

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 11-B-16-UR **Related File Number:**
Application Filed: 9/26/2016 **Date of Revision:**
Applicant: CARL MICHAEL JACKSON

PROPERTY INFORMATION

General Location: East side of Alcoa Hwy and Dozer Ln., south of Power Dr.
Other Parcel Info.:
Tax ID Number: 135 01023 **Jurisdiction:** City
Size of Tract: 2.78 acres
Accessibility: Access is via Dozer Ln., a Joint Permanent Easement with a 26' pavement width within a 35' - 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self-service storage facility **Density:**
Sector Plan: South County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located along a section of Alcoa Hwy that includes a mix of commercial, institutional and residential uses just north of the intersection with W. Governor John Sevier Hwy.

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

Street: 0 Alcoa Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a self-service storage facility with a total of 130 storage units with a total building area of approximately 24,700 square feet in the C-4 zone, subject to 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all requirements of the Knoxville Fire Marshal's Office regarding the gated access and access to all storage areas.
4. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and the public right-of-way.
5. Installing all landscaping as shown on the approved landscape plan, within six months of issuance of an occupancy permit for the project.
6. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all requirements for approval in the C-4 zone, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing a self-service storage facility located on a 2.78 acre lot that is zoned C-4. The proposed facility will have access to Dozer Ln., a private Joint Permanent Easement that has access out to Alcoa Hwy via Power Dr.

The proposed self-service storage facility will include two one story buildings with a total building area of approximately 24,700 square feet. The entire facility will be within a fenced enclosure that will be gated. The individual storage units will range in size from 50 square feet to 200 square feet. The maximum size allowed for an individual storage unit is 600 square feet. There will be a vehicle storage area at the eastern portion of the site that will accommodate eight larger vehicles. The plan as submitted meets the standards contained in Article 5, Section 3.G.7 of the Knoxville Zoning Ordinance for self-service storage facilities.

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. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The request with the noted conditions conforms to the requirements of the C-4 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 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. The South County Sector Plan proposes office uses for this property. While the proposed self-service storage facility is not consistent with the land use designation, the facility will have less of an

impact on the area than the majority of the uses that are permitted by right within the C-4 zoning district..

2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 11/10/2016

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the site plan within six months of the issuance of an occupancy permit for this project.
5. Obtaining approval from the Knoxville Department of Engineering and Urban Forester for any clearing of vegetation within the right-of-way for necessary sight distance, including maintaining the cleared vegetation as required by Knoxville's Department of Engineering and Urban Forester.
6. Installation of a minimum of 2 bike racks located no further away from a customer building entrance than the closest vehicle parking stall, subject to approval by Knoxville's Alternative Transportation Coordinator.
7. Providing high visibility crosswalk striping and signage within the drive thru for the pedestrian crossing.
8. Proposed signage is subject to approval by the Planning Commission staff and Knoxville's Sign Enforcement Officer.
9. Providing a traffic impact study, if required by the Knoxville Department of Engineering during site development permit review, and installing improvements recommended by the traffic impact study if required by the Department of Engineering.

With the conditions noted, this plan meets the requirements for approval within an C-3 (General Commercial) district and the criteria for approval of a use on review.

Summary of Action:

APPROVE the development plan for a self-service storage facility with a total of 130 storage units with a total building area of approximately 24,700 square feet in the C-4 zone, subject to 6 conditions:

Date of Approval: 11/10/2016

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: