

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 2-C-19-UR **Related File Number:**
Application Filed: 12/31/2018 **Date of Revision:**
Applicant: STERLING DEVELOPMENT

PROPERTY INFORMATION

General Location: East side of Maynardville Pike, north side of Crippen Rd.
Other Parcel Info.:
Tax ID Number: 38 L A 025.01 **Jurisdiction:** County
Size of Tract: 6.11 acres
Accessibility: Access is via Maynardville Pike, a major arterial street with 4 travel lanes and a central median within a 120' wide right-of-way, and via Crippen Road, a minor collector street with a pavement width of 20' within a 55' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Indoor and outdoor self-storage facility **Density:**
Sector Plan: North County **Sector Plan Designation:** MU-SD, NCO-6 (Halls Mixed Use District)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area is zoned CA (General Business) and RB (General Residential). Development in the area consists of retail and restaurant uses, and detached and attached residential to the east along Crippen Road.

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

Street: 6940 Maynardville Pike
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: Property was rezoned from RB to CA in 1998 (12-L-97-RZ)

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 self-storage facility that includes one 3-story indoor self-storage building, two 1-story outdoor self-storage buildings, and uncovered vehicle storage, as described in the staff comments below, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Providing certification of sight distance at the new driveway to Crippen Road by the developers engineer for review and approval by Knox County Engineering and Public Works during permit review.
5. Providing documentation to Knox County Dept. of Engineering and Public Works during permitting review showing that the parking spaces for rent on the northeast corner of the site can accommodate the largest anticipated vehicle, such as RV's. The spaces may be modified to meet the requirements of Knox County Dept. of Engineering and Public Works if the number of parking stalls does not increase.
6. Installation of all landscaping as shown on development 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.

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 requesting approval of a self-storage facility that includes one 3-story indoor self-storage building that is approximately 81,000 square-feet with 478 storage units, two 1-story outdoor buildings that are each approximately 6,300 square-feet, and approximately 42 uncovered parking spaces for the storage of vehicles, such as RV's and boats. Access to the site will be from two existing driveways, one on Maynardville Pike and one on Crippen Road. There will be one additional access created to Crippen Road on the east side of the proposed indoor storage building. This new access is near the crest of a hill on Crippen Road and the required 300-foot sight distance will need to be verified during permitting. The engineer has preliminarily determined there is 356' of sight distance looking to the east on Crippen Rd.

In November 2018, County Commission adopted an amendment to the zoning code to specifically address indoor self-storage facilities, which had previously been considered the same as self-storage facilities with access to the units from external roll-up doors, now known as outdoor self-storage facilities. The new indoor self-storage development standards allow these facilities on smaller lots but also require additional landscaping and 10 percent transparency (window area) on the ground floor facing the street. In this case, while the building is addressed from Maynardville Pike, staff has determined that the front façade that requires the transparency as being the Crippen Rd. façade because of its proximity to the road. Also, because the first floor is a basement level and below the Crippen Rd. elevation, the second story is being considered the ground floor for the Crippen Rd. elevation.

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

1. The proposed self-service storage facility will have minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

There are two residences to the south of the property. This structure will be substantially taller than the houses.

3. Self-storage facilities typically have a much lower traffic volume than other commercial uses allowed in the CA zone.

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

1. The proposal meets all requirements of the CA zoning as well as the general criteria for approval of a use on review.
2. The proposed self-storage facility as shown on the site plan is consistent with the following general standards for uses permitted on review: The proposal 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANNING COMMISSION PLANS

1. The North County Sector Plan proposes commercial use for this site.
2. The 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 a self-storage facility that includes one 3-story indoor self-storage building, two 1-story outdoor self-storage buildings, and uncovered vehicle storage, as described in the staff comments below, subject to 6 conditions.

Date of Approval: 2/14/2019 **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:**