

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-F-22-UR **Related File Number:**
Application Filed: 4/21/2022 **Date of Revision:**
Applicant: LAZYDAYS RV

PROPERTY INFORMATION

General Location: East terminus of Lake Springs Rd., east of Huckleberry Springs Rd.
Other Parcel Info.:
Tax ID Number: 73 03601 **Jurisdiction:** County
Size of Tract: 10.05 acres
Accessibility: Access is via Lake Springs Rd., a local street with 21' of pavement width within the I-40 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: RV Maintenance Facility **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in a low density residential area on the eastern side of the I-40/Strawberry Plains Pike interchange commercial node.

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

Street: 7655 Lake Springs Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned to PC (Planned Commercial) by Knox County Commission on July 23, 2007 (6-F-07-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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the development plan for an RV maintenance facility with approximately 38,000 sqft of floor area, subject to 6 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Installation of the proposed landscaping within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) All existing vegetation proposed to remain to meet the required landscape buffer must be protected with fencing throughout the grading and construction process. If the existing vegetation does not meet the intent of the Type 'A' landscape buffer screen when construction is completed, additional landscaping must be installed, as necessary.
- 4) Providing a lighting plan during the permitting phase that complies with Article 4.10.10 (Outdoor lighting) of the Knox County Zoning Ordinance.
- 5) Obtaining all necessary approvals from the Tennessee Department of Transportation to grade within the I-40 right-of-way.
- 6) Meeting all applicable requirements of Knox County Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a use on review.

Comments:

The applicant is proposing a 38,000 sqft maintenance facility for the Lazydays RV center that is located to the west of this site on Huckleberry Springs Rd. The maintenance facility will include office space, 24 service bays, and a wash bay. Access to the site is via Lake Springs Road. A turnaround at the end of Lake Springs Road is required to be installed as part of this proposal.

The property was rezoned to PC (Planned Commercial) in 2007 (6-F-07-RZ) with 2 conditions; 1) a minimum 20' wide Type 'A' landscape buffer screen along property lines adjacent to residential/agricultural zoning, with no buildings, fences, or parking/storage areas in this buffer, and 2) no access to the site shall be from Wooddale Woods Way. The proposed development plan meets these two zoning conditions.

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 PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The East County Sector Plan recommends LDR (Low Density Residential), which may have been an oversight when the sector plan was updated in 2010. When the property was rezoned to PC (Planned Commercial) in 2007, the sector plan designation was amended to C (Commercial), which is similar to the current GC (General Commercial) land use classification. The sector plan amendment was conditioned to limit the permitted zone districts to only the PC zone.

B. The Knoxville-Knox County General Plan 2033 (General Plan), Development Policies 8.12—When commercial uses abut residential property, ordinance provisions or use-on-review conditions requiring fencing, landscaping screens, earth berms, height restrictions, and/or deeper than usual building setbacks can improve land use transitions.— The required landscape buffer screen meets the intent of this general plan recommendation.

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

A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings

which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

B. The PC zoning on the property has the following conditions; 1) a minimum 20' wide Type 'A' landscape buffer screen along property lines adjacent to residential/agricultural zoning, with no buildings, fences, or parking/storage areas in this buffer, and 2) no access to the site shall be from Wooddale Woods Way. The proposed development plan meets these two zoning conditions.—This proposal meets these two conditions.

C. This PC district is isolated from other commercial areas and located along I-40. It provides a buffer to the interstate by creating physical separation and landscape screening adjacent to the residential uses.

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. This site is isolated from other commercial development, so the size and location of the building are not consistent with the character of the surrounding residential uses.

B. The required landscape buffer screen provides a visual buffer and helps maintain compatibility with surrounding uses.

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

A. The required landscaping adjacent to the residential and agricultural zones will provide a buffer to the nearby residences.

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

A. Access is provided via Lake Springs Road, which only has one other property that uses it for access.

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: 6/9/2022

Details of Action:

Summary of Action: Approve the development plan for an RV maintenance facility with approximately 38,000 sqft of floor area, subject to 6 conditions.

Date of Approval: 6/9/2022

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: