

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-D-23-UR **Related File Number:**
Application Filed: 1/23/2023 **Date of Revision:**
Applicant: MATTHEW PLASENCIA

PROPERTY INFORMATION

General Location: South side of E. Bullrun Valley Dr, west side of I-75
Other Parcel Info.:
Tax ID Number: 26 116 **Jurisdiction:** County
Size of Tract: 8.36 acres
Accessibility: Access is via E. Bullrun Valley Dr, a minor collector street with a 25-ft pavement width within a 60-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Self-service storage facility
Surrounding Land Use:
Proposed Use: Expansion of self-service storage facility **Density:**
Sector Plan: North County **Sector Plan Designation:** AG (Agricultural), SP (Stream Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This property is in Bullrun Valley, a remote region with forested ridges to the north and south and farmland to the east and southwest. The southern property line is bordered by Bullrun Creek, and I-75 runs adjacent to the northeast.

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

Street: 1328 E BULLRUN VALLEY DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business), F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: 8-K-99-RZ: A to CA

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), SP (Stream Protection)

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the request to expand the existing self-service storage facility by approximately 44,600 square feet of floor area in the CA (General Business) zone, subject to 6 conditions.

Staff Recomm. (Full):

- 1) Removing all existing outdoor storage that does not comply with Article 5.31.03 of the Zoning Ordinance regarding storage in the CA (General Business) zone.
- 2) Obtaining a LOMR-F (Letter of Map Revision based on Fill) from FEMA (Federal Emergency Management Agency) for the entire site. New buildings are required to be 1 foot above the 500-year floodplain or be floodproofed per FEMA floodproofing standards.
- 3) Removing all existing fill that is in the FEMA floodway and the F (Floodway) zone, per the requirements of Knox County Engineering and Public Works.
- 4) Verifying the existence of a Tennessee Department of Transportation (TDOT) permit, obtaining a permit, or otherwise removing the existing parking area and signage located in the I-75 right-of-way (ROW).
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, the proposed self-service storage facility expansion meets the requirements for approval in the CA zone district, and the criteria for approval of a use on review.

Comments: This proposal is for infill expansion of an existing self-service storage facility. Parking areas will be replaced with seven additional storage buildings. The new storage buildings will be comparable in scale and size to the existing storage buildings.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2). The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The subject property has a land use classification of AG (Agricultural) and SP (Stream Protection overlay) in the North County Sector Plan. These classifications are not supportive of a self-service storage facility. However, the property was rezoned from A (Agricultural) to CA (General Business) in 1999, after an appeal of the Planning Commission's denial of the request. A self-storage facility was approved through the use on review process in 2000. The applicant's request is to infill the existing layout with additional storage buildings that are equivalent in scale to the existing buildings, and which will not increase the impervious footprint of the area. Considering this context, the inconsistency with the sector plan is not germane to the proposed use.

B. The General Plan's development policies describe the importance of meeting state and federal water quality standards (7.1) and protecting natural drainage systems associated with floodways and floodplains (7.5). The subject property currently has a small parking area in the floodway that was not previously permitted. Knox County Stormwater Engineering will require that this and any other fill in the FEMA floodway be removed before new building permits are issued.

C. The proposed use does not conflict with the Growth Policy Plan, which states that the Rural Area designation "shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning district" (Section 1: Policies).

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE

A. The proposed self-service storage buildings will be replacing parking areas that are currently being

used for external storage of trucks, trailers, boats and other vehicular items. The CA (General Business) zone where the additional storage buildings are proposed expressly prohibits outdoor storage of material and equipment (Article 5.31.04). The applicant's addition of storage buildings and phasing out of outdoor storage areas will bring the existing use more into harmony with the Zoning Ordinance.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The self-service storage facility has been in operation since 2000 when it was originally approved through a use on review. The proposed buildout of this use will be similar in size and scale to existing structures and will bring storage operations indoors. This will ultimately improve compatibility with the surrounding area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. Adjacent properties are comprised of forest and farmland, as well as the I-75 ROW. Bullrun Creek forms the rear property line, and there is one single family home on the opposite side of E. Bullrun Valley Dr. The proposed infill of self-service storage buildings will enhance the overall aesthetic of the facility by bringing storage operations indoors.

B. Staff's recommendation of approval is conditioned on improvements to environmental conditions, such as removing existing fill in the floodway, as well as removing any structures or operations that are in violation of TDOT standards and/or the Zoning Ordinance.

C. With the proposed conditions, the use is not anticipated to cause any adverse impacts to surrounding properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. E. Bullrun Valley Dr. is a minor collector street with sparse residential development. The proposed storage upgrades should not significantly impact daily traffic volumes.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. Knox County Stormwater Engineering will require a LOMR-F from FEMA for the entire site. New buildings will be required to be 1 foot above the 500-year floodplain or be floodproofed per FEMA floodproofing standards.

Action: Approved with Conditions

Meeting Date: 3/9/2023

Details of Action:

Summary of Action: Approve the request to expand the existing self-service storage facility by approximately 44,600 square feet of floor area in the CA (General Business) zone, subject to 6 conditions.

Date of Approval: 3/9/2023

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: