

# 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  
**Accessibility:** 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 pavement 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)



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

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 on-site 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 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?:**  **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:**