

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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the request for an outdoor storage facility, as shown in the development plan, subject to 7 conditions.

Staff Recomm. (Full):

1. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
2. Outdoor light sources shall be shielded and arranged so that lighting is directed away from any boundary adjacent to residential uses.
3. Providing a Type A landscape screen and a minimum 6-ft-high opaque fence set back a minimum of 5 ft along the southern boundary. Existing trees that remain can count toward this requirement.
4. Meeting all requirements of Article 4, Section 4.93.01 (Standards for use-on-review approval of outdoor self-service storage facilities) in the Knox County Zoning Ordinance.
5. Meeting all other applicable requirements of the Knox County zoning ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all requirements of the TN Department of Transportation (TDOT).

With the conditions noted, this plan meets the requirements for approval in the CA (General Business) district and the other general criteria for approval of a Use on Review.

Comments:

The proposed outdoor storage facility consists of 173 storage units on Asheville Highway, a state route controlled by TDOT. The entrance on Asheville Highway is limited to right in, right out for safety. The property is currently vacant and entirely forested with a stream on the northern portion of the site running from east to west and bisecting the property.

Outdoor self-service storage facilities have standards for use-on-review in the supplemental regulations of the Knox County zoning ordinance (Article 4, Section 4.93.01), including landscaping along the frontage and landscaping and fencing adjacent to residential properties. There are residential uses to the rear of this property, where a 15-ft wide Type A landscape screen (Exhibit B) and opaque fence, a minimum of 6 ft tall is required.

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 ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.

A. The property is designated as the CMU (Corridor Mixed Use) place type. Commercial uses are considered primary in the CMU place type.

B. The proposed development is consistent with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to existing community character. Landscaping is required along the front and rear property lines. The stream and existing vegetation on the property are protected by a 15- ft non-disturbance buffer.

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

A. The CA zone is for general retail business and services. The proposed outdoor storage units are permitted through the Use on Review process. With the recommended conditions, the outdoor self-storage facility meets the supplementary regulations for self-storage facilities and the conditions of the CA zoning.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.
A. Development trends along Asheville Highway are mostly office, commercial, and industrial uses in 1-story buildings. The proposed storage units will be 1-story metal garages that are 10 ft tall.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed use should have little impact on the adjacent properties because of the limited traffic the facility will generate, and the required landscape screening and fencing will buffer the storage facility.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Access to the site is on Asheville Highway, a major arterial road. No additional traffic will be added through residential neighborhoods.

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. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

Action: Approved with Conditions **Meeting Date:** 6/11/2026

Details of Action:

Summary of Action: Approve the request for an outdoor storage facility, as shown in the development plan, subject to 7 conditions.

Date of Approval: 6/11/2026 **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:**