

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-C-23-UR  
Application Filed: 2/28/2023  
Applicant: TRAVIS WEBB

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** West side of Maynardville Pike, north side of Shotsman Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 48 037 **Jurisdiction:** County  
**Size of Tract:** 1.19 acres  
**Accessibility:** Access is via Maynardville Pike, a four lane, median divided major arterial within a right-of-way width of 100-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Towing facility/ contractor storage yard in the CA zone. **Density:**  
**Sector Plan:** North County **Sector Plan Designation:** GC (General Commercial), SP (Stream Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is along a major commercial corridor with industrial uses adjacent to the west.

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

**Street:** 6601 MAYNARDVILLE PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I (Industrial), CA (General Business)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** GC (General Commercial), SP (Stream Protection)  
**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 1,600 sq ft of outdoor storage area, subject to 6 conditions.

Staff Recomm. (Full):

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.

**Action:** Approved with Conditions **Meeting Date:** 4/13/2023

**Details of Action:**

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

**Date of Approval:** 4/13/2023 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**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:**