

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-B-19-UR  
Application Filed: 2/25/2019  
Applicant: KEN GILREATH

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** South side of E. Governor John Sevier Highway, East of Dayton Lane  
**Other Parcel Info.:**  
**Tax ID Number:** 124 212 **Jurisdiction:** County  
**Size of Tract:** 7.2 acres  
**Accessibility:** Access is via E' Governor John Sevier Hwy., a major arterial street with 37' of pavement width within 130' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Self-storage for camper, boat, trailer storage lot. **Density:**  
**Sector Plan:** South County **Sector Plan Designation:** MU-SD / SCO-2  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed primarily with commercial uses along E. Gov. John Sevier Hwy., under CA and CB zoning, with residential uses to the rear, zoned A, RB and PR.

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

**Street:** 608 E Governor John Sevier Hwy  
**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:** Rezoned from A to PC in May 2018 (4-H-18-RZ).

## 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.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the Development Plan for an outdoor self-storage facility with 23 uncovered vehicle storage parking stalls, subject to 9 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Tennessee Department of Transportation.
4. Meeting all applicable requirements of the Knox County Health Dept.
5. Providing documentation to Knox County Dept. of Engineering and Public Works during permitting review showing that the parking spaces can accommodate the largest anticipated vehicle, such as RV's. The spaces may be modified to meet the requirements of Knox County Dept. of Engineering and Public Works if the number of parking stalls does not increase.
6. Installation of all landscaping as shown on development plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
7. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
8. All vehicle parking and drive aisles shall be located on a paved surface as required by the Article 4, Section 4.93 (Standards for self-service storage facilities).
9. The lighting for the facility shall be pointed away from adjacent residential properties or shielded to keep the light from spilling over into the adjacent residential properties.

Comments:

This proposal is for an outdoor self-storage facility that is for parking of vehicles only. This site was previously a community pool and the facility will utilize the existing driveway and parking lot. No expansion of the existing asphalt is proposed. The buildings on site are for the storage needs of the owner only, not to be rented out for storage by the public, since the buildings have not been listed as part of this request. Even though there are no buildings as part of this request, the parking lot still needs to meet the standards for outdoor self-storage facilities which includes opaque fencing and landscaping when adjacent to residential zoning.

The parking stalls shown may need to be modified in location or in depth to accommodate the turn movements of the anticipated vehicles based on the depth of the parking stalls. For instance, 2 or 3 of the eastern most parking stalls on the north side of the parking lot may need to be reduced in depth to accommodate the turn radius of vehicles backing out of the parking stalls on the opposite side of the drive aisle. This is based on the vehicle turn template provided on the plan when applied other parking stalls on the south side of the parking lot.

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

1. The proposed self-service storage facility will have minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses. The residences to the west and east will be screened using a 6' tall opaque fence and a combination of existing and new landscaping.
3. Self-storage facilities typically have a much lower traffic volume than other commercial uses allowed in the PC zone.

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

1. The proposal meets all requirements of the PC zoning as well as the general criteria for approval of a use on review.
2. The proposed self-storage facility as shown on the development plan is consistent with the following

general standards for uses permitted on review: The proposal 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 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 traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANNING COMMISSION PLANS

1. The South County Sector Plan proposes a mix of commercial, office and residential uses for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 4/11/2019

**Details of Action:**

**Summary of Action:** APPROVE the Development Plan for an outdoor self-storage facility with 23 uncovered vehicle storage parking stalls, subject to 9 conditions.

**Date of Approval:** 4/11/2019 **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:**