

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: 10-A-17-UR Related File Number:
Application Filed: 8/22/2017 Date of Revision:
Applicant: HONEY BADGER PROPERTIES

PROPERTY INFORMATION

General Location: Northeast side Chapman Hwy, northeast side E. Circle Dr.
Other Parcel Info.:
Tax ID Number: 138 H A 014 Jurisdiction: County
Size of Tract: 3.29 acres
Accessibility: Access is via Chapman Hwy, a major arterial street with 4 lanes and 46' of pavement width, within 110' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Self storage
Surrounding Land Use:
Proposed Use: Addition to existing self storage facility Density:
Sector Plan: South County Sector Plan Designation: GC (General Commercial) pending
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area of Chapman Hwy. has been developed with a mix of office and commercial uses with residential to their rear.

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

Street: 8234 Chapman Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoning from A to CA for the rear portion of the property is pending. MPC recommended approval in September 2017 (9-I-17-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

2. The proposed use of this site is a low traffic generator 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 zone district and will have no impact on schools.
4. If the required screening is installed as recommended by staff in conditions 7 & 8, the adjacent residential properties will be protected against visual and lighting impacts from the facility.

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

1. If County Commission approves the rezoning request as recommended by the planning commission, 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 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. If County Commission approves the sector plan amendment associated with the rezoning request, the proposed expansion of the self-service storage facility will be consistent with the land use designation of the South County Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 10/12/2017

- Details of Action:**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 3. Meeting all applicable requirements of the Knox County Health Department.
 4. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
 5. Meeting all applicable requirements of the Tennessee Department of Transportation.
 6. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public rights-of-way.
 7. Meeting the screening requirements of Article 4, Section 4.93.01.F (Standards for Self-Service Storage Facilities) of the Knox County Zoning Ordinance or obtaining a variance from the Knox County Board of Zoning Appeals. The screening is applicable adjacent to residential zoning, which includes the Agricultural zone, and requires a minimum 6' high opaque fence setback located 5' from property lines with evergreen and/or deciduous plant material and suitable ground cover.
 8. Meeting the paving requirements of Article 4, Section 4.93.01.B (Standards for Self-Service Storage Facilities) of the Knox County Zoning Ordinance for the entire facility, as shown on the development plan.
 9. Obtaining approval by Knox County Commission to rezone the A (Agricultural) zoned portion of the property to CA (General Business), along with the associated sector plan amendment from LDR (Low Density Residential) to GC (General Commercial).

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

Summary of Action: APPROVE the development plan for an expansion of the existing self-storage facility with 3 new buildings with approximately 9,050 square feet of floor area, subject to 9 conditions:

Date of Approval: 10/12/2017 **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: