

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 3-E-02-UR **Related File Number:**
Application Filed: 2/11/2002 **Date of Revision:**
Applicant: SOLWAY STORAGE / BILL SCHUBERT
Owner:

PROPERTY INFORMATION

General Location: South side of Jim Jones Ln., east side of Oak Ridge 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 storage facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: 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.

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:

Requested 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: DK

Staff Recomm. (Abbr.): 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 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.

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 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.

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:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: