

# USE ON REVIEW REPORT

► **FILE #:** 4-D-24-UR

**AGENDA ITEM #:** 33

**AGENDA DATE:** 4/11/2024

► **APPLICANT:** AMMANS PROPERTIES DIVERSIFIED

OWNER(S): Amanns Properties Diversified

TAX ID NUMBER: 68 084, 088 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 301 MURRAY DR (325 MURRAY DR)

► **LOCATION:** Murray Dr and Primus Rd

► **APPX. SIZE OF TRACT:** 3.01 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Primus Rd., a local street with a pavement width of 20 ft within a right-of-way of varying width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

► **ZONING:** CA (General Business), RA (Low Density Residential)

► **EXISTING LAND USE:** Single family residential, Commercial

► **PROPOSED USE:** Self storage

HISTORY OF ZONING: The eastern portion of the property was rezoned to CA in 2012 (9-B-12-RZ). The western portion was rezoned to CA and RA in 2022 (2-E-22-RZ).

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

South: Single family residential - A (Agricultural), RA (Low Density Residential)

East: I-75 interstate - ROW (Right-of-way)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area has a suburban residential character along Murray Drive and commercial character along Primus Road, where the properties have visibility from the interstate.

## STAFF RECOMMENDATION:

► **Approve the request to expand the existing self-service storage facility by approximately 17,700 square feet of floor area in the CA (General Business) zone, subject to 6 conditions.**

1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to Article 4, Section 4.93.01. – Standards for self-service storage facilities.

2) Providing a cross access easement, or other approved easement, through the associated self-service storage facility on parcel 068 085 to provide access from Primus Road. No new access to a public road shall

be provided directly from the subject site.

3) Submitting a landscape plan to Planning staff for review and approval before building permits are issued. The landscape plan must be consistent with the landscaping presented on sheet CC2. All landscaping required by Article 4, Section 4.93.01 must be planted outside of required opaque fences.

4) All commercial buildings and driveways must be located on the CA portion of the property. Required landscaping and fencing may be in the RA portion of the property.

5) Platting the subject site into one lot for this phase of the self-service storage facility. The CA portion of the platted lot must be a minimum of 2 acres. The existing facility on parcel 068 085 can remain on a separate lot if the CA zoning on the subject lot is greater than 2 acres.

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 to expand an existing outdoor self-service storage facility. This includes approximately 17,700 sqft of floor area with 137 storage units in 3 buildings. The combined facility on the subject site, excluding the associated facility to the north (parcel 068 085), will have 231 storage units and 12 RV canopy spaces.

A portion of this property at the intersection of Primus Rd and Murray Dr was rezoned to CA (General Business) in 2012 (9-B-12-RZ). The western portion of the property was rezoned to CA and RA (Low Density Residential) in 2022 (2-E-22-RZ). The RA zoning is meant to buffer adjacent properties and discourage further expansion of commercial zoning along Murray Drive.

#### **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 LDR (Low Density Residential) and GC (General Commercial) in the Northwest City Sector Plan. The self-service storage facility is located in the GC portion of the property. The GC land use allows consideration of the CA zone, and self-service storage facilities are a use permitted on review in this zone.

B. The required opaque fencing and landscape screening adjacent to residential uses aligns with the General Plan's Development Policy 8.12, which recommends fence and landscape screening between commercial and residential uses.

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

A. The proposed self-service storage buildings and driveways will be located on the CA-zoned portion of the property. The required fencing and landscaping may be placed in the RA-zoned portion of the property.

B. With the recommended conditions, the proposed self-service storage facility meets the supplemental regulations in Article 4, Section 4.93.01.

##### **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. This portion of the self-service storage facility has operated since 2016. The use on review was approved in 2014 (8-A-14-UR). The proposed expansion is similar in size and scale to existing structures. The structures are one-story, similar to nearby residential structures.

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

A. Self-service storage facilities have less impact on adjacent properties than most uses permitted in the CA zone district.

B. 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. Primus Road is an access road along I-75 and Murray Drive is a major collector street.

##### **6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A**

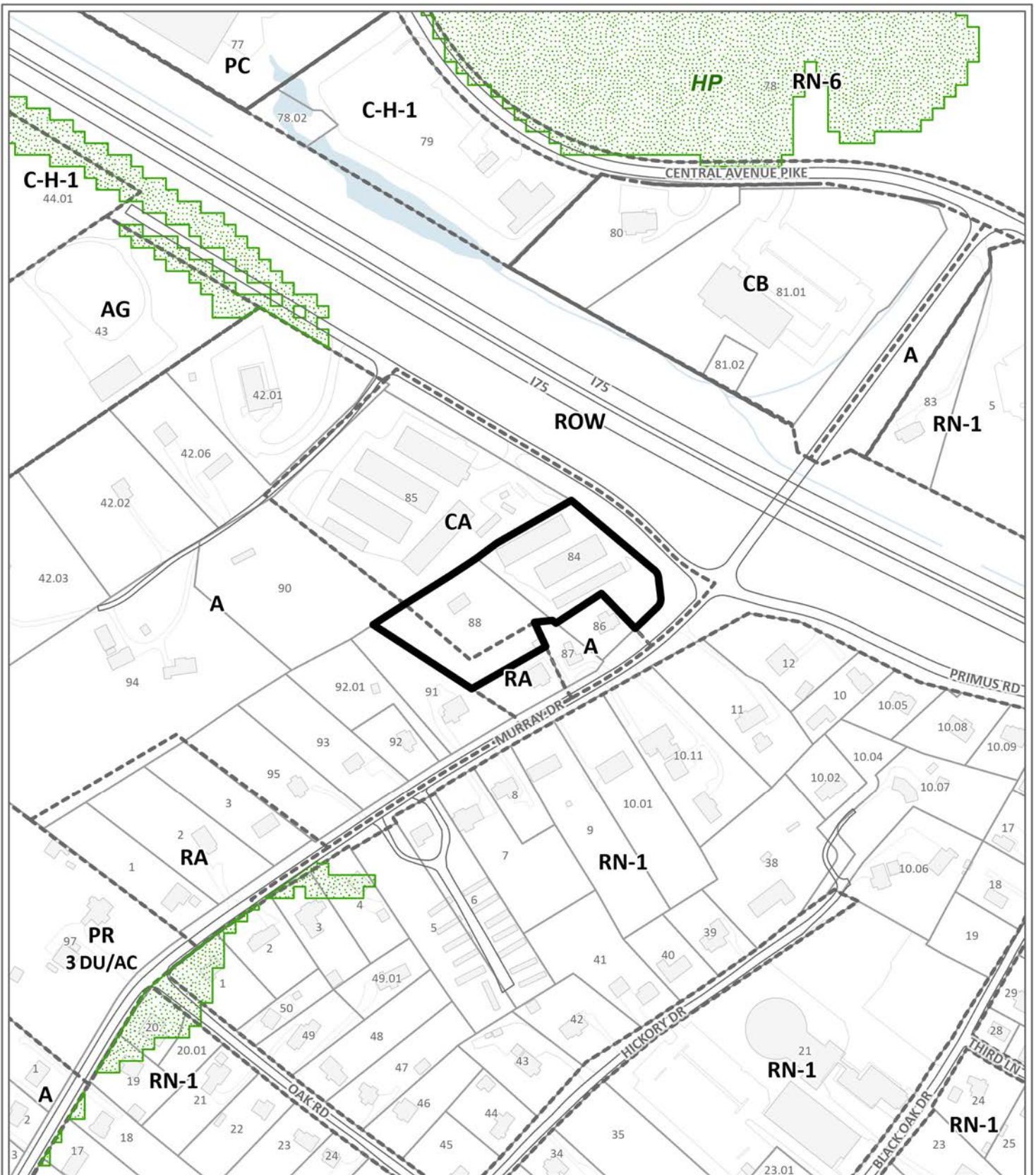
POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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.



**USE ON REVIEW**

**4-D-24-UR**

**Petitioner:** Ammans Properties Diversified



Self storage in CA (General Business), RA (Low Density Residential)

**Original Print Date:** 3/12/2024

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

**Map No:** 68

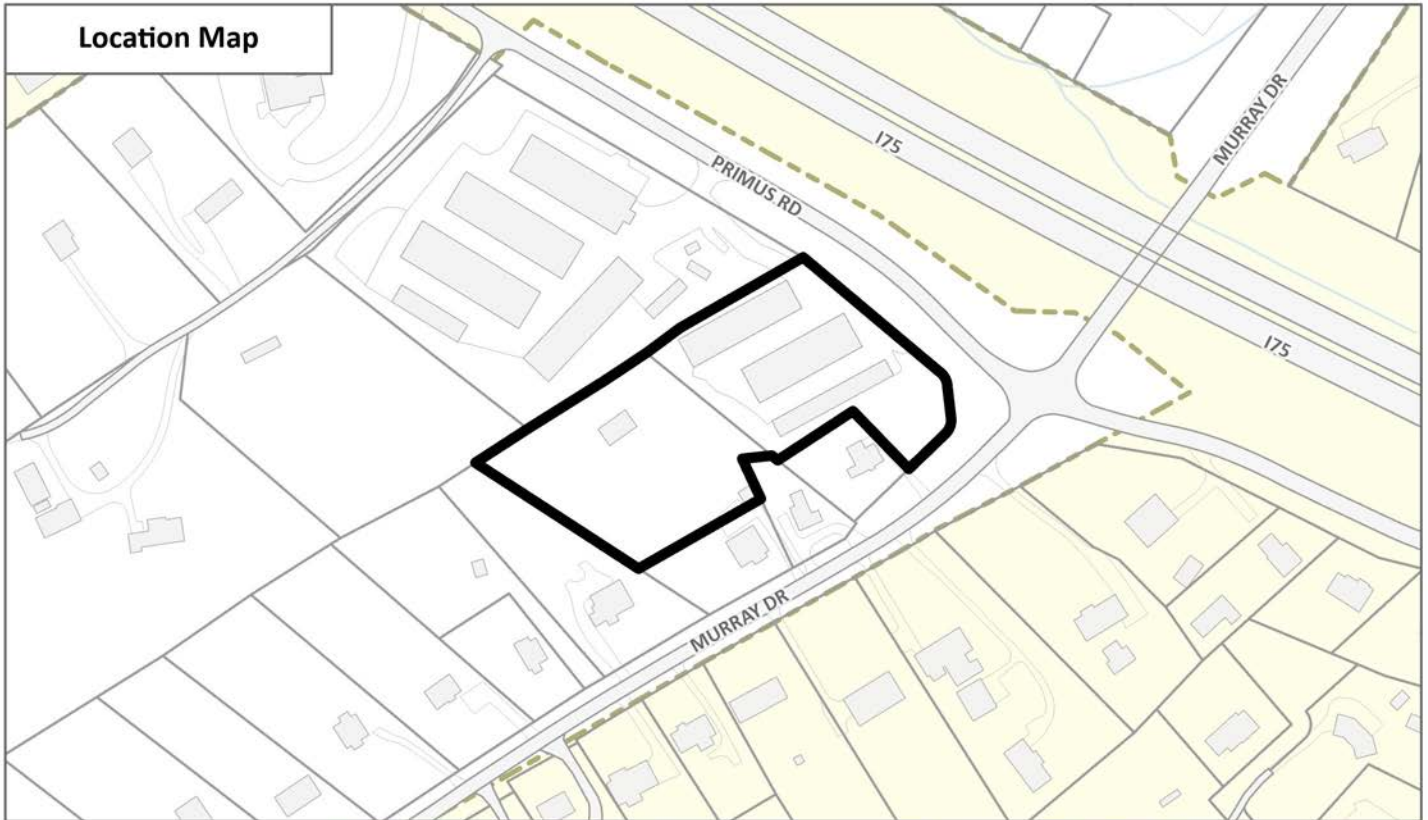
**Jurisdiction:** County





## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-D-24-UR

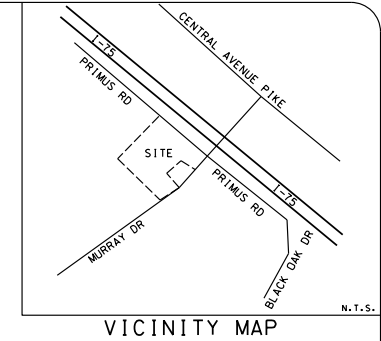


Case boundary

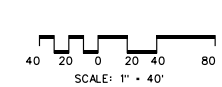


# SITE DATA

EXISTING:  
ZONING: CA/RA  
SETBACKS (per CA zoning):  
FRONT - 20'  
SIDE - 5' + 2'/STORY ABOVE 1ST.  
REAR - 16' (1 STORY), 20' (2 STORY), 24' (3 STORY)  
AREA: 2.5626 ACRES (0.3962 AC RA, 2.1664 AC CA)  
93 STORAGE UNITS &  
12 RV CANOPY SPACES  
PROPOSED:  
3 BUILDINGS WITH 137 STORAGE UNITS  
ACCESSIBLE VIA OUTSIDE GARAGE DOOR  
OR INTERNAL HALLWAYS AND 1 BUILDING  
OF 2500 SF STORAGE.  
TOTAL AT COMPLETION:  
231 STORAGE UNITS & 12 RV CANOPY SPACES  
PARKING:  
N/A (OFFICE ON ADJACENT PROPERTY)



VICINITY MAP



## LEGEND

- EASEMENT
- X- FENCE
- C- CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- TO BE REMOVED
- BUILDING SETBACK
- ▲ SIGN
- FIRE HYDRANT
- BUILDING LINE
- CATCH BASIN
- STORM MANHOLE

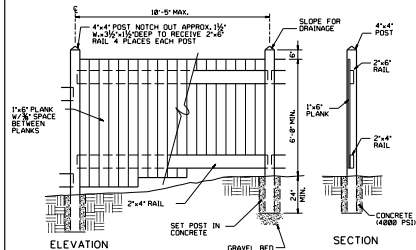
CURVE TABLE				
CURVE	ARC	RAD.	CHORD BEARING	LENGTH
C1	19.33'	25.00'	S20°15'47"E	18.85'
C2	23.07'	25.00'	S20°19'22"W	22.26'

## NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A SITE LAYOUT FOR THE PARCEL SHOWN HEREON ONLY.
- BEARINGS SHOWN HEREON ARE BASED ON TN STATE PLANE GRID NORTH.
- THIS PROPERTY IS ZONED CA AND RA IN KNOX COUNTY PER KGIS.ORG MAPPING.
- APPLICABLE SETBACKS FOR CA ZONE ARE SHOWN HEREON.
- CONCRETE BOLLARDS TO BE USED AT BUILDING CORNERS AND AS NEEDED TO PROTECT BUILDINGS.
- FINAL SIZE AND LOCATION OF BUILDINGS TO BE DETERMINED AND MAY CHANGE.
- ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE ONLY ONTO THE SELF-SERVICE STORAGE PREMISES AND MAY BE OF SUFFICIENT INTENSITY TO DISCOURAGE VANDALISM AND THEFT. SAID LIGHTING AND GLARE SHALL BE DEFLECTED, SHADED, AND FOCUSED AWAY FROM ALL ADJOINING PROPERTY. A SITE LIGHTING PLAN WILL BE REQUIRED BEFORE PERMITS ARE ISSUED.

4-D-24-UR  
Revised: 3/28/2024

PROPOSED 6" TALL OPAQUE PRIVACY FENCING (MIN. 5' FROM PROPERTY LINE AGAINST ALL AGRICULTURAL AND RESIDENTIAL ZONES. (SEE DETAIL BELOW OR USE APPROVED EQUIV.))



PRIVACY FENCE DETAIL  
N.T.S.

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	3/27/24	P. DOWNS

PRELIMINARY  
SITE LAYOUT PLAN  
STORE SAFE PRIMUS  
SELF-STORAGE EXPANSION  
CLT MAP 068 PARCELS 084 & 088  
KNOX COUNTY, TN  
DISTRICT 4-2-24-UR



W. SCOTT WILLIAMS & ASSOCIATES  
CONSULTING ENGINEERS, INC.  
1742  
E. HULL STREET  
MEMPHIS, TN 38103  
P: 901.522.1111  
F: 901.522.1111

CLIENT:  
AMANNUS PROPERTIES  
DIVERSIFIED  
1800 N. STEEL DR  
KNOXVILLE, TN 37912

ORIGINAL ISSUE:  
FEB. 14, 2024  
SHEET NO.

CC1

JOB NO. 2231



1. THE PURPOSE OF THIS PLAN IS TO SHOW THE MINIMUM LANDSCAPING REQUIREMENTS TO HELP COMPLY WITH ZONING AND PLANNING APPROVALS.
2. BEARINGS SHOWN HEREON ARE BASED ON TN STATE PLANE GRID NORTH.
3. PROPER PLANTING AND IRRIGATION FOR PROPOSED PLANTS IS THE RESPONSIBILITY OF THE OWNER.



CLIENT: AMANUS PROPERTIES  
DIVERSIFIED  
2505 W. BEAVER CREEK DR  
JANESVILLE, WI 53405

ORIGINAL ISSUE:  
FEB. 14, 2024

SHEET NO. CC2

JOB NO. 2231

N.T.S.

N.T.S.







4-D-24-UR  
Revised: 3/28/2024



# 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

### Ammans Properties Diversified

Applicant Name

Affiliation

2/26/2024

4/11/2024

4-D-24-UR

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.

Scott Williams W. Scott Williams and Associates

Name / Company

4530 Annalee Way Way Knoxville TN 37921

Address

865-692-9809 / wscottwill@comcast.net

Phone / Email

## CURRENT PROPERTY INFO

Amanns Properties Diversified

301 Murray Dr Knoxville TN 37912

865-388-7363 / wscottwill@co

Owner Name (if different)

Owner Address

Owner Phone / Email

301 MURRAY DR / 325 MURRAY DR

Property Address

68 084, 088

3.01 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Murray Dr and Primus Rd

General Location

☐ City

Commission District 7

CA (General Business), RA (Low Density Residential)

Single Family Residential, Commercial

☒ County District

Zoning District

Existing Land Use

Northwest City

LDR (Low Density Residential), GC (General Commercial)

Urban Growth Area (Outside City Limit)

Planning Sector

Sector Plan Land Use Classification

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) <b>Self storage</b>			

## 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

☐ 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
<b>\$1,600.00</b>	
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	<b>Amanns Properties Diversified</b>	<b>2/26/2024</b>
	Please Print	Date

Phone / Email

Property Owner Signature	<b>Amanns Properties Diversified</b>	<b>2/26/2024</b>
	Please Print	Date



# 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

AMANNS PROPERTIES DIVERSIFIED

Owner

Applicant Name

Affiliation

2/26/24

April 11, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

4-D-24-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

Scott Williams

W. Scott Williams and Assoc.

Name

Company

4530 Annalee Way

Knoxville

TN

37921

Address

City

State

ZIP

865-692-9809

wscottwill@comcast.net

Phone

Email

## CURRENT PROPERTY INFO

AMANNS PROPERTIES DIVERSIFIED

PO BOX 238

865-388-7363

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

301 Murray Dr. & 325 Murray Dr

068048 & 068088

Property Address

Parcel ID

HPUD

HPUD

N

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



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

Home Occupation (specify) \_\_\_\_\_

Self Storage - Store Safe Primus

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

☐ Combine Parcels☐ Divide Parcel

Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

Related Rezoning File Number

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements**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

Fee 2

Fee 3

Total

\$1,600.00

**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

AMANNS PROPERTIES DIVERSIFIED

2.25.24

Applicant Signature

Please Print

Date

Phone Number

Email

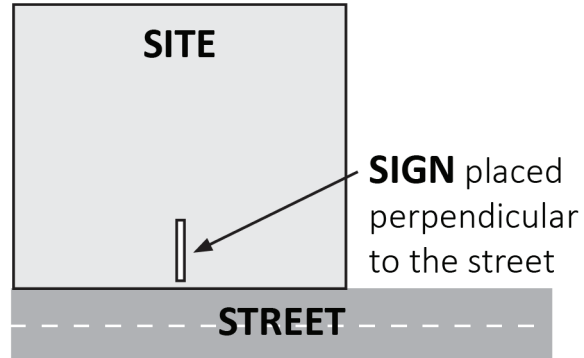
02/27/2024, SG

Property Owner Signature

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:***

\_\_\_\_\_ **03/29/2024** \_\_\_\_\_ and \_\_\_\_\_ **04/12/2024** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Ammans Properties Diversified

**Date:** 02/27/2024

**File Number:** 4-D-24-UR



Sign posted by Staff



Sign posted by Applicant