

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-B-25-UR
Application Filed: 4/28/2025
Applicant: DEREK HAUN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Thorngrove Pike, northwest of Asbury Rd
Other Parcel Info.:
Tax ID Number: 97 02601 **Jurisdiction:** County
Size of Tract: 1.27 acres
Accessibility: Access would be via Thorn Grove Pike, a major arterial with a pavement width of 18 ft within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Contractor's storage yard **Density:**
Planning Sector: East County **Plan Designation:** BP (Business Park)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is characterized by a mix of industrial, residential, and commercial uses. Industrial uses consist of outdoor storage of materials and machinery as well as operations buildings. Residential uses are single family dwellings on large rural lots. Commercial uses are service businesses at the intersection of Asbury Road and E Governor John Sevier Highway.

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

Street: 2927 THORN GROVE PIKE
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: None noted.

PLAN INFORMATION (where applicable)

Requested Plan Category:

Subdivision Name:

Variances Requested:

S/D Name Change:

Other Bus./Ord. Amend.:

Staff Recomm. (Full):

1. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
2. 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.
3. Providing a Type B landscape screen as shown on the plan.
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.
5. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: The proposal is for a contractor's storage yard business that works on small exterior home additions like decks, covered porches, patios, and garages. The materials stored on site are lumber, fasteners, brackets, quick-set concrete, masonry, composite decking, vinyl railing, and occasionally limited amounts of paint and trim work materials. Operation hours are 7:30 a.m. to 5:30 p.m., and the materials onsite are not for retail sale.

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 in addition to general standards all zone districts (Article 4.10.11). The general standards require a 12-foot wide Type B landscape screen (See Appendix A) adjacent to parking and loading areas between commercial businesses and residential uses zoned A or zoned for residential or office uses. In this location, it is appropriate to ensure the adjacent residence is adequately protected. The Type B screening standard in this location should be applied.

Outdoor storage within the CA zone must be fully screened by an opaque screen and located behind the principal structure. Where the Type B landscape screen ends, a 6-foot privacy fence starts and runs the length of the residential property line. The outdoor storage area will be further screened by a wall made of metal siding that matches the new building.

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 place type on this property is BP (Business Park). The proposed contractor's storage yard is for commercial use and is consistent with the secondary uses of the BP place type.

B. Implementation Policy 3: Encourage the infill and redevelopment of underutilized commercial land. This property previously had a residential trailer, but it is now vacant.

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

A. The CA (General Business) zone is for general retail business and services. With the recommended conditions, the contractor's storage yard meets the zoning standards and the conditions 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 proposed building for indoor storage is approximately 16 ft tall, located on the north side of the property toward the adjacent industrial property.

B. A condition has been added for a 12-foot-wide landscape screen to be located along the south property boundary since it abuts a residential property. This will help mitigate potential adverse impacts on the property.

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 Thorn Grove Pike, a minor arterial 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.

Action: Approved with Conditions **Meeting Date:** 6/12/2025

Details of Action:

Summary of Action: Approve the request for a contractor's storage yard with approximately 1,300 sq ft of outdoor, and 2,600 sq ft of indoor storage area, subject to 6 conditions.

Date of Approval: 6/12/2025 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville-Knox County Planning 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: