

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-B-19-UR  
Application Filed: 3/21/2019  
Applicant: GRANT PORDER

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** Southeast side of Crippen Road, East of Maynardville Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 38 L B 00302 **Jurisdiction:** County  
**Size of Tract:** 2 acres  
**Accessibility:** Access is via Crippen Road, a minor collector street with a pavement width of 20' within a 55' wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Self service storage facility for Recreational Vehicles and Boats **Density:**  
**Sector Plan:** North County **Sector Plan Designation:** MU-SD, NCO - 6  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** Development in the area consists of business and restaurant uses, and detached and attached residential in the CA (General Business) and RB (General Residential) zones.

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

**Street:** 4116 Crippen Rd  
**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:** Rezoned from RB to CA in 2004 (3-E-04-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 approximately 30 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 the Driveway Openings requirements of the Off-Street Parking Requirements (Article 3, Section 3.51.02) or obtaining approval for an alternative design by the Director of Engineering and Public Works or the Board of Zoning Appeals, as determined applicable.
5. 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.
6. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
7. 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.
8. Meeting the requirements of the utility district for placement of the fence and parking area over the sanitary sewer easement.
9. Providing certification of sight distance along Crippen Road by the developers engineer for review and approval by Knox County Engineering and Public Works during permit review.

With the conditions noted above, the request meets all requirements for approval within the CA zoning district, as well as other criteria for approval of a use on review.

Comments:

This proposal is for an outdoor self-storage facility that is for parking of vehicles only. The building and associated parking around the building are not part of this review since they are a permitted use within the CA zone. Even though the self-storage parking lot does not include buildings for storage, must meet the standards for outdoor self-storage facilities which includes opaque fencing and landscaping when adjacent to residential zoning, which is shown on the development plan.

The parking lot surface is proposed to be constructed of a trugrid permeable paver system which is constructed of an interlocking plastic grid that is overlaid with gravel. The plastic grid provides a driving surface strong enough to support the anticipated RV vehicles and keeps the gravel in place to it doesn't wash away or get groves worn into it.

### **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 south will be screened using a 6' tall opaque fence and new landscaping. There will be a new commercial building between the self-storage facility and the residences to the east.
3. Self-storage facilities typically have a much lower traffic volume than other commercial uses allowed in the CA zone.

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

1. The proposal meets all requirements of the CA 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 North 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:** 5/9/2019

**Details of Action:**

**Summary of Action:** APPROVE the Development Plan for an outdoor self-storage facility with approximately 30 uncovered vehicle storage parking stalls, subject to 9 conditions.

**Date of Approval:** 5/9/2019 **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:**