

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-A-23-UR **Related File Number:**
Application Filed: 3/27/2023 **Date of Revision:**
Applicant: CLAY COUNCILL

PROPERTY INFORMATION

General Location: North side of Schaad Rd, east of Albatross Ln
Other Parcel Info.:
Tax ID Number: 79 028.01 **Jurisdiction:** County
Size of Tract: 1.15 acres
Accessibility: Access is via Schaad Rd, a local road with a pavement width of 20-ft within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Contractor's storage yard **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (Mixed Use Special District)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This property is adjacent to a golf course along a minor arterial that has commercial and medium residential uses.

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

Street: 4103 SCHAAD RD
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: In 1998, this property was rezoned from RB (General Residential) & A (Agricultural) to CA (General Business).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District)
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 1,200 sq-ft of outdoor storage area, subject to 5 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. Providing the required landscape screening, per Article 4, Section 4.10.11 of the Knox County Zoning Ordinance for business uses adjacent to residential use.
3. Meeting any other applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
5. Installation of any required landscaping within 6 months of permit approvals, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

ADDED AT THE MEETING:

6. Added condition that binds the site plan to the approval, thereby binding the location of bulk material storage bins to a specific location per the submitted site plan.

With the conditions noted, this plan meets the requirements for approval of a contractor's storage yard in the CA zone and the other criteria for approval of a use on review.

Comments: The request is for a contractor's storage yard for a landscaping business, which will also sell bulk mulch and other materials. There is a 900 sq-ft existing building, a 200 sq-ft shed, and a 20x60-ft area designated for outdoor storage space.

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. The CA zone requires outdoor storage to be fully screened on all sides by an opaque fence (Article 5.31.04). This screening is already in place. There are residential uses to the west side of this property. The supplemental regulations for all zone districts (Article 4.10.11) requires a 12-ft wide Type B landscape screen (See Appendix A) adjacent to residential uses, and this would need to be added during the permitting process.

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. There is an existing 1-story block building located at the rear of the property.
B. If approved as recommended by staff, a 12-ft wide landscape screen will be required along the west property boundary since there are abutting residential properties. This will help mitigate potential adverse impacts on these properties.

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 because the required landscape screening and fencing will visually screen the storage yard from residential uses.

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

A. The development has direct access to Schaad Rd, a minor 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 with Conditions **Meeting Date:** 5/11/2023

Details of Action: Approve the request for a contractor's storage yard with approximately 1,200 sq-ft of outdoor storage area, subject to 5 conditions, with a 6th condition added at the meeting.

Summary of Action: Approve the request for a contractor's storage yard with approximately 1,200 sq-ft of outdoor storage area, subject to 5 conditions, with a 6th condition added at the meeting.

Date of Approval: 5/11/2023 **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: