

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 5-J-04-UR **Related File Number:**
Application Filed: 4/12/2004 **Date of Revision:**
Applicant: RUFUS H. SMITH, JR. & ASSOCIATES AND DAVID R. TRANTANELLA
Owner:

PROPERTY INFORMATION

General Location: North side E. Beaver Creek Dr., southwest of Dry Gap Pike.
Other Parcel Info.:
Tax ID Number: 47 166 **Jurisdiction:** County
Size of Tract: 4.56 acres
Accessibility: Property in the area is zoned A agricultural and CA and CB commercial. Development in the area consists of convenience commercial uses, a landscaping supply business and detached single family dwellings.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self-service storage facility **Density:**
Sector Plan: North County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Zoning in the area consists of A agricultural, CA and CB commercial. Development consists of commercial uses along Dry Gap Pk. with residences located to the north west and south of the site. Dry Gap Pk. was recently improved to a four lane street.

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

Street: 1307 E Beaver Creek Dr
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:

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 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Noting on the plan that each individual storage unit cannot exceed 600 sq. ft. in area.
3. All outdoor lights shall be shielded to direct light and glare only onto the self storage facility. Such lighting shall be deflected, shaded and focused away from adjoining property.
4. Provision of a minimum 6' high opaque fence shall be provided and setback a minimum of 5' from any side or rear property line where the self storage facility abuts A (Agricultural) zoning. The area between the opaque fence and the property line shall be landscaped.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
7. Installing all landscaping, required by this approval, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public works to guarantee such installation.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

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

Comments: 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 commercial and residential development found in the area.

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

1. The proposed self storage facility will meet all of the requirements of Article 4, Section 4.93 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North 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: 5/13/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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With the conditions noted, this plan meets the requirements for approval in the CA zone and the other 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 8 conditions

Date of MPC Approval:

5/13/2004

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: