

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 2-E-18-UR                      **Related File Number:**  
**Application Filed:** 12/27/2017              **Date of Revision:**  
**Applicant:** TERRY ROMANS - ROMANS ENGINEERING

## PROPERTY INFORMATION

**General Location:** South side of Washington Pike at the intersection of Murphy Rd. and Washington Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 49 09205 & 09206                      **Jurisdiction:** City  
**Size of Tract:** 8.41 acres  
**Accessibility:** Access is via Washington Pike, a minor arterial street with a 24' - 36' pavement width within a 70' to 88' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Self-Service Storage Facility                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** Neighborhood Commercial & General Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located south of the intersection of Washington Pike and Murphy Rd, in an area that includes a mix of residential, institutional and neighborhood commercial uses.

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

**Street:** 5910 Washington Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-4 (Highway and Arterial Commercial) (k)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property rezoned to C-4 with conditions by the Knoxville City Council on March 9, 2010.

## 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 self-service storage facility development plan with an office/employee residence with 2,000 sq. ft., two storage buildings with a total area of 76,500 sq. ft., and a covered RV/boat storage area with 32,800 sq. ft., subject to 8 conditions:

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. The use of the off-site detention pond and the proposed driveway connection from the western driveway serving this development to the cul-de-sac turnaround for Pullman Way is subject to approval by the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. The proposed access control gates for the facility are subject to approval by the Knoxville Fire Prevention Bureau.
5. Installing all landscaping as shown on the approved landscape plan within six months of issuance of an occupancy permit for the project. All landscaping shall be in accordance with the City of Knoxville Tree Protection Ordinance and all applicable requirements of the Knoxville Urban Forester.
6. Installation of the outdoor lighting as presented on the development plan.
7. Obtaining approval of and recording a final plat for the combination of Lots 3 and 4 of the Shops at Murphy Road Subdivision.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the C-4 zone, as well as other criteria for approval of a use on review.

**Comments:** This request is for a self-service storage facility to be located just south of the Washington Pike and Murphy Rd. intersection. When the property was rezoned C-4 (Highway and Arterial Commercial) by Knoxville City Council in 2010, it included a condition that it was limited to C-3 (General Commercial) uses, plus a self-service storage facility as a use permitted on review.

The proposed site for the self-service storage facility is a 8.41 acre tract that is located on the southeast side of Washington Pike behind an existing Weigel's store and mixed commercial building. The access to the site is an existing driveway located across from the intersection of Murphy Rd. and Washington Pike. This is a signalized intersection.

The proposed storage facility includes a 2,000 square foot office building, two storage buildings (39,100 square feet and 37,400 square feet) with a total area of 76,500 square feet, and a covered storage area of 32,800 square feet for the storage of recreational vehicles (RV) and boats. The individual storage units range in size from 25 square feet to 250 square feet. The office includes a small residential unit that would be for employee use only in order to provide additional security for the facility. There are two access gates for the facility with a two-way access gate on the west side near the office and an exit only gate on the east side of the site. A site lighting plan was provided that utilizes full cut-off fixtures, The light levels are very low with no spill-over onto adjoining property.

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

1. Public utilities are available to serve the site.
2. The proposed use of this site is a low traffic generator and will have minimal impact on the adjacent road system.
3. This request will have less impact on adjacent properties than most uses permitted under the approved zoning for the property.

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

ORDINANCE

1. The request with the noted conditions conforms with the requirements of the C-4 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since access is out to Washington Pike, a minor arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan proposes commercial uses for this property. The proposed self-service storage facility is consistent with the land use designation.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**Action:** Approved **Meeting Date:** 10/11/2018

- Details of Action:**
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**Summary of Action:** APPROVE the self-service storage facility development plan with an office/employee residence with 2,000 sq. ft., two storage buildings with a total area of 76,500 sq. ft., and a covered RV/boat storage area with 32,800 sq. ft., subject to 8 conditions:

**Date of Approval:** 10/11/2018 **Date of Denial:** **Postponements:** 2/8/18-3/8/18-9/13/18

**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:**