

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-K-18-UR **Related File Number:**
Application Filed: 3/26/2018 **Date of Revision:**
Applicant: GRASSY CREEK GENERAL PARTNERSHIP

PROPERTY INFORMATION

General Location: South side of Oak Ridge Hwy., northeast side of Hazelnut
Other Parcel Info.:
Tax ID Number: 79 04902 **Jurisdiction:** County
Size of Tract: 7.86 acres
Accessibility: Access is via Oak Ridge Hwy., a major arterial street at a transition between a 2 and 5 lane section within a 115' right-of-way, and Schaad Rd., a future minor collector street that is currently under review through the concept plan process.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self Service Storage Facility - 3 story climate controlled building and an outdoor lot for boats and RV's. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD / NWCO-10
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The area around the intersection of Oak Ridge Hwy and Schaad Rd. has remained relatively undeveloped. To the north, along Schaad Rd. are a mix of uses, including commercial, low and medium density residential, and a public golf course. To the southwest, along Schaad Rd., are primarily residential uses, zoned A.

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

Street: 0 Oak Ridge 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: Property rezoned to CA (General Business) by Knox County Commission on July 10, 2002.

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request to construct a 3-story, 90,000 square foot climate control self service storage facility and an outdoor lot for boats and RV's as shown on the development plan subject to 7 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
 2. Grading and building permits shall not be issued for this development until approval has been granted for the concept plan (6-SC-18-C) and associated design plan for the proposed public street that will serve this site and Grassy Creek Development and bonds have been provided to Knox County to guarantee the construction of the public street improvements. The proposed street shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to an occupancy permit being issued for the proposed climate control self service storage facility and outdoor boat and RV storage lot.
 3. Installing all landscaping, as shown on the landscape plan, within six months of issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 6. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to approval by Knox County and Planning Commission staff.

With the conditions noted above, this request meets the requirements for approval in the CA (General Business) zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to develop a 3-story, 90,000 square foot climate control storage facility and an outdoor lot for boat and RV storage on a portion of this 7.86 acre tract. The boat and RV storage area which is on the southwest side of the building will have gated access. The property which is zoned CA (General Business) is located on the south side of Oak Ridge Hwy., west of the Schaad Rd. intersection. The southwest portion of the site fronts along Hazelnut Ln.

While the property fronts along Oak Ridge Hwy., the proposed access will be to a future minor collector street that is currently under review by staff. Staff is recommending a condition that grading and building permits shall not be issued for this development until approval has been granted for the concept plan (6-SC-18-C) and associated design plan for the proposed public street that will serve this site and Grassy Creek Development. Bonds shall be provided to Knox County to guarantee the construction of the public street improvements. The proposed street shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to an occupancy permit being issued for the proposed climate control self service storage facility and outdoor boat and RV storage lot.

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 since utilities are available to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

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 site 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 MPC PLANS

1. The Northwest County Sector Plan proposes mixed uses for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 5/10/2018

Details of Action:

Summary of Action: APPROVE the request to construct a 3-story, 90,000 square foot climate control self service storage facility and an outdoor lot for boats and RV's as shown on the development plan subject to 7 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: 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:**