CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 11-B-01-UR **Related File Number:**

Date of Revision: **Application Filed:** 10/1/2001

Applicant: **TOMMY GIBSON**

Owner:



Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: North side of Chapman Hwy., east side of E. Circle Dr.

Other Parcel Info.:

Tax ID Number: 138 H A 14 Jurisdiction: County

Size of Tract: 2.2 acres

Access is via Chapman Hwy., a major arterial street with 4 lanes and 44' of pavement width, within 115' Accessibility:

of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Self service storage facility and car sales

Surrounding Land Use:

Proposed Use: Expansion of self-service storage facility Density:

Sector Plan: South County Sector Plan Designation: Commercial

Planned Growth Area **Growth Policy Plan:**

Neighborhood Context: This area along Chapman Hwy. has been developed with a mix of commercial uses with residential

uses located 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: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 11:50 AM Page 1 of 3

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: MAB

Staff Recomm. (Abbr.): APPROVE the development plan for an expansion of the self-service storage facility at this location,

subject to 5 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

Norks.

3. Submitting a plat showing the correct location of the existing drainage easement to MPC for review

and certification, and recording it within two months of approval of this use on review.

4. Meeting all requirements of the Knox County Health Department.

5. Installing matting or vegetation, appropriate for erosion control, along the fill slopes on the north and east sides of the site, within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted above, this request meets all requirements for approval in the CA zone, as

well as other criteria for use on review approval.

Comments: The applicant intends to add 5 more storage buildings on the site. With the existing 4 buildings, the site will be built out with 9 storage buildings. The whole site will be paved after the construction of the new building is completed. The plan shows that the slopes around the exterior of the site will be protected from erosion by the use of matting or vegetation. The expansion, as proposed, meets all requirements

relating to storage facilities and the CA zone in the Knox County Zoning Ordinance and is appropriate at

this location.

MPC Action: Approved MPC Meeting Date: 11/8/2001

Details of MPC 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. Submitting a plat showing the correct location of the existing drainage easement to MPC for review

and certification, and recording it within two months of approval of this use on review.

4. Meeting all requirements of the Knox County Health Department.

5. Installing matting or vegetation, appropriate for erosion control, along the fill slopes on the north and east sides of the site, within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted above, this request meets all requirements for approval in the CA zone, as

well as other criteria for use on review approval.

Summary of MPC action: APPROVE the development plan for an expansion of the self-service storage facility at this location,

subject to 5 conditions:

Date of MPC Approval: 11/8/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

1/31/2007 11:50 AM Page 2 of 3

Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

1/31/2007 11:50 AM Page 3 of 3