

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: 4-C-03-UR
Application Filed: 3/10/2003
Applicant: GARY MEEK
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Maynardville Hwy., northwest of Old Maynardville Pk.
Other Parcel Info.:
Tax ID Number: 28 264.03 **Jurisdiction:** County
Size of Tract: 3 acres
Accessibility: Access is via Maynardville Hwy., a two lane arterial street with a right-of-way width of 180'.

GENERAL LAND USE INFORMATION

Existing Land Use: 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 northeastern end of the Maynardville Highway commercial strip. Other general commercial uses are in place to the west and south of the site. The parcel of land adjoining the site is zoned A agricultural and has a number of mobile homes on the property. Single family dwellings are located to the east and north of the site.

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: CA zoning approved 2/24/2003 by Knox County Commission

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a self storage facility at this location subject to 9 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all requirements of Article 4 Section 4.93 of the Knox County Zoning Ordinance.
3. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
4. Review and approval of a detailed grading plan prior to commencing any grading or clearing of this site.
5. No land disturbance within the "no fill" area of the site.
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
7. Obtaining a driveway connection permit from the Tenn. Dept. of Transportation.
8. Installing all required 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.
9. A revised plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

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

Comments: The applicant is proposing to develop a self storage facility on the north side of Maynardville Hwy. in the Halls area. The development will consist of multiple buildings. The plan as submitted meets the requirements of Section 4.93 of the Knox County Zoning Ordinance. Since the site is located on State Route 33, a driveway permit will have to be granted by the Tenn. Dept. of Transportation. Due to the topography of the site and the proximity to Mill Branch, staff has requested that a detailed grading and drainage plan be prepared and approved by the Knox County Dept. of Engineering and Public Works prior to commencing any land disturbance on the site.

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

1. The proposed self storage facility will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed use is consistent with other commercial, office and distribution uses found in the area.

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

1. The proposed self storage facility meets the standards for development within a CA (General Commercial) Zone and all other requirements of the Zoning Ordinance.
2. The proposed self storage facility 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 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for commercial use. The proposed development is consistent with the Sector Plan. This site was just recently rezoned to CA (General Commercial).

MPC Action: Approved

MPC Meeting Date: 4/10/2003

Details of MPC action:

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Summary of MPC action: APPROVE the request for a self storage facility at this location subject to 9 conditions

Date of MPC Approval: 4/10/2003

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: