

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: 6-I-04-UR

Related File Number:

Application Filed: 5/10/2004

Date of Revision:

Applicant: JOHN SCHAAD

Owner:

PROPERTY INFORMATION

General Location: Northwest side of Dante Rd., southwest of Chetwood. Rd.

Other Parcel Info.:

Tax ID Number: 57 PT. 125.46

Jurisdiction: County

Size of Tract: 5.8 acres

Accessibility: Access is via Dante Rd., a minor arterial street with a pavement width of 20' within a 50' right-of-way.

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:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This commercial site is located in an area that has experienced significant residential growth in the past few years.

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

Street:

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: None noted

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 service storage facility on the CA zoned portion of the site as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):
1. Meeting all requirements of the Knox County Zoning Ordinance.
2. Maximum size of each individual storage unit not exceeding 600 square feet.
3. All outdoor lighting shall be shielded to direct light and glare only onto the self service storage facility.
4. Installing all landscaping, required by the zoning ordinance, 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.
5. 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:

The applicant is proposing to construct a self service storage facility on this site. The facility will be located on property that is zoned CA (General Business). The site is bordered by other CA zoned properties on the east and west. Access to the site will be via Dante Rd. which is classified as an arterial street.

The development of a self service storage facility on this site will serve the rapidly expanding residential developments that are occurring in this area. A self service storage facility is a very low impact commercial use compared to many of the other uses that are permitted in the CA zone.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed self service 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 zoning and residential development found in the area.

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

- 1. The proposed self service 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 Action: Approved

MPC Meeting Date: 6/10/2004

Details of MPC action: 1. Meeting all 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 service storage facility on the CA zoned portion of the site as shown on the development plan subject to 5 conditions

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville 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: