CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-E-23-UR Related File Number:

Application Filed: 3/28/2023 **Date of Revision:**

Applicant: TERRY ROMANS

PROPERTY INFORMATION

General Location: West of Whites School Rd, North of Chapman Hwy

Other Parcel Info.:

Tax ID Number: 138 082.01,082,082.02 Jurisdiction: County

Size of Tract: 4.76 acres

Access is via Whites School Road, a local street with a 17-ft pavement width within a 35-ft to 45-ft right-

of-way. Access is also via Chapman Highway, a major arterial street with a 48-ft payement width within

a 106-ft to 135-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Indoor storage facility Density:

Sector Plan: South County Sector Plan Designation: GC (General Commercial), HP (Hillside Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is at the end of a commercial node along Chapman Highway and also at the entrance of

a forested residential and agricultural area to the north along Whites School Road. A church and single

family home are adjacent to the south.

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

Street: 0 CHAPMAN 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: In 2000, the property was rezoned from A (Agricultural) to CA (General Business) (2-D-00-RZ); In

2002, it was rezoned from CA to OB (Office, Medical & Related Services) (9-I-02-RZ); In 2008, it was

rezoned from OB to CA (11-H-08-RZ)

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PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), HP (Hillside Protection)

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the request for a self-service storage facility with approximately 110,500 square feet of floor

area, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including the required stream buffer along the two tributaries to Hines Creek, as well as widening Whites School Road if required during the permitting phase.

3. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.

4. Meeting all applicable requirements of the Tennessee Department of Transportation.

5. Meeting all applicable requirements of the standards for self-service storage facilities in Article 4.93 of the Zoning Ordinance. This includes installing a minimum 6-ft wide landscaping strip between the development (i.e., buildings and parking lots) and both street frontages, maintaining a landscaped buffer with a minimum width of 20-ft between the development and the two properties along the southern border, providing a minimum 10% transparency on the first floor street facing façade, and ensuring all lighting and glare is deflected, shaded, and focused away from all adjoining property.

6. Installing all landscaping before the final building inspection, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee its installation.

With the conditions noted above, this request meets all requirements for approval in the CA (General Publicaes) zone, and the criteria for approval of a use on review.

Business) zone, and the criteria for approval of a use on review.

This proposal is for a two-story, 98,750 square foot self-service storage facility and a one-story 11,750 square foot RV/boat storage facility. The general maximum height will be 20 feet. The site will be accessible from Chapman Highway and Whites School Road.

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 South County Sector Plan's GC (General Commercial) land use classification permits the subject propety's CA (General Business) zone, which allows consideration of the proposed self-storage facility.

B. The proposed use does not specifically conflict with the General Plan. Development policy 7.2 recommends reducing water pollution by retaining trees and ground cover near streams. The applicant will work with Knox County Engineering and Public Works (EPW) to ensure stormwater management and stream buffer requirements of a 25-ft inner and an average 25-ft outer vegetative buffer are being met.

C. The Chapman Highway Corridor Study identifies commercial zoning between Marine Road and Whites School Road as a land use issue of concern, due to topography and access issues. However, the Study provides strategies for maintaining Chapman Highway's capacity if commercial development continues. Proposed access to Chapman Highway is right-in and right-out only. The Tennessee Department of Transportation (TDOT) has indicated that they plan to add a turn lane to this section of the highway, and the applicant will work with TDOT on any future access changes that may arise from capital improvements.

Comments:

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2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING **ÓRDINANCE**

A. The CA zone is intended for general retail businesses and services, and generally not for manufacturing or processing materials. The proposed storage facility provides a service of secure space where clients can store and retrieve their goods, which aligns with the overall intent of the CA zone.

B. With the noted conditions for approval, the proposed use shall meet the standards for use-on-review approval of self-service storage facilities per Article 4.93.

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. The subject property is part of a CA-zoned corridor along Chapman Highway where there are two other self-storage facilities in close proximity to the west. This business agglomeration is in keeping with the established character of the commercial node.

B. There is one house adjacent to the proposed storage facility, but other residential properties along Whites School Road are further north and separated by a dense forest buffer. This development should not have a significant impact on the character of that residential and agricultural neighborhood.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY. A. The property is adjacent to one single-family residence and a church at the corner of Chapman Highway and Whites School Road. Natural vegetative buffers will be maintained between these properties and the proposed development. Outdoor lighting will be designed to shield these properties from direct illumination, as required by condition 5. With these properties' close proximity to a major arterial street and established commercial land uses, the proposed storage facility should not cause significant injury to property values.

- 5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
- A. The site plan shows access from Whites School Road, which is a narrow local street. However, it is a short distance - approximately 1/10 of a mile - from Chapman Highway to the entrance of the storage facility on Whites School Road. The storage facility should not have a significant traffic volume impact on this local street.
- B. The applicant will work with Knox County EPW during permitting to determine whether the developer must widen Whites School Road to 18 ft from Chapman Highway to the facility entrance.
- 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. The property is bordered by two tributaries to Hines Creek along its northern and southern borders. FEMA floodplain data is not available at the property's location. The applicant will work with Knox County EPW to determine whether flood protection is needed, and ensure that there is adequate onsite stormwater management and stream buffering at the time of permitting.

B. The northern 1.8 acres of the subject parcel are in the Hillside Protection (HP) overlay. The disturbance budget within the HP overlay is 1.25 acres, which generally relates to the area that has already been disturbed. Further disturbance of existing vegetation is not recommended in order to mitigate potential hazardous conditions with the stream.

Action:	Approved with C	Conditions	Meeting Date:	5/11/2023			
Details of Action:							
Summary of Action:	Approve the request for a self-service storage facility with approximately 110,500 square feet of floor area, subject to 6 conditions.						
Date of Approval:	5/11/2023	Date of Denial:	Postponements:				
Date of Withdrawal:		Withdrawn prior to publication?:	Withdrawn prior to publication?: Action Appealed?:				

I EGISLATIVE 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:

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Effective Date of Ordinance:

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