

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 4-D-24-UR                      **Related File Number:**  
**Application Filed:** 2/26/2024              **Date of Revision:**  
**Applicant:** AMMANS PROPERTIES DIVERSIFIED

## PROPERTY INFORMATION

**General Location:** Murray Dr and Primus Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 68 084, 088 (PART OF)                      **Jurisdiction:** County  
**Size of Tract:** 3.01 acres  
**Accessibility:** Access is via Primus Rd., a local street with a pavement width of 20 ft within a right-of-way of varying width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residential, Commercial  
**Surrounding Land Use:**  
**Proposed Use:** Self storage                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** LDR (Low Density Residential), GC (General Com  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** The area has a suburban residential character along Murray Drive and commercial character along Primus Road, where the properties have visibility from the interstate.

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

**Street:** 301 MURRAY DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business), RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The eastern portion of the property was rezoned to CA in 2012 (9-B-12-RZ). The western portion was rezoned to CA and RA in 2022 (2-E-22-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), GC (General Commercial)

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 request to expand the existing self-service storage facility by approximately 17,700 square feet of floor area in the CA (General Business) zone, subject to 6 conditions.

Staff Recomm. (Full):                      1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to Article 4, Section 4.93.01. – Standards for self-service storage facilities.  
2) Providing a cross access easement, or other approved easement, through the associated self-service storage facility on parcel 068 085 to provide access from Primus Road. No new access to a public road shall be provided directly from the subject site.  
3) Submitting a landscape plan to Planning staff for review and approval before building permits are issued. The landscape plan must be consistent with the landscaping presented on sheet CC2. All landscaping required by Article 4, Section 4.93.01 must be planted outside of required opaque fences.  
4) All commercial buildings and driveways must be located on the CA portion of the property. Required landscaping and fencing may be in the RA portion of the property.  
5) Platting the subject site into one lot for this phase of the self-service storage facility. The CA portion of the platted lot must be a minimum of 2 acres. The existing facility on parcel 068 085 can remain on a separate lot if the CA zoning on the subject lot is greater than 2 acres.  
6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, the proposed self-service storage facility expansion meets the requirements for approval in the CA zone district, and the criteria for approval of a use on review.

Comments:                                      This proposal is to expand an existing outdoor self-service storage facility. This includes approximately 17,700 sqft of floor area with 137 storage units in 3 buildings. The combined facility on the subject site, excluding the associated facility to the north (parcel 068 085), will have 231 storage units and 12 RV canopy spaces.

A portion of this property at the intersection of Primus Rd and Murray Dr was rezoned to CA (General Business) in 2012 (9-B-12-RZ). The western portion of the property was rezoned to CA and RA (Low Density Residential) in 2022 (2-E-22-RZ). The RA zoning is meant to buffer adjacent properties and discourage further expansion of commercial zoning along Murray Drive.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2). The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.  
A. The subject property has a land use classification of LDR (Low Density Residential) and GC (General Commercial) in the Northwest City Sector Plan. The self-service storage facility is located in the GC portion of the property. The GC land use allows consideration of the CA zone, and self-service storage facilities are a use permitted on review in this zone.  
B. The required opaque fencing and landscape screening adjacent to residential uses aligns with the General Plan's Development Policy 8.12, which recommends fence and landscape screening between commercial and residential uses.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE  
A. The proposed self-service storage buildings and driveways will be located on the CA-zoned portion of the property. The required fencing and landscaping may be placed in the RA-zoned portion of the property.

B. With the recommended conditions, the proposed self-service storage facility meets the supplemental regulations in Article 4, Section 4.93.01.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. This portion of the self-service storage facility has operated since 2016. The use on review was approved in 2014 (8-A-14-UR). The proposed expansion is similar in size and scale to existing structures. The structures are one-story, similar to nearby residential structures.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. Self-service storage facilities have less impact on adjacent properties than most uses permitted in the CA zone district.

B. With the proposed conditions, the use is not anticipated to cause any adverse impacts to surrounding properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Primus Road is an access road along I-75 and Murray Drive is a major collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

**Action:** Approved with Conditions **Meeting Date:** 4/11/2024

**Details of Action:**

**Summary of Action:** Approve the request to expand the existing self-service storage facility by approximately 17,700 square feet of floor area in the CA (General Business) zone, subject to 6 conditions.

**Date of Approval:** 4/11/2024 **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:**