# **CASE SUMMARY**

APPLICATION TYPE: USE ON REVIEW



KNOXVILLE·KNOX COUNTY METROPOLITAN PLANNING COMMISSION Е N N E S S E Е Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902

8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068

www•knoxmpc•org

### PROPERTY INFORMATION

General Location:	South side of Jim Jones Ln., east side of Oak Ridg	e Hwy.	
Other Parcel Info.:			
Tax ID Number:	76 008	Jurisdiction: County	
Size of Tract:	3.9 acres		
Accessibility:	Access is via Jim Jones Ln., a local street with a pavement width of 20' within a 40' right-o-way.		

GENERAL LAND USE INFORMATION					
Existing Land Use:	Self storage facility				
Surrounding Land Use:					
Proposed Use:	Expansion of self sto	rage facility	Density:		
Sector Plan:	Northwest County	Sector Plan Designation:			
Growth Policy Plan:	Planned Growth Area	a			
Neighborhood Context:	zoned PC commercia	The site is located on the east side of Oak Ridge Hwy. in the Solway area. The surrounding property is zoned PC commercial and is either vacant or has been developed with convenience commercial uses which cater to the travelers on the highway.			

ADDDECC/DICLIT OF W/AV/INFODWATION//whowe exerciteship)	
ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)	

Street:

5006 Jim Jones Ln

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial) Former Zoning: **Requested Zoning: Previous Requests: Extension of Zone:** 

**History of Zoning:** Property zoned PC in 1982

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

Approve       APPROVE the request for an expanded self storage facility at this location with a maximum of 33,300 square feet of indoor storage space subject to 7 conditions         Staff Recomm. (Full):       1. Meeting all applicable requirements of the Knox County Health Dept.         2. Each individual storage unit not exceeding 600 square feet.       3. All outdoor lighting being shielded to direct light and giare onto the self service storage facility only.         4. Designate any areas proposed for outdoor storage. Outdoor storage. Outdoor storage or space or manental screen.       5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.         6. Meeting all applicable requirements of the Knox County Zoning Ordinance.       7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.         Comments:       This applicant received approval of a self storage facility at this location in September, 2000. That approval limited the storage area to 26,500 square feet. They are now requesting that 33,500 square feet of storage space be permitted on this site. The site is constrained due to lis shape, the proximity of an adjoining creek and the need to reserve a portion of the site for a septic system. Due to these constrains, the Knox County Meet 10 and the requirements.         Concerns regarding the traffic on OAk Ridge Hwy, were raised when the first request for a self storage facility on this site was considered by MPC. Conditions for approval have been met. Staff believes the expansion of this use will only have a negligible impact on the existing traffic situation in this area. As elf storage facility is a very low traffic generator.		MPC	ACTION AND DISPOSITIC	
Staff Recomm. (Full):       1. Meeting all applicable requirements of the Knox County Health Dept.         Staff Recomm. (Full):       1. Meeting all applicable requirements of the Knox County Health Dept.         Staff Recomm. (Full):       2. Each individual storage unit not exceeding 600 square feet.         3. All outdoor lighting being shielded to direct light and glare onto the self service storage facility only.         4. Designate any areas proposed for outdoor storage. Outdoor storage.       5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.         6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.       6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.         7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.         With the conditions noted, this plan meets the requirements for approval in the PC Zone and the other criteria for approval of a Use on Review.         Comments:       This applicant received approval of a self storage facility at this location in September, 2000. That approval interd the storage area to 26,500 square feet.         Comments:       This applicant received approval of a Self storage facility at this location in September, 2000. That approval interd the storage facility on this site was considered by MPC. Conditions were placed on the project at that time regarding the access to the site. Al of the previous conditions for approval have been met. Staff believes the expansion of this use will only have a negligible impact on the exis	Planner In Charge:	DK		
<ul> <li>2. Each individual storage unit not exceeding 600 square feet.</li> <li>3. All outdoor lighting being shielded to direct light and glare onto the self service storage facility only.</li> <li>4. Designate any areas proposed for outdoor storage. Outdoor storage is specifically prohibited in the PC Zone unless it is fully screened on all sides by an opaque omamental screen.</li> <li>5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.</li> <li>6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.</li> <li>7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.</li> <li>With the conditions noted, this plan meets the requirements for approval in the PC Zone and the other criteria for approval of a Use on Review.</li> <li>Comments:</li> <li>This applicant received approval of a self storage facility at this location in September, 2000. That approval finited the storage area to 26,600 square feet. They are now requesting that 33,600 square feet of storage space be permitted on this site. The site is constrained due to its shape, the proximity of an adjoining creek and the need to reserve a portion of the site for a septic system. Due to these constraints, the Knox County Board of Zoning Appeals has previously granted variances to the required building separation and peripheral setback.</li> <li>Concerns regarding the traffic on Oak Ridge Hwy, were raised when the first request for a self storage facility on this site was considered by MPC. Conditions were placed on the project at that time regarding the access to the site. All of the previous conditions for approval have been met. Staff believes the expansion of this use will only have a negligible impact on the existing traffic situation in this area. A self storage facility is a very low traffic generator.</li> <li>APProvet</li> <li>MPC Meeting Da</li></ul>	Staff Recomm. (Abbr.):			
Comments:       This applicative received approval of a self storage facility at this location in September, 2000. That approval limited the storage area to 26,500 square feet. They are now requesting that 33,500 square feet of storage space be permitted on this site. The site is constrained due to its shape, the proximity of an adjoining creek and the need to reserve a portion of the site for a septic system. Due to these constraints, the Knox County Board of Zoning Appeals has previously granted variances to the required building separation and peripheral setback.         Concerns regarding the traffic on Oak Ridge Hwy, were raised when the first request for a self storage facility on this site was considered by MPC. Conditions were placed on the project at that time regarding the access to the site. All of the previous conditions for approval have been met. Staff believes the expansion of this use will only have a negligible impact on the existing traffic situation in this area. A self storage facility is a very low traffic generator.         WPC Action:       Approved       MPC Meeting Date: 3/14/2002         Details of MPC action:       1. Meeting all applicable requirements of the Knox County Health Dept.         2. Each individual storage unit not exceeding 600 square feet.       3. All outdoor lighting being shielded to direct light and glare onto the self service storage facility only.         4. Designate any areas proposed for outdoor storage. Outdoor storage is specifically prohibited in the PC Zone unless it is fully screened on all sides by an opaque onamental screen.       5. Meeting all applicable requirements of the Knox County Zoning Ordinance.         7. A revised site plan reflecting the conditions of approval in the PC Zone and the other criteria for app	Staff Recomm. (Full):	<ol> <li>Each individual st</li> <li>All outdoor lightin</li> <li>Designate any an</li> <li>PC Zone unless it is</li> <li>Meeting all applic</li> <li>Meeting all applic</li> <li>A revised site pla</li> <li>issuance of any build</li> <li>With the conditions r</li> </ol>	torage unit not exceeding 600 square g being shielded to direct light and gla eas proposed for outdoor storage. O fully screened on all sides by an opar able requirements of the Knox Count cable requirements of the Knox Count n reflecting the conditions of approva ding permits.	feet. are onto the self service storage facility only. utdoor storage is specifically prohibited in the que ornamental screen. y Dept. of Engineering and Public Works. y Zoning Ordinance. I must be submitted to MPC staff prior to
believes the expansion of this use will only have a negligible impact on the existing traffic situation in this area. A self storage facility is a very low traffic generator.         MPC Action:       Approved       MPC Meeting Date: 3/14/2002         Details of MPC action:       1. Meeting all applicable requirements of the Knox County Health Dept.         2. Each individual storage unit not exceeding 600 square feet.       3. All outdoor lighting being shielded to direct light and glare onto the self service storage facility only.         4. Designate any areas proposed for outdoor storage. Outdoor storage is specifically prohibited in the PC Zone unless it is fully screened on all sides by an opaque ornamental screen.         5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.         6. Meeting all applicable requirements of the Knox County Zoning Ordinance.         7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.         With the conditions noted, this plan meets the requirements for approval in the PC Zone and the other criteria for approval of a Use on Review.         Summary of MPC action:       APPROVE the request for an expanded self storage facility at this location with a maximum of 33,300 square feet of indoor storage space subject to 7 conditions         Date of MPC Approval:       3/14/2002       Date of Denial:       Postponements:	Comments:	This applicant receiv approval limited the feet of storage space an adjoining creek at constraints, the Know building separation a Concerns regarding facility on this site wa	red approval of a self storage facility a storage area to 26,500 square feet. T e be permitted on this site. The site is nd the need to reserve a portion of th x County Board of Zoning Appeals ha and peripheral setback. the traffic on Oak Ridge Hwy. were ra as considered by MPC. Conditions w	They are now requesting that 33,500 square s constrained due to its shape, the proximity of e site for a septic system. Due to these is previously granted variances to the required aised when the first request for a self storage are placed on the project at that time
Details of MPC action:1. Meeting all applicable requirements of the Knox County Health Dept. 2. Each individual storage unit not exceeding 600 square feet. 3. All outdoor lighting being shielded to direct light and glare onto the self service storage facility only. 4. Designate any areas proposed for outdoor storage. Outdoor storage is specifically prohibited in the PC Zone unless it is fully screened on all sides by an opaque ornamental screen. 5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. 6. Meeting all applicable requirements of the Knox County Zoning Ordinance. 7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.Summary of MPC action:APPROVE the request for an expanded self storage facility at this location with a maximum of 33,300 square feet of indoor storage space subject to 7 conditionsDate of MPC Approval:3/14/2002Date of Denial:Postponements:		believes the expansi	on of this use will only have a negligil	ble impact on the existing traffic situation in
<ol> <li>Each individual storage unit not exceeding 600 square feet.</li> <li>All outdoor lighting being shielded to direct light and glare onto the self service storage facility only.</li> <li>Designate any areas proposed for outdoor storage. Outdoor storage is specifically prohibited in the PC Zone unless it is fully screened on all sides by an opaque ornamental screen.</li> <li>Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.</li> <li>With the conditions noted, this plan meets the requirements for approval in the PC Zone and the other criteria for approval of a Use on Review.</li> <li>APPROVE the request for an expanded self storage facility at this location with a maximum of 33,300 square feet of indoor storage space subject to 7 conditions</li> <li>Date of MPC Approval:</li> <li>3/14/2002</li> <li>Date of Denial:</li> </ol>	MPC Action:	Approved		MPC Meeting Date: 3/14/2002
Summary of MPC action:APPROVE the request for an expanded self storage facility at this location with a maximum of 33,300 square feet of indoor storage space subject to 7 conditionsDate of MPC Approval:3/14/2002Date of Denial:Postponements:	Details of MPC action:	<ol> <li>Each individual storage unit not exceeding 600 square feet.</li> <li>All outdoor lighting being shielded to direct light and glare onto the self service storage facil</li> <li>Designate any areas proposed for outdoor storage. Outdoor storage is specifically prohibit PC Zone unless it is fully screened on all sides by an opaque ornamental screen.</li> <li>Meeting all applicable requirements of the Knox County Dept. of Engineering and Public W</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior</li> </ol>		feet. are onto the self service storage facility only. utdoor storage is specifically prohibited in the que ornamental screen. y Dept. of Engineering and Public Works. y Zoning Ordinance.
square feet of indoor storage space subject to 7 conditionsDate of MPC Approval:3/14/2002Date of Denial:Postponements:				
	Summary of MPC action:			
Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:	Date of MPC Approval:	3/14/2002	Date of Denial:	Postponements:
	Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body	y:
------------------	----

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: Other Ordinance Number References: Disposition of Case, Second Reading: If "Other":

Amendments:

Effective Date of Ordinance: