

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-06-UR **Related File Number:**
Application Filed: 2/6/2006 **Date of Revision:** 4/26/2006
Applicant: CROSSROADS MINI STORAGE MYROU CLARKE
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Fairview Road, southeast side of Tazewell Pike
Other Parcel Info.:
Tax ID Number: 21 58.01 & 58.17 **Jurisdiction:** County
Size of Tract: 5.04 acres
Accessibility: Access is via Tazewell Pike, a minor arterial street with a 24' pavement width within a 70' right-of-way and Fairview Rd., a minor arterial street with a 20' pavement width within a 60' 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:** C & STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The proposed site is located at the intersection of Fairview Rd. and Tazewell Pike in an area that is developing with a mix of residential and mixed commercial uses.

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

Street: 0 Fairview Rd
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: None noted

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a self-service storage facility in the CA zone, subject to 7 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
3. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Obtaining a street connection permit from the Tennessee Department of Transportation for the access to Tazewell Pike.
7. Meeting all applicable requirements of the Knox County Health Department.

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

Comments:

The applicant is requesting approval of a self-service storage facility on a 5.04 acre tract located at the intersection of Fairview Rd. and Tazewell Pike. This site will include a 9,000 square foot retail center (does not require use on review approval) fronting along Tazewell Pike with the storage facility being located behind and to the east of the retail center. Access to the site will be provided from both Tazewell Pike and Fairview Rd. through the retail center drive aisles. There will be a single gated entrance to the storage facility. There are three storage buildings proposed with a total leaseable building area of 47,200 square feet. The individual units range from 25 to 200 square feet. The two buildings located behind the retail center and along the frontage of Fairview Rd. are two story buildings. The building site will be graded into the small hill so that each story has access to a drive aisle. The storage building at the northeast end of the site will be single story. The office for the storage facility will be located in the retail center building.

Approval is required from the Tennessee Department of Environment and Conservation for the development activity that impacts the tributary of Beaver Creek located across the northern portion of the site.

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. Tazewell Pike, a minor arterial street, has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact on adjacent properties.

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 CA 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 proposed development 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 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 substantial 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 MPC PLANS

1. The Northeast County Sector Plan proposes commercial uses for this property, which is consistent with the proposed self-service storage facility. The development site is located outside of the stream protection area designated on the sector plan except for the stream crossing that provides access to the storage building in the northeast corner.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved **MPC Meeting Date:** 5/11/2006

- Details of MPC action:**
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Summary of MPC action: APPROVE the development plan for a self-service storage facility in the CA zone, subject to 7 conditions:

Date of MPC Approval: 5/11/2006 **Date of Denial:** **Postponements:** 3/9/2006-4/13/2006

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:**