CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0

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File Number:10-A-17-URRelated File Number:Application Filed:8/22/2017Date 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 sel	f 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 residential to their rear	,	ith a mix of office and commercial uses with	

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:

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 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:
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements of the Knox County Health Department. Meeting all applicable requirements of the Knox County Fire Marshal's Office. Meeting all applicable requirements of the Tennessee Department of Transportation. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public rights-of-way. 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. 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. 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.
Comments:	The applicant is proposing an expansion of an existing self-service storage facility to include 3 buildings with a total floor area of approximately 9,050 square feet. The existing storage facility has access to Chapman Hwy and this will not change. The proposal also includes an outdoor storage area to the east of the new buildings. Outdoor storage is allowed when in compliance with the requirements of the CA zone district, which requires such storage areas to be to the rear of the primary use and screened on all sides by an opaque screen.
	The zoning standards for self-service storage facilities requires that all parking, access and driveways be paved. In 2001 when the facility was most recently expanded, the staff report stated that the entire facility was to be paved at that time, however, this never happened. Staff is recommending a condition (#8) that this be done so the facility comes into compliance with the zoning regulations.
	In addition, the zoning standards for self-service storage facilities requires that opaque fencing and landscaping be installed adjacent to residential zoning. This fencing is required to be 5' from property line with the landscaping located between. Where the new buildings are proposed, fencing had previously been installed around this portion of the property that is closer than 5' to the property line in some sections. Staff is recommending a condition (#7) that the required fencing and landscape screening be installed per the requirements of the zoning ordinance or obtain a variance from the Board of Zoning Appeals. The applicant proposes to retain and use the existing, mature vegetation, where it exists, to meet the requirements of planting evergreen and/or deciduous plant material and suitable ground cover.
	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. 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		
	 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. 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.		
	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:	 Meeting all applicable requirements of the Knox County Zoning Ordinance. 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.		
	 Meeting all applicable requirements of the Knox County Fire Marshal's Office. 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:	10/12/2017Date 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: