

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

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File Number: 7-F-02-UR **Related File Number:**
Application Filed: 6/10/2002 **Date of Revision:**
Applicant: KEN SANDERSON
Owner:

PROPERTY INFORMATION

General Location: West side of Wilson Rd., southeast side of I-640
Other Parcel Info.:
Tax ID Number: 80 L D 9 & 10 **Jurisdiction:** City
Size of Tract: 2.43 acres
Accessibility: Access is via Wilson Rd., a collector street with a pavement width of 24' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Self service storage facility **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area of numerous apartment projects which were built in the 1960's and 1970's. It backs up to Interstate 640. A single family dwelling on an R-1 residentially zoned site is located to the south of this site.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Use on review for self service storage facility was denied on November 12, 1998

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 containing up to 26,750 sq. ft. of storage space as shown on the development plan subject to 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Obtaining a variance of building separation from 30' to 25' from the Knoxville Board of Zoning Appeals.
3. Installing a Class B landscape screen between the proposed fence and the property line along the southern boundary of the site where it adjoins residentially zoned property.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Meeting all applicable requirements of the Knoxville City Engineer.
6. Installation of all landscaping within six months after receiving the first occupancy permit for this project.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading or building permits.

With the conditions noted, this plan meets the requirements for approval in the C-4 District and the other criteria for approval of a use on review.

Comments:

This is the second time a plan for a self service storage facility has been submitted for this site. MPC first considered a plan for a self storage facility at this location on November 12, 1998. MPC denied the request at that time. The matter was appealed to City Council which also denied the request. At the July, 2002 MPC meeting, this matter was postponed at the request of the applicant in order to permit time to revise the plans to bring them into closer conformity with the regulations. Staff has previously stated that if properly designed, we would support a request for a self storage facility at this location. Due to the number of both multi-family and single family dwellings in the area, the use would most likely be successful. Compared to other commercial uses, a self storage facility generates a minimal amount of traffic. For this reason a self storage facility, when properly designed, can be accommodated in close proximity to residential development.

The applicant's revised plan generally meets the intent of the regulations. A landscape screen along the boundary between this site and the adjoining residentially zoned property is required. Additionally, the applicant will have to obtain a variance from the Knoxville Board of Zoning Appeals to permit a 25' driving aisle width between buildings rather than the 30' required by the regulations. Within the past year MPC has approved two similar projects with a 25' driving aisle. Approval of a 25' wide driving aisle provides good access to each rental unit while taking into consideration the industry concerns regarding damage to their buildings caused by customers attempting to back into their units.

MPC Action: Approved MPC Meeting Date: 8/8/2002

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Obtaining a variance of building separation from 30' to 25' from the Knoxville Board of Zoning Appeals.
3. Installing a Class B landscape screen between the proposed fence and the property line along the southern boundary of the site where it adjoins residentially zoned property.
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7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading or building permits.

With the conditions noted, this plan meets the requirements for approval in the C-4 District and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for a self service storage facility containing up 26, 750 sq. ft. of storage space as shown on the development plan subject to 8 conditions

Date of MPC Approval: 8/8/2002 **Date of Denial:** **Postponements:** 7/11/2002

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: