

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-H-16-UR **Related File Number:**
Application Filed: 2/22/2016 **Date of Revision:**
Applicant: RANDOLPH ARCHITECTURE

PROPERTY INFORMATION

General Location: Northwest side of E. Hendron Chapel Rd, northeast of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 138 04304 **Jurisdiction:** County
Size of Tract: 6.33 acres
Accessibility: Access is via Hendron Chapel Rd., a two lane minor arterial street with 22' of pavement within a 35' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Self storage facility **Density:**
Sector Plan: South County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Rural Area
Neighborhood Context: This site is located on the edge of established commercial and residential development that has occurred around the intersection of two arterial streets within CA, PC and Agricultural zoning.

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

Street: 105 E Hendron Chapel Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) and CA (General Business)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2007, the PC portion of the property was rezoned from Agricultural.

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 88,565 square feet in the CA and PC zones, subject to 6 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 gate location to increase the vehicular queuing space. 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. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
6. 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 PC 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 6.3 acre parcel with split zoning, 5 acres zoned PC and 1.3 acres zoned CA. The storage facility will have access to E. Hendron Chapel Rd.

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

1. Public utilities (water only) 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 and PC zoning districts 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 PC and 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 South 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 Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 4/14/2016

Details of Action:

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Summary of Action:

APPROVE the development plan for a self-service storage facility with a total building area of approximately 88,565 square feet in the CA and PC zones, subject to 6 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: