

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-D-20-UR **Related File Number:**
Application Filed: 3/27/2020 **Date of Revision:**
Applicant: BRADLEY JORDAN / PYRAMID CONSTRUCTION, LLC

PROPERTY INFORMATION

General Location: East side of Ellistown Road, one parcel south of its intersection with Millertown Pike
Other Parcel Info.:
Tax ID Number: 51 06905 **Jurisdiction:** County
Size of Tract: 1.88 acres
Accessibility: Ellistown Road is a major collector with a pavement width of 17.2 ft and a right-of-way width of 60 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Contractor's Storage Yard **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** RC (Rural Commercial)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The general area has a rural feel consisting of mostly single family homes on large lots of approximately 1 acre, though there are a few smaller lots north of Millertown Pike. Also on the north side of Millertown Pike is a church and a market, forming a small non-residential node at the intersection of Millertown Pike and Ellistown Road.

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

Street: 2720 Ellistown Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CR (Rural Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A sliver of land along the southern property line was rezoned from A (Agricultural) to CR (Rural Commercial) in December, 2016 (11-B-16-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

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: Michelle Portier

Staff Recomm. (Abbr.): Approve the request for a contractor's storage yard with approximately 1,000 sq. ft. of storage, subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.
4. Installation of all landscaping as shown on development plan within six months of the issuance of occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

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

Comments: This request is a for a new contractor's storage yard in the CR (Rural Commercial) zone. The property is located one parcel south of the intersection of Ellistown Road and Millertown Pike, which contains a small market and church. Otherwise, it is a rural area with large lot, single family detached dwellings and vacant parcels. The CR zone allows "Contractor's Storage Yards" as a use permitted on review, and requires the business to meet the requirements in the "Supplemental Regulations Applying to a Specific, to Several or to All Zones" section, which includes a range of nuisances, among them noise; fire and explosive hazards; dust, fumes, and similar nuisances; odors; lighting; and landscaping.

The proposed development calls for a 15,000 sq. ft. primary structure and a 1,000 sq. ft. shed at the front of the property for sand and salt storage, comprising 19.6% of the parcel area (40% is the maximum allowed). Business vehicles consist of a variety of truck types, all of which will be stored and maintained inside the primary structure. The storage yard is anticipated to staff up to 15 employees at its maximum service. Business hours will be from 7:00 a.m. until dark. No fuels or chemicals will be stored on site, and vehicles will be fueled off site. No goods or materials will be stored outside. The only lighting will be 6 exterior light fixtures mounted to the building and pointing directly down. These are for security and meet zoning ordinance requirements.

The property will be screened to residential zones using "Type A" screening along the south and west property line, as is required for contractor's storage yards in this zone. The properties across the street are zoned CA (General Business), but are single family dwellings, and the front property line contains "Type A" screening to buffer those properties. The northern property line is adjacent to another parcel in the CR zone, so it is landscaped according to the standards in the CR zone.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed use will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request since access is from Ellistown Road, a major collector, and is one parcel south from Millertown Pike, a minor arterial street.
3. There will be no impact on utility requirements in the area.
4. The "Type A" landscape screening consists of shade and screen trees with bushes and is located along the south, east, and west property boundaries since they are shared with residential properties. This will help mitigate potential adverse impacts on these properties. There will also be a mix of shade

and ornamental trees and along the north property line.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed contractor storage yard in the CR zone district is consistent with the general standards for uses permitted on review. The proposed development is consistent with the adopted plans and policies of the General Plan and Northeast County Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed, since it is part of what is designated a rural commercial node on the sector plan. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site has access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for Rural Commercial (RC) uses. The contractor's storage yard is a use permitted on review in the Rural Commercial (CR) zone.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 5/14/2020

Details of Action:

Summary of Action: Approve the request for a contractor's storage yard with approximately 1,000 sq. ft. of storage, subject to 4 conditions.

Date of Approval: 5/14/2020 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**