

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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www.knoxmpc.org

File Number: 3-J-02-UR

Related File Number:

Application Filed: 2/11/2002

Date of Revision:

Applicant: CBJ, INC.

Owner:

PROPERTY INFORMATION

General Location: Southeast side of W. Beaver Creek Dr., east side of Clinton Hwy.

Other Parcel Info.:

Tax ID Number: 67 078

Jurisdiction: County

Size of Tract: 7.87 acres

Accessibility: Access is via W. Beaver Creek Dr., a collector street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling and vacant

Surrounding Land Use:

Proposed Use: Self storage facility

Density:

Sector Plan: North County

Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located at the corner of Clinton Hwy. and W. Beaver Creek Dr. Properties along Clinton Hwy. are zoned commercial and have been developed with mixed commercial uses. Development along W. Beaver Creek Dr. consists primarily of single family dwellings.

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

Street:

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: Property zoned CA in December 2001

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 a self storage facility at this location with a maximum of 74,250 sq. ft. of indoor storage space subject to 9 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. Installation of a "Type B" landscape screen from a point approximately 25' south of W. Beaver Creek Dr. along the remainder of the eastern boundary of the site.
5. Obtaining variances to the required driving aisle widths from the Knox County Board of Zoning Appeals.
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.
9. Installing all landscaping within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to Guarantee such installation.

With the conditions noted, this plan meets the requirements for approval in the CA Zone and the other criteria for approval of a Use on Review.

Comments: A portion of this property was recently rezoned to CA (General Business). The frontage along Clinton Hwy was already zoned commercial to a depth of 200'. The applicant is proposing to develop the property with offices and a self storage facility. The self storage facility requires Use on Review approval by MPC. The facility will contain 74,250 square feet of storage space. Approximately 11,250 square feet of that area will be climate controlled space. In order to develop the site as requested, the applicant will need to obtain variances from the Knox County Board of Zoning Appeals regarding driving aisle width between the buildings. The Knox County Zoning Ordinance requires that an aisle designed for two-way traffic be a minimum of 30' wide. The applicant's plan proposes a width of 25'. Operators of self storage facilities have told staff that they believe the 30' aisle width to be excessive. They have stated that due to this wide aisle width, that tenants attempt to back into the storage units and frequently damage the buildings in the process. They say the narrower driving aisles will result in less damage to their buildings.

The Knox County Engineering Dept. has programmed improvements to the intersection of Clinton Highway and W. Beaver Creek Dr. With the improvements, it will much easier and safer to enter Clinton Highway from W. Beaver Creek Dr.

Residences are located along the eastern boundary of this site. Staff has discussed with the applicant and will require that a "Type B" landscape screen be installed between this project and the adjoining houses. Additionally, all lighting will be required to be directed away from the nearby houses. With these conditions, this project can be constructed on this site with very little negative impact on the adjoining residences.

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. Installation of a "Type B" landscape screen from a point approximately 25' south of W. Beaver Creek Dr. along the remainder of the eastern boundary of the site.
5. Obtaining variances to the required driving aisle widths from the Knox County Board of Zoning Appeals.
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With the conditions noted, this plan meets the requirements for approval in the CA Zone and the other criteria for approval of a Use on Review.

Summary of MPC action: APPROVE the request for a self storage facility at this location with a maximum of 74,250 sq. ft. of indoor storage space subject to 9 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: