

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 12-H-18-UR                      **Related File Number:**  
**Application Filed:** 10/29/2018              **Date of Revision:**  
**Applicant:** MINI STORAGE DEPOT ON CHAPMAN

## PROPERTY INFORMATION

**General Location:** Southwest side of Chapman Hwy, southwest of Gwinfield Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 123 B D 024.03                      **Jurisdiction:** City  
**Size of Tract:** 1.89 acres  
**Accessibility:** Chapman Hwy., a major arterial street with 4 lanes and a center turning lane within 112'-135' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 3-story self storage facility (approx. 74,200 sqft)                      **Density:**  
**Sector Plan:** South City                      **Sector Plan Designation:** GC (General Commercial)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located in an area of Chapman Hwy that is developed with self-storage facilities on the south and east side of the site and a fire station to the west, in the C-4 zone. Single family residential is developed on the north side of Chapman Hwy in the R-1 zone.

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

**Street:** 4705 Chapman Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-4 (Highway and Arterial Commercial)  
**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:

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:                      Mike Reynolds

Staff Recomm. (Abbr.):                      APPROVE the Development Plan for a 3-story indoor storage facility, approximately 74,200 square feet, subject to 4 conditions.

Staff Recomm. (Full):                      1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures) and Article 5, Section 7.J. (Parking Lot Landscaping).  
2. Meeting all requirements of the City of Knoxville Department of Engineering.  
3. Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.  
4. Installing a sidewalk along the Chapman Hwy frontage per the requirements of the City of Knoxville Department of Engineering. This requirement may be exempted by the City of Knoxville Department of Engineering if a sidewalk or greenway is planned for installation by the City.

With the conditions noted, this plan meets the requirements for approval of a self-service storage facility in the C-4 district and the other criteria for approval of a use-on-review.

Comments:                                      The applicant is proposing a 3-story indoor self-storage facility on the southwest side of Chapman Hwy, southeast of Young High Pike and adjacent to the Knoxville Fire Department (Station #13). There is an existing driveway to the property that will be reused. The development will provide an access easement for the adjacent Fire Department to allow for easier access to their facility.

Self-service storage facilities are a use permitted on review in the C-4 (Highway and Arterial Commercial District) and is subject specific development standards in the supplementary regulations (Article 5, Section 3.F.7). The development standards for self-service storage facilities include locational criteria, minimum driveway lane widths, maximum storage unit size, site lighting standards, fencing of outdoor storage areas, and minimum lot size. The only standard that cannot be met is the 2 acre minimum lot size because the site is only 1.89 acres, however, a lot size variance was approved by the Knoxville Board of Zoning Appeals.

The City of Knoxville has applied for a grant to install a sidewalk or greenway along portions of Chapman Hwy, including along the frontage of this property. The City should know if they will get the grant in December 2018. If the City does get the grant, the Department of Engineering may exempt the development from installing a sidewalk, however, may require that when the new driveway is installed that an accessible crossing is included.

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

- 1. The proposed indoor self-service storage facility will have minimal impact on local utilities or roads.
- 2. The use as proposed will have little or no impact on the surrounding commercial, office, and governmental uses.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

- 1. The proposal meets all requirements of the C-4 zoning as well as the general criteria for approval of a use on review.
- 2. The proposed 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 One Year 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 since the project is located on an arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The One Year Plan and South City Sector Plan identify this property for GC (general commercial) uses. The proposed development is consistent with the recommended uses of the One Year Plan and Sector Plan.

**Action:** Approved **Meeting Date:** 12/13/2018

- Details of Action:**
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures) and Article 5, Section 7.J. (Parking Lot Landscaping).
  2. Meeting all requirements of the City of Knoxville Department of Engineering.
  3. Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.
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With the conditions noted, this plan meets the requirements for approval of a self-service storage facility in the C-4 district and the other criteria for approval of a use-on-review.

**Summary of Action:** APPROVE the Development Plan for a 3-story indoor storage facility, approximately 74,200 square feet, subject to 4 conditions.

**Date of Approval:** 12/13/2018 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**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:**