

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

File Number: 11-C-03-UR **Related File Number:**
Application Filed: 10/8/2003 **Date of Revision:**
Applicant: BRACKFIELD & ASSOCIATES
Owner:

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southeast side Kingston Pike, northeast of Huxley Rd.
Other Parcel Info.:
Tax ID Number: 131 N A 1 **Jurisdiction:** County
Size of Tract: 1.5 acres
Accessibility: Access is via Kingston Pk., a four lane arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Self service car wash (demolished)
Surrounding Land Use:
Proposed Use: Expansion of a self-service storage facility **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The site is located on the south side of Kingston Pk. It is bounded by commercial development on three side. The southern boundary of the existing self storage facility adjoins a single family residential development.

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

Street:
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:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to expand the existing self service storage facility as shown on the development plan subject to 4 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Obtaining the required driveway width variance from the Knox County Board of Zoning Appeals.

With the conditions noted, this plan meets the requirements for approval in the CA Zone and the other criteria for approval of a use on review.

Comments: The applicant is proposing to expand an existing self storage facility by adding approximately 9,300 square feet of storage space. The existing facility was constructed prior to the requirement that a self storage facility be approved as a use on review. The proposed expansion is along the Kingston Pk. frontage and does not impact the residential development that is located to the south of the existing facility.

The expansion will take place with the addition of one building. It is proposed to be a two story structure. It will be climate controlled. The plan as submitted meets the standards for a self storage facility as called for in Article 4, Section 4.93 of the Knox County Zoning Ordinance except for the width of the driveway between the existing facility and the proposed building. The Zoning Ordinance requires a minimum driveway width of 26' at this location. The applicant's plan shows a minimum driveway width of 20.25'. Staff feels the variance of driveway width can be justified because shifting the building toward Kingston Pk. would impact the access to and from the site.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed self service storage facility will have minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

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

1. The proposed self service storage expansion is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas,
2. With the exception of the proposed driveway width, the plan meets all requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knox County Northwest Sector Plan which proposes commercial uses for this area.

MPC Action: Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Obtaining the required driveway width variance from the Knox County Board of Zoning Appeals.

With the conditions noted, this plan meets the requirements for approval in the CA Zone and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request to expand the existing self service storage facility as shown on the development plan subject to 4 conditions.

Date of MPC Approval: 11/13/2003

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:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: