

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-C-19-UR **Related File Number:**
Application Filed: 11/26/2018 **Date of Revision:**
Applicant: MORNINGSTAR PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Southwest side of Western Ave., northwest of Hinton Dr.
Other Parcel Info.:
Tax ID Number: 93 G C 003, 003.01 **Jurisdiction:** City
Size of Tract: 3.12 acres
Accessibility: Access is via Western Av., a major arterial street with 4 travel lanes and a turn lane within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land & self-storage facility
Surrounding Land Use:
Proposed Use: Expansion of existing self-storage facility **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located on the south side of Western Ave., which serves as a major commercial corridor zoned the C-3, C-4, and SC-1 district.

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

Street: 4514 Western Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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 expansion of the existing self-storage facility with approximately 23,700 square feet of floor area, subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 5, Section 7.J. (Parking Lot Landscaping).
2. Meeting all requirements of the City of Knoxville Department of Engineering.
3. Installing all new landscaping that is required by the City of Knoxville Zoning Ordinance or Tree Protection Ordinance within 6 months of obtaining a certificate of occupancy.
4. Locating the bicycle parking on the outside of the gated entrance, near the office for the facility, or as otherwise approved by the City of Knoxville Department of Engineering.
5. Meeting the requirements of the Knoxville Tree Protection Ordinance and all applicable requirements of the Knoxville Urban Forester.

With the conditions noted, this plan meets the requirements for approval of a self-service storage facility in the C-4 district and the other criteria for approval of a use-on-review.

Comments:

The applicant is proposing a 23,700 sqft addition (main level: 16,200 sqft, basement level: 7,500 sqft) to an existing self-storage facility that was originally approved in 1999 (11-I-99-UR). The proposed addition includes 184 storage units that will only have only accessed internally. The existing storage facility has 314 units with internal access and 134 units with external access. The front elevation shows roll-up doors on the exterior, however, these are non-operational "skins". The main level will have access through the existing building and the basement level will have a new access provided on the back side of the building. Since the new storage units have internal access only, the parking regulations will require four additional parking spaces. In addition, it was determined that the existing facility was deficient of two parking spaces which will be located along with the other four required spaces to the rear of the new building. Bicycle parking is also required and is proposed near the office just outside of the new gate location. The bike parking may need to be moved during permitting to meet the location standards or protected with curbing or bollards.

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

1. The proposed expansion of the existing self-service storage facility will have minimal impact on local utilities or roads.
2. The use as proposed will have little or no impact on the surrounding commercial, agricultural, and residential uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the C-4 zoning as well as the general criteria for approval of a use on review.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the One Year Plan and 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. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the project is located on an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and Northwest City Sector Plan identify this property for GC (general

commercial) uses. The proposed development is consistent with the recommended uses of the One Year Plan and Sector Plan.

Action: Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action: APPROVE the Development Plan for an expansion of the existing self-storage facility with approximately 23,700 square feet of floor area, subject to 5 conditions.

Date of Approval: 1/10/2019

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: