

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: 5-D-18-UR

Related File Number:

Application Filed: 3/26/2018

Date of Revision:

Applicant: PAT LETT

PROPERTY INFORMATION

General Location: North side Old Callahan Dr., northeast of Clinton Hwy.

Other Parcel Info.:

Tax ID Number: 67 231

Jurisdiction: City

Size of Tract: 6.18 acres

Accessibility: Access is via Old Callahan Dr., a major collector street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial (self storage facility)

Surrounding Land Use:

Proposed Use: Expansion of existing self storage facility.

Density:

Sector Plan: North County

Sector Plan Designation: GC (General Commercial)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with a mix of uses, from residential to commercial, under various City and County zones. This property is adjacent to a large commercial development to the south and southwest, zoned PC-1 and CB.

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

Street: 2339 Old Callahan Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Rezoned to CA in 1995 (12-D-94-RZ). Annexed into the City in 2003 and zoned C-4 (12-F-03-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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for expansion of the existing self-storage facility with a 1-story indoor storage facility with approximately 5,500 sqft of floor area as shown on the development plan, subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Fire Prevention Bureau.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinances.

With the conditions noted above, this request meets the requirements for approval in the C-4 zoning district and other criteria for a use-on-review.

Comments:

The proposed indoor storage facility is an expansion of an existing outdoor self-storage facility. The new storage building will be attached to an existing 1-story storage facility on the western side of property. One of the existing storage units will be converted to become the entrance to the new building. A new driveway will be installed on the south side of the new building that will provide a second means of accessing. The existing parking at the facility will accommodate the existing uses and the proposed expansion.

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

1. The proposed expansion will have minimal impact on traffic in the area.
2. The proposed expansion is on the western side of the property that is adjacent to a large retail store and will not impact residential properties.
3. All utilities are in place to serve this site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed indoor self-storage facility meets the requirements of the Knoxville Zoning Ordinance.
2. The proposed development 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 traffic through residential areas since the access is to Old Callahan Dr., a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the North County Sector Plan both propose GC (General Commercial) uses for the site. The proposed indoor self-storage facility is in conformity with the One Year Plan and Sector Plan.
2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 5/10/2018

Details of Action:

Summary of Action:

APPROVE the request for expansion of the existing self-storage facility with a 1-story indoor storage facility with approximately 5,500 sqft of floor area as shown on the development plan, subject to 3

conditions.

Date of Approval:

5/10/2018

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

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: