

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

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File Number: 11-C-10-UR

Related File Number:

Application Filed: 9/27/2010

Date of Revision:

Applicant: MARK WISHAM

PROPERTY INFORMATION

General Location: Southwest side of Oak Ridge Hwy., south of Sparks Rd.

Other Parcel Info.:

Tax ID Number: 89 B A 005

Jurisdiction: County

Size of Tract: 4.03 acres

Accessibility: Access is via Oak Ridge Hwy., a four lane, median divided, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Auto repair facility

Surrounding Land Use:

Proposed Use: Self storage facility

Density:

Sector Plan: Northwest County Sector Plan Designation: C (Commercial)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located in the commercial corridor that is located between Solway Rd. and the Knox County Boundary. Most of the businesses are convenience or auto related in the area, There is another self storage facility located on the east side of Oak Ridge Hwy. in this area.

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

Street: 9001 Oak Ridge 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 site was zoned CA (General Business) in March, 2000

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a self storage facility as shown on the site plan subject to 6 conditions

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
 2. No individual storage unit exceeding 600 square feet in area
 3. All outdoor lighting must be shielded to direct light and glare only onto the self-service storage facility
 4. Erecting a six foot high opaque fence where the site abuts residential zoning
 5. The driveway opening at the fence being a minimum of 20' wide in order to accommodate emergency vehicles
 6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

With the conditions noted, this plan meets the requirements for approval in the CA (General business) zone and the other criteria for approval of a use on review.

Comments: The applicant is proposing a self storage facility in a building that previously housed an auto repair shop. The storage facility will contain approximately 8750 square feet of floor space. The building will be divided into individual storage units. The zoning ordinance requires that no individual storage unit contain more than 600 square feet. In addition to the indoor storage, a portion of the site will be designated for outdoor storage.

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

1. The proposed self storage facility will have minimal impact on local services since all utilities are available to serve this site.
2. Traffic generated from this type facility is minimal and will have little or no additional impact on Oak Ridge Hwy.

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

1. With the recommended conditions, the proposed self storage facility meets the standards for development within the CA zoning district and all other requirements of the Zoning Ordinance..
2. The proposed self storage facility 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 area 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this property for commercial use.

Action: Approved Meeting Date: 11/10/2010

Details of Action:

Summary of Action: APPROVE the request for a self storage facility as shown on the site plan subject to 6 conditions

Date of Approval: 11/10/2010

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: