

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 11-B-22-UR                      **Related File Number:**  
**Application Filed:** 9/16/2022              **Date of Revision:**  
**Applicant:** LEN JOHNSON

## PROPERTY INFORMATION

**General Location:** South side of Oak Ridge Hwy, northeast of Karns Crossing Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 78 182    **Jurisdiction:** County  
**Size of Tract:** 0.74 acres  
**Accessibility:** Access is via Oak Ridge Highway, a major arterial with a 40-ft pavement width within a 112-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Landscaping contractor's yard    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** GC (General Commercial)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** Oak Ridge Highway is a commercial corridor developed with large lot single family homes, commercial, and office uses. There are residential properties to the south.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 7335 OAK RIDGE HWY  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** This property was rezoned from A (Agricultural) to CA (General Business) in August 2021 (8-E-21-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** GC (General Commercial)  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the request for a contractor’s storage yard with approximately 12,000 sq ft of outdoor storage area, subject to 6 conditions.

Staff Recomm. (Full):

Approve the request for a contractor’s storage yard with approximately 12,000 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. Provide the required landscape screening, per Article 4, Section 4.10.11 for business uses adjacent to residential use.
3. Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff.
4. Providing a detailed lighting plan during permitting for review and approval by Planning Commission staff. Outdoor light source shall be shielded and arranged so that lighting is directed away from any boundary adjacent to residential uses.

Comments:

The proposal is for a contractor’s storage yard. There is 2,112 sq ft existing house to be converted to office. The applicant has received a variance for the minimum lot size of 1 acre to .76 acre and storage area setback from 25 ft to 5 ft.

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. There are residential uses to the rear and west side of this property. The supplemental regulations for all zone districts (Article 4.10.11) requires a 15 ft wide Type A landscape screen (See Appendix A). In this location, it is appropriate to ensure the adjacent residential is adequately protected. The setback variance approved by Board of Zoning Appeals did not include a reduction of the landscape screening standards and in the Planning Staff’s opinion the screening standard in this location shall be applied.

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 Northwest 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. The existing building is 16.4 ft tall located centrally on the property.

B. If approved as recommended by staff, a 15 ft wide landscape screen will be located along the south and west property boundaries since they are abutting residential properties. This will help mitigate potential adverse impacts on these properties. Screening on the east side is not required.

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

A. The proposed use should have little impact on the adjacent property because of the limited traffic the facility will generate and the required landscape screening and fencing will buffer the storage yard.

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

A. The development has direct access to Oak Ridge Highway, 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. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

**Action:** Approved

**Meeting Date:** 11/10/2022

**Details of Action:**

**Summary of Action:** Approve the request for a contractor's storage yard with approximately 12,000 sq ft of outdoor storage area, subject to 6 conditions.

**Date of Approval:** 11/10/2022

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**