

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: 12-B-03-UR **Related File Number:**
Application Filed: 11/7/2003 **Date of Revision:**
Applicant: PARKWAY PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Lovell Rd., south of Schaeffer Rd.
Other Parcel Info.:
Tax ID Number: 118 13 & 70.05 **Jurisdiction:** County
Size of Tract: 8.05 acres
Accessibility: Access is via Lovell Rd., a two lane arterial street within a right-of-way that varies in width from 70' to 90' at this site.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self-service storage facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located south of Lovell Rd. at the intersection of Schaeffer Rd. and Pellissippi Parkway. The site adjoins residential development on the east and south sides. Commercial development is in place to the north of this site. Pellissippi Parkway forms the western boundary of the site.

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) & TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

- through residential areas,
 2. 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:** 12/11/2003

- Details of MPC action:**
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 3. Installing retention basins as required by the Knox County Dept. of Engineering and Public Works.
 4. Review and approval of a grading plan and driveway profile by the Knox County Dept. of Engineering and Public Works prior to commencing any grading on this site.
 5. Meeting all other relevant requirements of the Knox County Dept. of Engineering and Public Works.
 6. Stating the maximum size vehicle that will be permitted on the site and provision of a circulation plan that will illustrate how the design vehicle will be accommodated.
 7. Individual storage units not containing more than 600 square feet and all lighting being directed away from the residential development along the eastern boundary of the site.
 8. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
 9. Approval of a Certificate of Appropriateness for a building permit from the Tennessee Technology Corridor Development Authority.
 10. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

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 for a self service storage facility with up to 115,464 square feet of storage space as shown on the development plan subject to 10 conditions

Date of MPC Approval: 12/11/2003 **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:**