

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-G-21-UR **Related File Number:**
Application Filed: 8/30/2021 **Date of Revision:**
Applicant: RANDOLPH ARCHITECTURE

PROPERTY INFORMATION

General Location: North side of E. Hendron Chapel Road, at E. Circle Drive
Other Parcel Info.:
Tax ID Number: 138 04304 **Jurisdiction:** County
Size of Tract: 5.62 acres
Accessibility: Access is via Hendron Chapel Rd., a two lane minor arterial street with 22' of pavement within a 35' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Indoor self-storage facility
Surrounding Land Use:
Proposed Use: Indoor self-storage facility **Density:**
Sector Plan: South County **Sector Plan Designation:** GC (General Commercial) & HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This site is located on the edge of established commercial and residential development that has occurred around the intersection of two arterial streets within CA, PC and Agricultural zoning.

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

Street: 111 E. Hendron Chapel Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) & CA (General Business)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2007, the PC portion of the property was rezoned from Agricultural (2-E-07-RZ).

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 a self-service storage facility with a total building area of approximately 96,200 square feet in the CA and PC zones, subject to 4 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to Section 4.93 (Standards for self-storage facilities).
2. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
3. Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. If the proposed location of the landscaping is not feasible, alternative locations for the landscaping may be reviewed and approved by Planning staff.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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

Comments:

This indoor/outdoor self-storage facility was originally approved by the Planning Commission in 2016 with 88,565 sqft of floor area (4-H-16-UR). This proposal is to increase the maximum floor area to 96,200 sqft. Two of the self-storage buildings have already been built.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The South County Sector Plan recommends GC (General Commercial) uses and HP (Hillside Protection) for this site with a maximum of 3 du/ac when in compliance with the Growth Policy Plan. The proposed self-storage facility is consistent with the GC sector plan designation and only a small portion of the site is in the HP area and it will not be disturbed.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

B. The CA (General Business) zone is for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.

C. With the recommended conditions, the proposed self-storage facility is conforming with the PC and CA zoning standards, and the supplemental regulations for self-storage facilities (Section 4.93).

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The portion of this development that is closest to residential uses has already been constructed.

B. The proposed buildings are one-story tall, which is consistent with the other development in the area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed use should have little impact on the adjacent property because self-storage facilities typically generate low traffic volumes, have limited use in the evening hours, and controlled access to the site.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
A. The self-storage facility has access to E. Hendron Chapel Road which is a minor arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

Action: Approved **Meeting Date:** 10/14/2021

Details of Action:

Summary of Action: APPROVE the development plan for a self-service storage facility with a total building area of approximately 96,200 square feet in the CA and PC zones, subject to 4 conditions:

Date of Approval: 10/14/2021 **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:**