

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 12-F-18-UR                      **Related File Number:**  
**Application Filed:** 10/29/2018              **Date of Revision:**  
**Applicant:** SECURITY CENTRAL STORAGE

## PROPERTY INFORMATION

**General Location:** Southeast side of Westland Dr., northeast of I-140.  
**Other Parcel Info.:**  
**Tax ID Number:** 144 PART OF 33, 03501 & 035                      **Jurisdiction:** County  
**Size of Tract:** 8.86 acres  
**Accessibility:** Access is via Westland Dr., a minor arterial street with 30' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Self Service Storage Facility                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** GC, O & LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area along Westland Dr., east of I-140, is developed with low-density residential uses and churches, under RP-1, PR and A zoning. To the west of I-140 are low and medium density residential uses, as well as offices and a retail business, zoned CA, OB, PC and PR.

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

**Street:** 9600 Westland Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business), OB (Office, Medical, and Related Services) pending and A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property rezoned to CA & OA in September, 2018

## 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for the self-service storage facility with approximately 122,200 square feet of storage area and an office and managers apartment with approximately 1,900 square feet, subject to 9 conditions.

Staff Recomm. (Full):

1. Approval of the rezoning request (1-F-19-RZ) by Knox County Commission for a portion of the property to CA and OB zoning districts.
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. The stream and wetland buffers are required to comply with the Knox County Stormwater Ordinance.
4. Obtaining all applicable permits from the Tennessee Department of Environment and Conservation (TDEC) and the Army Corps of Engineers.
5. During the grading and construction of the self-service storage facility, the contractor shall clearly mark in the field the limits of site grading to protect the required stream and wetland buffers and the existing vegetation on the site.
6. Installation of all landscaping as shown on the landscape plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. All outdoor lights shall be shielded to direct light and glare only onto the self-service storage facility site.
9. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

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

Comments:

The applicant is proposing to develop a self-storage facility with two one-story buildings with basements on the southeast side of Westland Dr., just east of the I-140/Westland Dr interchange. The total area of the storage buildings will be approximately 122,200 square feet. The storage units range in size from 75 to 350 square feet. A separate office for the storage facility with an attached manager's apartment (approximately 1,900 square feet) is also proposed. Access to the proposed development includes a single access driveway out to Westland Dr. This driveway will also provide access to a small development parcel located directly to the east that is zoned OA (Office Park).

The majority of the development site is located within the CA zoning district which allows consideration of the self-service storage facility as a use on review. The office for the self-service storage facility and associated managers apartment, as designed, are allowed under the OB zoning district.

The Planning Commission recommended approval of a rezoning and sector plan application (1-F-19-RZ / 1-E-19-SP) on January 10, 2019 that would adjust the zoning boundaries (CA and OB zoning districts) for the self-service storage facility to fit with the proposed development site. The Knox County Commission will consider the rezoning request on February 25, 2019.

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

1. The proposed commercial development will have a minimal impact on local services since utilities are already in place to serve the development.
2. The existing stream buffers and vegetation, and proposed landscaping, will help to minimize the impact on adjoining properties.

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

1. The proposed commercial development meets all of the requirements of Knox County Zoning Ordinance pertaining to building setbacks, height, lighting and landscaping.
3. The proposed commercial development 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 neighborhoods 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 since the site has direct access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan as amended, identifies the property for general commercial use. The proposed use and development plan are in compliance with the Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 2/14/2019

**Details of Action:**

**Summary of Action:** APPROVE the development plan for the self-service storage facility with approximately 122,200 square feet of storage area and an office and managers apartment with approximately 1,900 square feet, subject to 9 conditions.

**Date of Approval:** 2/14/2019 **Date of Denial:** **Postponements:** 12/13/2018

**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:**