

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: 10-A-05-UR **Related File Number:**
Application Filed: 9/2/2005 **Date of Revision:**
Applicant: RUSSELL AMANNS - AMANNS PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southwest side of Primus Rd., north of Murray Dr.
Other Parcel Info.:
Tax ID Number: 68 85 **Jurisdiction:** County
Size of Tract: 3.4 acres
Accessibility: Access is via Primus Rd., a local access street with a 20' pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Telecommunications tower, billboard and vacant land
Surrounding Land Use:
Proposed Use: Self-Service Storage Facility **Density:** NA
Sector Plan: Northwest City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The site fronts on Primus Rd. and I-75 in an area that is predominately residential. Property to the west along Primus Rd. includes a church in the A (Agricultural) District, and a tree service in a C-3 (General Commercial) District.

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

Street: 6175 Primus Rd
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: Rezoning to CA (General Business) approved in 1996.

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a self-service storage facility with a total building area of 43,440 square feet in the CA zone, subject to 8 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Revising the landscape plan to include evergreen screening between the fence and the southern property line (along the lots that front on Murray Dr.) and submitting the revised plan to MPC Staff for approval.
 3. During the clearing and construction phase of the development, providing protection barriers around the area identified on the landscape plan as "undisturbed natural buffer".
 4. Installing all landscaping, as shown on the revised landscape plan, within six months of issuance of building permits, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
 5. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
 6. Any outdoor storage area meeting the requirements of the CA District.
 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 8. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all requirements for approval in the CA zone, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to develop a self-service storage facility on this 3.4 acre parcel located on the southwest side of Primus Rd. paralleling I-75. This site which is zoned CA (General Business) also includes an existing telecommunications tower and a billboard. The CA District allows consideration of a self-service storage facility through the use-on-review process. The storage facility will include six buildings with a total area of 43,440 square feet.

One of the requirements for consideration of a self-service storage facility is that the facility must have access from a major collector or arterial street. While the site is located along the interstate, Primus Rd. is only a local street. The site is approximately 300' from the intersection with Murray Dr. which is a major collector street. The applicant submitted a request for and obtained approval of a variance from the access restriction from the Knox County Board of Zoning Appeals (BZA) on October 26, 2005.

While this site is within the KUB service area, sewer service is not available to the site at this time. The applicant has obtained a letter from the Knox County Health Department regarding use of subsurface sewage disposal for the site (copy attached). An area has been identified on the proposed plans for the drain field/waste disposal area.

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

1. Public utilities (except sewer) are available to serve the site.
2. The existing and proposed uses of this site are all low traffic generators and will have minimal impact on the adjacent road system.
3. This request will have less impact on adjacent properties than most uses permitted under the CA zoning district and will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY

ZONING ORDINANCE

1. The request with the noted conditions conforms with 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 use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. 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 Northwest City Sector Plan proposes low density residential uses for this property. While the proposed self-service storage facility is not consistent with the land use designation, Knox County Commission approved the rezoning of this property to CA in 1996.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved **MPC Meeting Date:** 11/10/2005

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Revising the landscape plan to include evergreen screening between the fence and the southern property line (along the lots that front on Murray Dr.) and submitting the revised plan to MPC Staff for approval.
 3. (Added by Planning Commission 11/10/05) Revising the landscape plan to include evergreen screening between the fence and the northern property line (Joint Permanent Easement) and submitting the revised plan to MPC Staff for approval.
 4. During the clearing and construction phase of the development, providing protection barriers around the area identified on the landscape plan as "undisturbed natural buffer".
 5. Installing all landscaping, as shown on the revised landscape plan, within six months of issuance of building permits, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
 6. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
 7. Any outdoor storage area meeting the requirements of the CA District.
 8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 9. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all requirements for approval in the CA zone, as well as other criteria for approval of a use on review.

Summary of MPC action: APPROVE the development plan for a self-service storage facility with a total building area of 43,440 square feet in the CA zone, subject to 9 conditions:

Date of MPC Approval: 11/10/2005 **Date of Denial:** **Postponements:** 10/13/2005

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:**