

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-05-UR **Related File Number:**
Application Filed: 6/10/2005 **Date of Revision:**
Applicant: TERRY L. & ALVIN R. MCMURRY
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Callahan Dr. at the intersection with Old Callahan Dr.
Other Parcel Info.:
Tax ID Number: 67 E A 9 **Jurisdiction:** City
Size of Tract: 3.79 acres
Accessibility: Access is via Callahan Dr., a minor arterial street with 4 lanes within 100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Auto repair and self-service storage facility
Surrounding Land Use:
Proposed Use: Expansion of a self-service storage facility **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LI
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The existing business is located in an area along Callahan Dr. that has been predominantly residential but is now experiencing an increase in commercial development.

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

Street: 1736 Callahan Dr
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: Property rezoned from CB (Business and Manufacturing) to C-4 (Highway and Arterial Commercial) when property was annexed into the City of Knoxville.

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for the expansion of a self-service storage facility in the C-4 (Highway and Arterial Commercial) zone, subject to 6 conditions:

Staff Recomm. (Full):

1. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
2. Installing and maintaining all landscaping as shown on the development plan within six months of issuance of occupancy permit for the project.
3. The access drives around the storage buildings must be paved to standards required by the Knoxville Engineering Division.
4. Meeting all applicable requirements of the Knoxville Engineering Division.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
6. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all requirements for approval in the C-4 zone, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing to expand an existing self-service storage facility that was approved by the Planning Commission in August, 2003. The existing facility has one building with 4500 square feet of storage area. The expansion includes one additional storage building of approximately 1800 square feet.

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

1. This area of Callahan Drive has recently been improved to a four lane road with center turn lanes and medians. The street is adequate to handle the additional traffic from this proposal.
2. Public water and sewer utilities are available to serve the site.
3. The site is already developed with an auto repair business and a self-service storage facility. The periphery of the site around the proposed new development has significant vegetation, which is to be preserved, to screen the view from adjacent properties to the building.

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

1. The proposal meets all requirements of the C-4 zoning district, as well as other requirements of the Zoning Ordinance.
2. The development plan meets all specific criteria of the Article 5, Section 3.G.7 of the Knoxville Zoning Ordinance, which sets standards for development of self-service storage facilities.
3. The proposed development is consistent with the general standards for uses permitted on review: The proposal is consistent with the policies of the General Plan, Sector Plan and other adopted plans. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes light industrial uses for the site. The Knoxville One Year Plan identifies general commercial uses for the site.
2. The site is in the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 8/11/2005

Details of MPC action:

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Summary of MPC action: APPROVE the development plan for the expansion of a self-service storage facility in the C-4 (Highway and Arterial Commercial) zone, subject to 6 conditions:

Date of MPC Approval: 8/11/2005

Date of Denial:

Postponements: 7/14/2005

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: