

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 7-J-17-UR **Related File Number:**
Application Filed: 5/30/2017 **Date of Revision:**
Applicant: LONGBOAT LAND CO. LLC WINSTON COX

PROPERTY INFORMATION

General Location: South side Clinton Hwy, south of Larkspur Ln.
Other Parcel Info.:
Tax ID Number: 67 099 **Jurisdiction:** County
Size of Tract: 3.4 acres
Accessibility: Access is via Clinton Hwy., a major arterial street with 4 lanes and a center median within 115' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Self storage facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** NWCO-11
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is located along a section of Clinton Hwy. that is developed with commercial uses on both sides, under CA and CB zoning.

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

Street: 7201 Clinton Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned to CB in May 2016 (4-L-16-RZ).

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for a self-service storage facility with an approximate building area of 27,750 square feet in the CB zone, subject to 7 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Obtaining a driveway permit from TDOT and meeting all applicable requirements of driveway permit approval.
3. Revising the driveway radii connecting to the edge of the pavement on Clinton Hwy to a minimum of 25'.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. The proposed access control gate at the entrance to the facility is subject to approval by the Knox County Fire Marshal's Office.
6. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
7. Meeting all applicable requirements of the Knox County Health Department.

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

Comments:

The applicant is proposing a self-service storage facility located 2 acres of a 3.4 acre parcel. The development standards for self-storage facilities require that they be on parcels that are a minimum of 2 acres. The 2 acres associated with this proposed facility includes the area fenced area where the buildings are located, the driveway and detention basin. The storage facility will share the existing office space with the adjacent self-storage facility, so no new office is proposed. The storage facility will have access to Clinton Hwy only.

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

1. Public utilities are available to serve the site.
2. The proposed use of this site is a low traffic generator and will have minimal impact on the adjacent road system. However, TDOT is aware of issues associated with the alignment of the median cuts with existing roads and has proposed the median cuts be realigned in front of the subject site. This may change the movement pattern of vehicles entering the site but should not be a long-term hindrance to the development and traffic for the community.
3. This request will have less impact on adjacent properties than most uses permitted under the CB zoning district and will have no impact on schools.

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

1. The request with the noted conditions conforms with the requirements of the CB zoning district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial uses for this property. The proposed self-service storage facility is consistent with the land use designation.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 7/13/2017

Details of Action:

Summary of Action: APPROVE the development plan for a self-service storage facility with an approximate building area of 27,750 square feet in the CB zone, subject to 7 conditions:

Date of Approval: 7/13/2017

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: