CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE·KNOX COUNTY METROPOLITAN PLANNING COMMISSION Ν Ν s s Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902

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www•knoxmpc•org

File Number: 12-B-03-UR **Application Filed:** 11/7/2003 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 Access is via Lovell Rd., a two lane arterial street within a right-of-way that varies in width from 70' to 90' Accessibility: at this site.

Related File Number:

Date of Revision:

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:

PLAN INFORMATION (where applicable)

None noted

Current 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 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			
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept. Meeting all applicable requirements of the Knox County Zoning Ordinance. Installing retention basins as required by the Knox County Dept. of Engineering and Public Works. 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. Meeting all other relevant requirements of the Knox County Dept. of Engineering and Public Works. 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. 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. 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. Approval of a Certificate of Appropriateness for a building permit from the Tennessee Technology Corridor Development Authority. 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.			
Comments:	The applicant is proposing a self storage facility that will contain 115,464 square feet of storage space. There will also be a 3,456 sq. ft. office building on this site. The project will contain 3 two-story buildings one single story building and a small office building. The plan as submitted meets the standards contained in Article 4, Section 4.93 of the Knox County Zoning Ordinance dealing with self-storage facilities. The plan shows that access will be via an easement from Lovell Rd. An off-premise sign is proposed at the Lovell Rd. entrance. This plan will also have to be considered by the Tennessee Technology Corridor Development Authority.			
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE			
	 The proposed self service storage facility will have minimal impact on local services. All utilities are in place to serve this site. 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 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 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. 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:	 Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept. Meeting all applicable requirements of the Knox County Zoning Ordinance. Installing retention basins as required by the Knox County Dept. of Engineering and Public Works. 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. Meeting all other relevant requirements of the Knox County Dept. of Engineering and Public Works. 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. 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. 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. Approval of a Certificate of Appropriateness for a building permit from the Tennessee Technology Corridor Development Authority. 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?:			
	LEGIS	LATIVE ACTION AND D	ISPOSITION	
Legislative Body:				
Date of Legislative Action:	Date of Legislative Action, Second Reading:			
Ordinance Number:	Other Ordinance Number References:			

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: