

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-J-04-UR

Related File Number:

Application Filed: 3/8/2004

Date of Revision:

Applicant: RAVI AND PEGGY SOOD

Owner:

PROPERTY INFORMATION

General Location: Northwest side Oak Ridge Hwy., northeast of Beaver Ridge Rd.

Other Parcel Info.:

Tax ID Number: 78 161

Jurisdiction: County

Size of Tract: 3.94 acres

Accessibility: Access is via Oak Ridge hwy., a major arterial street with a pavement width of 40' within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Self service storage facility

Density:

Sector Plan: Northwest County

Sector Plan Designation: Commercial

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Property in the area is zoned CA commercial, A agricultural and RA residential. The most recent development in the area is the Ingles shopping center. Single family dwellings are scattered throughout this area.

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

Street: 7440 Oak Ridge Hwy

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: A portion of the site was zoned CA in 1998. The remainder of the site was zoned CA in May 2003 (4-H-03-RZ)

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 as shown on the development plan subject to 4 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 Knox County Health Dept.
4. Installing all landscaping, as shown on the development plan, within six months of the first rental of these storage units, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.

With the conditions noted, this plan meets the requirements for approval in the CA zone and the criteria for approval of a use on review

Comments: The applicants are proposing to expand an existing self storage facility. The original development was approved in 1999. Subsequent to that approval, the portion of the site in question was rezoned to CA (General Commercial) to permit the expansion of the business. The plan as submitted meets the requirements for a self storage facility as called for in the Knox County Zoning Ordinance. Due to the surrounding houses the applicant will be required to install landscaping along the boundary of the site to provide a buffer between the self storage facility and the dwellings.

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 the other residential and commercial development found in the area.

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

1. The proposed self storage facility meets all of the requirements of Article 4, Section 4.93-1 of the Knox County Zoning Ordinance, development standards for self storage facilities.
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 Northwest County Sector Plan identifies this property for commercial use. The proposed development is consistent with the Sector Plan.

MPC's approval or denial of this request is final, unless the action is appealed to City Council, or the Knox County Board of Zoning Appeals, as appropriate. The date of the appeal hearing will depend on when the appeal application is filed.

MPC Action: Approved **MPC Meeting Date:** 4/8/2004

Details of MPC action:

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 Knox County Health Dept.
4. Installing all landscaping, as shown on the development plan, within six months of the first rental of these storage units, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.

With the conditions noted, this plan meets the requirements for approval in the CA zone and the criteria for approval of a use on review

Summary of MPC action: APPROVE the request for a self storage facility as shown on the development plan subject to 4 conditions

Date of MPC Approval: 4/8/2004

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: