

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-B-07-UR
Application Filed: 11/13/2006
Applicant: JOHN SPINA
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side of Andersonville Pike, northwest side of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 38 102 & 104 **Jurisdiction:** County
Size of Tract: 4.21 acres
Accessibility: Access is via E. Emory Rd., and Andersonville Pike, major arterial and collector streets with 20' pavements within 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Self storage facility **Density:**
Sector Plan: North County **Sector Plan Designation:** C
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with churches and a mix of commercial, office and residential uses under A, SC, and PR zoning. The property is bordered on the north by a tributary of Beaver Creek.

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

Street: 7404 Andersonville 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: Property was zoned CA restricted to SC uses in 2003 (3-J-03-RZ). Self-storage was added to the CA(K) zoning as a use-on-review in 2006 (12-X-06-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for a self-service storage facility in the CA(K) zone, subject to the following 7 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The access driveways to the storage facility and all driveways around the storage buildings must be paved to meet the standards of the Knox County Department of Engineering and Public Works.
3. Providing a 30' wide paved asphalt driveway aisle when serving storage buildings on both sides and a 26' wide driveway aisle when serving storage buildings on one side.
4. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
5. Landscaping will be required around the perimeter of the property between the fence and the property line. This area needs to be landscaped with evergreen and/or deciduous plant material.
6. Meeting all applicable requirements of the Knox County Health Department.
7. Meeting all applicable requirements of Knox County Department of Engineering and Public Works.

Comments: The applicant is requesting approval of a self-service storage facility on a 4.21 acre parcel located on the corner of E. Emory Rd. and Andersonville Pike. Access to the site is proposed to be from both E. Emory Rd. and Andersonville Pike. There are 11 storage buildings proposed with a total area of 58,075 square feet and a 1,000 square foot office. The individual units range from 25 square feet to 360 square feet. The applicant has shown a 26' wide driveway entrance and a 30' driveway aisle between the 11 buildings. This driveway will have to be paved prior to the issuance of a building permit. The proposed parking spaces must also be paved.

The Beaver Creek watershed runs along the rear property line. According to the Knox County Department of Engineering and Public Works, the applicant will be required to display the 500 year, 100 year, and no-fill line on the site plan.

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

1. Public utilities are available to serve the site.
2. E. Emory Rd. is a major arterial street and Andersonville Pike is a collector street. Additional demands to the streets caused by adding a self service storage facility use should be minimal since this business does not generate many trips per day.
3. This request will have no impact on schools and minimal impact on adjacent properties.

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

1. The request with the noted conditions conforms to the requirements of the CA zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 Sector Plan. The use is in harmony with the general purpose of the Zoning Ordinance. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes commercial uses for the site with a stream protection designation for the portion along the creek.

2. The property is located within the Planned Growth Area of the Knoxville/Knox County Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 1/11/2007

Details of MPC action:

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7. Meeting all applicable requirements of Knox County Department of Engineering and Public Works.

Summary of MPC action: APPROVE the development plan for a self-service storage facility in the CA(K) zone, subject to the following 7 conditions:

Date of MPC Approval: 1/11/2007

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: