

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-J-16-UR  
**Application Filed:** 12/1/2015  
**Applicant:** JH STORAGE, LLC

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** North side of Middlebrook Pike and west side Joe Hinton Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 105 158.06 & 158.09 **Jurisdiction:** County  
**Size of Tract:** 1.77 acres  
**Accessibility:** Access is via Middlebrook Pike, a 4 lane median divided major arterial street within 110' of right-of-way, and Joe Hinton Rd., a major collector street with 36' of pavement width within 60' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Climate controlled storage facility **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The subject site is at the intersection of Middlebrook Pike and Joe Hinton Rd., which has developed into a neighborhood serving commercial node. The surrounding area includes detached and attached houses, and multi-dwelling developments.

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

**Street:** 0 Middlebrook 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:** Zoned CA (General Business) in 1997 from PR (Planned Residential).

## 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request to construct a 4-story, 102,000 square foot climate control storage facility as shown on the development plan subject to 7 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Meeting all applicable requirements of the State of Tennessee Scenic Highway System Act of 1971 (Tenn. Code Ann. § 54-17).
5. Obtaining the required minimum lot size and parking lot setback variance from the Knox County Board of Zoning Appeals.
6. Provide evergreen landscape screening on the rear of the dumpster enclosure.
7. Maintain a level grade for a minimum depth of 10' from the back of the curb line along Middlebrook Pike that will accommodate future installation of a sidewalk.

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

Comments:

The applicant is proposing a 102,000 square foot climate control storage facility that will be 4 stories tall (3-stories on top of a basement level). The facility will have 3 full stories visible from Middlebrook Pike.

Two zoning variances are required for the plan as submitted. 1) The standards for a self-storage facility (Article 4, Section 4.93) require a minimum lot size of 2 acres and this lot is 1.77 acres. Staff feels this variance can be justified because this facility is an enclosed multi-story facility in comparison to the typical one-story unenclosed facility. 2) The off-street parking lot setback (Article 3, Section 3.51.08) standards require that when a parking lot located in non-residential zone has common frontage with a residential zone then the minimum setback for the parking lot is the same as the setback required in the adjacent residential zone. In this case the storage facility has common frontage on the same block along Joe Hinton Rd. with a PR (Planned Residential) zone which has a peripheral setback of 35'. Staff feels this variance can be justified because of the distance, topography change, and required fencing between of the parking lot and the adjacent residential buildings.

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

1. The proposed self-service storage facility will have minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses.
3. This property is subject to the State of Tennessee Scenic Highway System Act of 1971 which limits the height of the facility to no more than 35' above the Middlebrook Pike road elevation and limits detached signs to no more than 100 square-feet.

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

1. The proposal meets all requirements of the CA zoning as well as the general criteria for approval of a use on review.
2. The proposed self-storage facility as shown on the site plan is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General 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. No surrounding land uses will pose a hazard or create and

unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial use for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 2/11/2016

- Details of Action:**
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  3. Meeting all applicable requirements of the Knox County Health Dept.
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**Summary of Action:** APPROVE the request to construct a 4-story, 102,000 square foot climate control storage facility as shown on the development plan subject to 7 conditions.

**Date of Approval:** 2/11/2016 **Date of Denial:** **Postponements:** 1/14/2016

**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:**