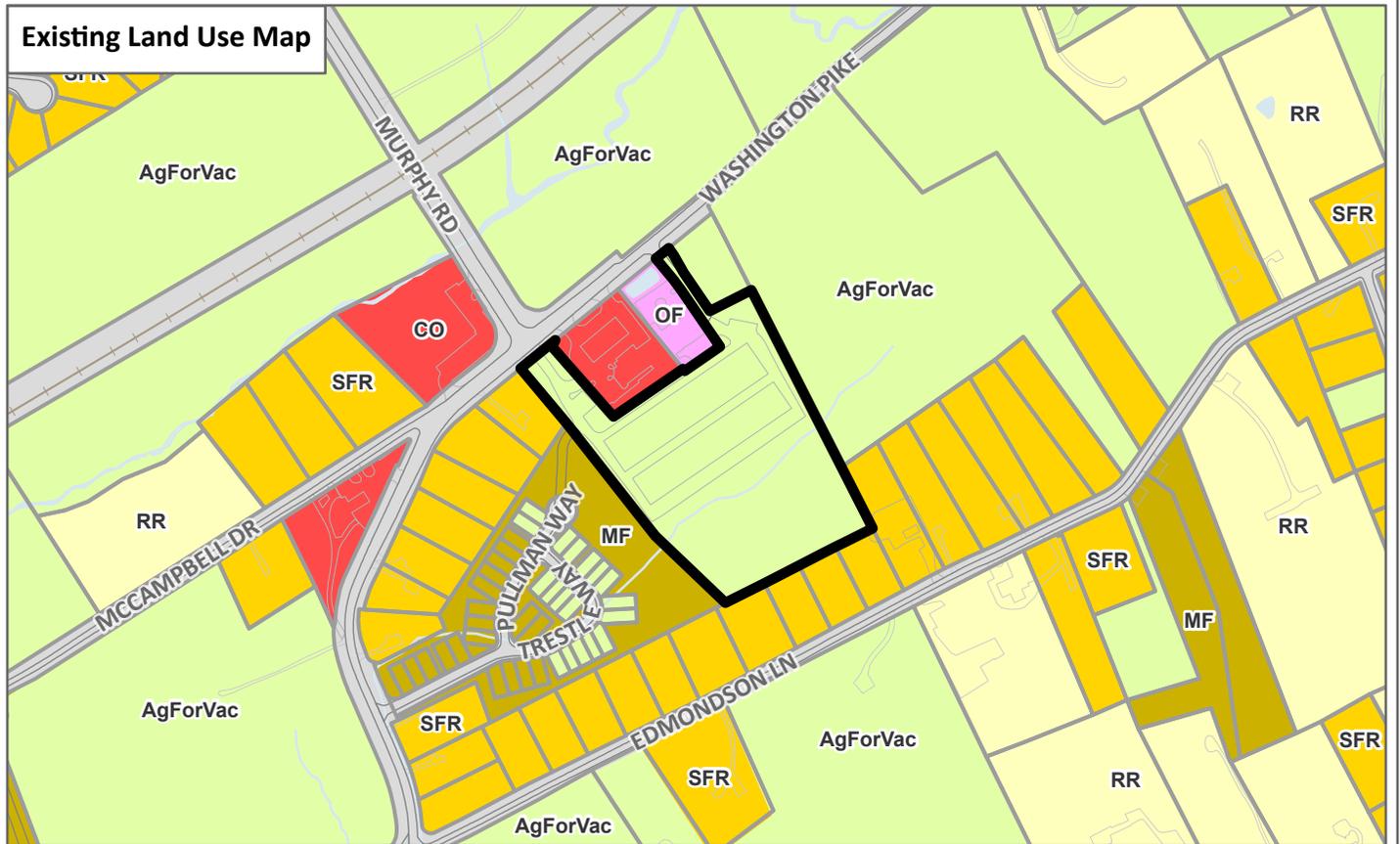
Case boundary



One Year Plan Map



Existing Land Use Map

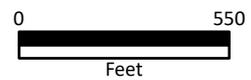


CONTEXTUAL MAPS 3

8-C-23-SU



Case boundary





Request to Postpone • Table • Withdraw

Danny Heidle

7/28/2023

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

8/10/2023

Scheduled Meeting Date

8-C-23-SU

File Number(s)

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SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the October 5th Planning Commission Meeting.

WITHDRAW

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TABLE

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TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Danny Heidle

Applicant Signature

Please Print

865-755-5447

865storage@gmail.com

Phone Number

Email

STAFF ONLY

Jessie Hillman

Staff Signature

Jessie Hillman

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



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

Danny Heidle

Applicant Name

Affiliation

6/26/2023

Date Filed

8/10/2023

Meeting Date (if applicable)

8-C-23-SU

File Number(s)

CORRESPONDENCE

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

Danny Heidle

Name / Company

5852 Washington Pike Knoxville TN 37919

Address

865-755-5447 / danny@gprknoxville.com

Phone / Email

CURRENT PROPERTY INFO

Charles Wilder Third Order, LLC

Owner Name (if different)

6937 Old Kent Dr Knoxville TN 37919

Owner Address

865-567-8047

Owner Phone / Email

5852 WASHINGTON PIKE

Property Address

49 092.08

Parcel ID

8.41 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Washington Pike, southern terminus of Murphy Road

General Location

City

Council District 4

C-G-1 (General Commercial)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northeast County

Planning Sector

NC (Neighborhood Commercial)

Sector Plan Land Use Classification

Urban Growth Area (Inside City Limits)

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) Special use request for the addition of four indoor self-service storage buildin	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
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 Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Danny Heidle Please Print	6/26/2023 Date
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Property Owner Signature	Charles Wilder Third Order, LLC Please Print	6/26/2023 Date
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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

Danny Heidle

Applicant Name	Affiliation
Date Filed	Meeting Date (if applicable)
August 10, 2023	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

Danny Heidle

Name	Company
5852 Washington Pike	Knoxville TN 37919
Address	City State ZIP
(865) 755-5447	Danny@gprknoxville.com
Phone	Email

CURRENT PROPERTY INFO

Charles Wilder	6937 Old Kent Dr., Knoxville, TN 37919	(865)567-8047
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
5852 Washington Pike	049 09208	
Property Address	Parcel ID	
KUB	NEKUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location	Tract Size
<input type="checkbox"/> City <input type="checkbox"/> 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

Related City Permit Number(s)

Home Occupation (specify) _____

Phase 3, Add 4 Self Storage Buildings

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

- Combine Parcels
 Divide Parcel

Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning

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	Total
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property **AND** **2)** The application and all associated materials are being submitted with his/her/its consent

DocuSigned by:


 Applicant Signature

Danny Heidle

6/22/23

Please Print

Date

(865) 755-5447

Danny@gprKnoxville.com

Phone Number

Email

DocuSigned by:

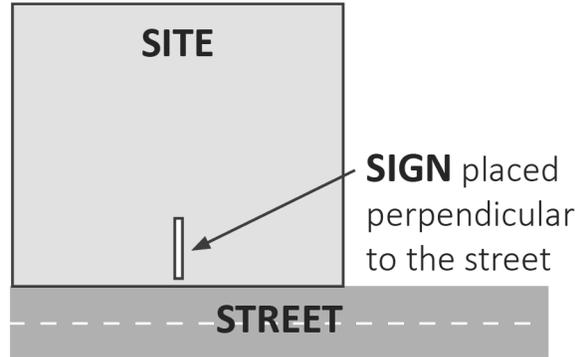

 Property Owner Signature

Charles Wilder

Please Print

Date Paid

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:

_____ **July 28, 2023** _____ and _____ **August 11, 2023** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Danny Heidle

Date: 6/26/2023

File Number: 8-C-23-SU

- Sign posted by Staff
- Sign posted by Applicant