

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-O-18-UR **Related File Number:**
Application Filed: 5/30/2018 **Date of Revision:**
Applicant: MADDOX COMPANIES

PROPERTY INFORMATION

General Location: West side of Dry Gap Pike, south of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 47 144 **Jurisdiction:** County
Size of Tract: 1.44 acres
Accessibility: Access is via Dry Gap Pike, a 4 lane major collector with a median within a 76' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 3-story Indoor Self-Storage Facility **Density:**
Sector Plan: North County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area has developed with a mix of detached and attached residential, commercial, and public/quasi public facilities, in the A, PR, and CA zones.

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

Street: 0 Dry Gap Pike
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: A portion of the property was rezoned from A to CA in 2004 (11-N-04-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 request for a 3 story, 98,040 square-foot indoor self storage facility, as shown on the development plan, subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Obtaining any required variances from the Knox County Board of Zoning Appeals.
5. Installation of all landscaping as shown on development plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

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 requesting approval of a 3 story, 98,040 square-foot indoor self-storage facility with 360 storage units. The proposal will require one variance approval from the Board of Zoning Appeals to reduce the minimum lot size for self-storage facilities from 2 acres to 1.44 acres (Article 4, Section 4.93). Access to the site will be from Dry Gap Pike where there is an existing median break that will allow left and right turn movement to and from the site.

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

1. The proposed self-service storage facility will have minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses. There are two residences to the south of the property. This structure will be substantially taller than the houses. The development plan has a 6' high opaque fence with evergreen trees planted along the common property line to help buffer houses from the storage facility.
3. Self-storage facilities typically have a much lower traffic volume than other commercial uses allowed in the CA zone.

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

1. The proposal meets all requirements of the CA zoning as well as the general criteria for approval of a use on review.
2. The proposed self-storage facility as shown on the site plan is consistent with the following general standards for uses permitted on review: The proposal 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. The use will not draw 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 North County Sector Plan proposes commercial use for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 8/9/2018

Details of Action:

Summary of Action:

APPROVE the request for a 3 story, 98,040 square-foot indoor self storage facility, as shown on the development plan, subject to 5 conditions.

Date of Approval: 8/9/2018

Date of Denial:

Postponements: 7/12/2018

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: