

# 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-B-17-UR **Related File Number:**  
**Application Filed:** 2/27/2017 **Date of Revision:**  
**Applicant:** PAMLICO INVESTMENTS INC.

## PROPERTY INFORMATION

**General Location:** Northeast end of Jack Dance St, west side of Montvue Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 120 G A 004.05 **Jurisdiction:** City  
**Size of Tract:** 1.3 acres  
**Accessibility:** Access is via Jack Dance St., a local street with 26' of pavement width within 55' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Indoor storage **Density:**  
**Sector Plan:** West City **Sector Plan Designation:** GC (General Commercial)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located northwest of West Town Mall and south of I-40/I-75. The area has a mix of office and commercial uses.

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

**Street:** 7807 Kingston Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-4 (Highway and Arterial Commercial)  
**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:

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 4-story indoor storage facility, approximately 96,500 square feet, subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the Article 8 (Signs, billboards, and other advertising structures).
2. Meeting all requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.
4. Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.

With the conditions noted, this plan meets the requirements for approval of a self-service storage facility in the C-4 district and the other criteria for approval of a use-on-review.

Comments:

The applicant is proposing a 4-story indoor self-storage facility at the corner of West Town Mall Way (I-40 off ramp) and Montvue Rd. The primary access to the property is from Kingston Pike along Jack Dance St. The property could also be accessed from N. Winston Road through the adjacent commercial development.

A 14-foot tall retaining wall is proposed along the Montvue Road frontage that will be constructed of split face block. Between the retaining wall and the Montvue Road right-of-way, 5 blackgum trees will be planted to visually soften the mass of the wall from the highly traveled roadway.

Self-service storage facilities are a use permitted on review in the C-4 (Highway and Arterial Commercial District) and is subject specific development standards in the supplementary regulations (Article 5, Section 3.F.7). The development standards for self-service storage facilities include locational criteria, minimum driveway lane widths, maximum storage unit size, site lighting standards, fencing of outdoor storage areas, and minimum lot size. The only standard that cannot be met is the 2 acre minimum lot size because the site is only 1.26 acres, however, a lot size variance was approved by the Knoxville Board of Zoning Appeals in March 2017. In addition, the development received variances to increase the maximum floor area ratio (FAR) from 1.60 to 1.75, and a front yard setback variance along West Town Way from 50 feet to 10 feet. The West Town Way right-of-way is owned by TDOT and is very wide in this area resulting in considerable unused land north of the proposed facility.

### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed indoor self-service storage facility will have minimal impact on local utilities or roads.
2. The use as proposed will have little or no impact on the surrounding commercial and office uses.

### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposal meets all requirements of the C-4 zoning as well as the general criteria for approval of a use on review.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the One Year Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional non-residential traffic through residential areas since the project is located on an arterial street.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The One Year Plan and Sector Plan identify this property for GC (general commercial) uses. The proposed development is consistent with the recommended uses of the One Year Plan and Sector Plan.

**Action:** Approved **Meeting Date:** 4/13/2017

**Details of Action:**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the Article 8 (Signs, billboards, and other advertising structures).
2. Meeting all requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.
4. Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.

With the conditions noted, this plan meets the requirements for approval of a self-service storage facility in the C-4 district and the other criteria for approval of a use-on-review.

**Summary of Action:** APPROVE the development plan for a 4-story indoor storage facility, approximately 96,500 square feet, subject to 4 conditions.

**Date of Approval:** 4/13/2017 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knoxville City Council		
<b>Date of Legislative Action:</b>		<b>Date of Legislative Action, Second Reading:</b>	
<b>Ordinance Number:</b>		<b>Other Ordinance Number References:</b>	
<b>Disposition of Case:</b>		<b>Disposition of Case, Second Reading:</b>	
<b>If "Other":</b>		<b>If "Other":</b>	
<b>Amendments:</b>		<b>Amendments:</b>	
<b>Date of Legislative Appeal:</b>		<b>Effective Date of Ordinance:</b>	