

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-M-06-UR **Related File Number:**
Application Filed: 10/4/2006 **Date of Revision:**
Applicant: JOHN SPINA V
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Clinton Hwy., northeast of Larkspur Ln.
Other Parcel Info.:
Tax ID Number: 67 092 **Jurisdiction:** County
Size of Tract: 2.72 acres
Accessibility: Access is via Clinton Hwy., a major arterial street at the intersection with Larkspur Ln., a local access street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and a portion of a parking lot for a vacant commercial center
Surrounding Land Use:
Proposed Use: Self-service storage facility **Density:**
Sector Plan: North County **Sector Plan Designation:** C & STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area along Clinton Hwy. with a mix of commercial businesses and a large mobile home park.

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

Street: 7144 Clinton 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:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for the expansion of a self-service storage facility in the CA zone, subject to 6 conditions:

Staff Recomm. (Full):

1. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
2. Installing and maintaining all landscaping as shown on the development plan within six months of issuance of occupancy permit for the project.
3. Completing all drainage improvements for the phase one development as required by the Knox County Department of Engineering and Public Works.
4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.

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

Comments:

The applicant is requesting approval of an addition to an existing self-service storage facility located on a portion of the former Ingles Market site on Clinton Hwy. The first phase of the development was approved on July 14, 2005 for seven storage buildings with a total area of 49,375 square feet. This second phase which is east of the existing facility, includes three buildings with a storage area of 13,000 square feet. The individual units range in size from 50 to 150 square feet. Access to the site will be through the existing gated entrance for the phase one facility.

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

1. Public water and sewer utilities are available to serve the site.
2. Clinton Hwy, a major arterial street, has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact on adjacent properties.

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

1. The request conforms with 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 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 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 MPC PLANS

1. The North County Sector Plan proposes commercial uses for this property, which is consistent with the proposed self-service storage facility.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth

Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 11/9/2006

Details of MPC action:

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Summary of MPC action:

APPROVE the development plan for the expansion of a self-service storage facility in the CA zone, subject to 6 conditions:

Date of MPC Approval:

11/9/2006

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: