

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-A-20-UR **Related File Number:**
Application Filed: 9/16/2020 **Date of Revision:**
Applicant: HONEY BADGER PROPERTIES

PROPERTY INFORMATION

General Location: North side of Chapman Highway, east side of E. Circle Drive
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: Expansion of an existing outdoor self-storage facility **Density:**
Sector Plan: South County **Sector Plan Designation:** GC (General Commercial) / HP (Hillside Protection)
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)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The rear portion of the property was rezoned from A to CA in 2017 (9-I-17-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 request to expand the existing self-storage facility with 2 new buildings and the expansion of 1 building, approximately 4,650 square feet of floor area, subject to 8 conditions:

Staff Recomm. (Full):

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 Fire Marshal's Office.
4. Meeting all applicable requirements of the Tennessee Department of Transportation.
5. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public rights-of-way.
6. 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, "a minimum twenty-six (26) foot parking/driveway lane shall be provided adjacent to all buildings when the buildings open only to one side of the lane and a minimum thirty (30) foot lane when the buildings open to both sides of the lane. All parking/driveway lanes shall be paved."
7. Providing a landscape plan to Planning Commission staff for review and approval before building permits are issued. The landscape plan must be consistent with the planting schedule provided on the development plan and include the species and location of the plantings.
8. Installation of the landscaping within 6 months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee its installation.

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 2 new buildings on the front portion of the property and a small 400 sqft expansion of an existing building toward the rear of the property. The total floor area of the facility expansion is approximately 4,650 square feet. The existing storage facility has access to Chapman Hwy and this will not change.

The zoning standards for outdoor self-storage facilities (4.93.01.B) requires the parking and driveways to be paved when adjacent to garage door openings. If there is garage door openings on only one side of the driveway then the pavement must be a minimum of 26 feet wide. If there are garage door openings on both sides of the driveway then the pavement must be a minimum of 30 feet wide.

The standards for self-storage facilities also requires that the front yard be landscaped. Where the new buildings are located along the Chapman Hwy frontage, the applicant proposes to install 1 shrub per 3 linear feet, 1 evergreen tree per 20 linear feet, and 1 shade tree per 30 linear feet. The species and location of the plantings is not provided on the development plan so there is recommended condition that these details be provided to staff for review and approval before building permits are issued.

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.

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

1. With the noted conditions the request 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 PLANS

1. The proposed expansion of the self-service storage facility is consistent with the GC (General Commercial) land use classification 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:** 11/12/2020

Details of Action:

Summary of Action: APPROVE the request to expand the existing self-storage facility with 2 new buildings and the expansion of 1 building, approximately 4,650 square feet of floor area, subject to 8 conditions:

Date of Approval: 11/12/2020 **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:**