

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: 4-A-16-UR **Related File Number:**
Application Filed: 1/29/2016 **Date of Revision:**
Applicant: STORE SAFE STORAGE, LLC

PROPERTY INFORMATION

General Location: West side of Maynardville Pike, south side of Mynatt Rd., north side of Rifle Range Rd.
Other Parcel Info.:
Tax ID Number: 48 E A 001 **Jurisdiction:** County
Size of Tract: 10.2 acres
Accessibility: The site is access via Maynardville Pike, a major arterial with 4-lanes of travel and a landscaped median within 125' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self storage facility **Density:**
Sector Plan: North County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developed a mix of commercial and residential uses. Retail commercial and auto sale uses are primarily along Maynardville Pike and residential uses along Rifle Range Dr. and Mynatt Rd.

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

Street: 6417 Maynardville Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) and CB (Business and Manufacturing)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None

PLAN INFORMATION (where applicable)

Current Plan Category:
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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for a self-service storage facility with a total building area of approximately 43,500 square feet in the CA and CB zones, subject to 8 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Submitting revised plans to the Knox County Department of Engineering and Public Works for the driveway connection Maynardville Pike to improve the transition grades for the driveway. The revised plans are subject to approval by the Knox County Department of Engineering and Public Works and Planning Commission staff prior to obtaining any building permits for this development.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. The proposed access control gate at the entrance to the facility is subject to approval by the Knox County Fire Marshal's Office.
5. Obtaining a driveway permit from the Tennessee Department of Transportation and the City of Knoxville Department of Engineering.
6. Closing the existing access to Maynardville Pike.
7. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
8. 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 and CB zones, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing a self-service storage facility located on a 10.2 acre parcel with split zoning, 3.7 acres zoned CA and 6.5 acres zoned CB. The storage facility is located on the CA zoned property and will have one-way in, one-way out access to Marynardville Pike only. The remaining portion of the property that is zoned CB has access to both Mynatt Rd. and Rifle Range Dr. The stormwater detention basin for the overall site is located on the northeastern portion of the CB zoned property and the stormwater from the self-service storage facility will be piped under the unnamed tributary to Hines Branch that runs between the CA and CB zoning.

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. The proposed use of this site is a low traffic generator and will have minimal impact on the adjacent road system.
3. This request will have less impact on adjacent properties than most uses permitted under the CA zoning district and will have no impact on schools.

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 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 North County Sector Plan proposes commercial uses for this property. The proposed self-service storage facility is consistent with the land use designation.

2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 4/14/2016

Details of Action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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7. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public rightof-way.
8. Meeting all applicable requirements of the Knox County Health Department.

Summary of Action: APPROVE the development plan for a self-service storage facility with a total building area of approximately 43,500 square feet in the CA and CB zones, subject to 8 conditions:

Date of Approval: 4/14/2016 **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:**