

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: 8-A-03-UR **Related File Number:**
Application Filed: 6/26/2003 **Date of Revision:**
Applicant: TERRY L. MCMURRY AND ALVIN R. MCMURRY
Owner:

PROPERTY INFORMATION

General Location: Southeast side Callahan Dr., northeast side Campbell Ln.
Other Parcel Info.:
Tax ID Number: 67 E A 9 OTHER: PORTION ZONED CB **Jurisdiction:** County
Size of Tract: 3.19 acres
Accessibility: Access is via Callahan Drive, a minor arterial street with 4 lanes within 100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Automobile repair business
Surrounding Land Use:
Proposed Use: Self-service storage facility addition **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The existing business is located in an area of residential development under RB, A and LI zoning. There is commercial development to the southwest under CB and PC zoning.

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

Street: 1734 Callahan Dr
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: Front part of property was rezoned from CB to RA for a mobile home, which has since been removed

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE a self-service storage facility in the CB zoning district, subject to 6 conditions.

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 3. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
 4. Prior to issuance of any building permits for the storage facility, the applicant must obtain approval of a rezoning of the RA zoned portion of the site to CB. A billboard, as well as signs for the businesses, are located in the RA zoned part of the site and are prohibited in that zone.
 5. Meeting all applicable requirements of the Knox County Health Department.
 6. The access drive to the storage facility and all driveways around the storage building must be paved to meet the standards of the Knox County Department of Engineering and Public Works.

With the conditions noted above, this proposal meets the requirements for approval in the CB zoning district, as well as other criteria for approval of a use on review.

Comments: 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. 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 CB zoning district, as well as other requirements of the Zoning Ordinance.
2. The development plan meets all specific criteria of the Article 4, Section 4.93 of the Knox County Zoning Ordinance, which sets standards for development of self-service storage facilities.
3. Existing business signage, the proposed new sign and a billboard are currently located on a part of the site that is currently zoned RA (Low Density Residential). Staff has included a condition for the applicant to rezone that portion of the site to CB, as business signs and billboards are not permitted in the RA zone.
4. 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 County Sector Plan, as amended by the Callahan Drive Corridor Plan, proposes light industrial uses for the site.
2. The site is in the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 8/14/2003

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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Summary of MPC action: APPROVE a self-service storage facility in the CB zoning district, subject to 6 conditions.

Date of MPC Approval: 8/14/2003

Date of Denial:

Postponements:

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: