

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: 8-A-05-UR **Related File Number:**
Application Filed: 6/22/2005 **Date of Revision:**
Applicant: RICHARD JOHNSON
Owner:

PROPERTY INFORMATION

General Location: West side of E. Governor John Sevier Hwy., north of Strawberry Plains Pike.
Other Parcel Info.:
Tax ID Number: 83 M A 2.01 **Jurisdiction:** County
Size of Tract: 3 acres
Accessibility: Access is via E. Governor John Sevier Hwy., a minor arterial street with a three lane pavement section within a 100'+ right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Mini Self Storage **Density:**
Sector Plan: East County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The proposed facility is located just north of the intersection of E. Governor John Sevier Hwy. and Strawberry Plains Pike in an area that has a mix of commercial and residential uses.

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

Street: 3945 E Governor John Sevier Hwy
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: None noted

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 a self-service storage facility in the CA zone, subject to 9 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The outdoor storage area meeting the requirements of the CA District and obtaining any required variances for the proposed location along Jim Armstrong Rd.
3. Removing the access to the north side of Building #4.
4. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
5. 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.
6. The access drive to the storage facility and all driveways around the storage buildings must be paved to meet the standards of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. The area identified on the proposed plans for the temporary waste disposal area shall remain unpaved and shall be fenced to keep vehicles off that area until such time as public sewer is provided for the office.
9. Meeting all applicable requirements of the Knox County Health Department.

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

Comments:

The applicant is requesting approval of a self-service storage facility on a 3 acre parcel located just north of the intersection of E. Governor John Sevier Hwy. and Strawberry Plains Pike. There are eight storage buildings with a total area of 22,200 square feet. The individual units range in size from 50 to 200 square feet. While the site has frontage on both E. Governor John Sevier Hwy. and Jim Armstrong Rd., access is only provided to E. Governor John Sevier Hwy. A Highway Entrance Permit has been issued by the Tennessee Department of Transportation. An office is provided at the entrance of the site with access and parking outside of the gated area.

The applicant has shown a gravel area between the four buildings on the rear portion of the site. This area will have to be paved between the buildings and for the access around the end of the buildings. The limited outdoor storage area located along Jim Armstrong Rd. can remain as a gravel area. Building #4 on the site plan does not have adequate space on the north side of the building to allow access to that side. A 26' wide paved area is required. The distance from the building to the fence varies from approximately 24' down to 12'.

The outdoor storage area must meet the requirements of the CA district for outdoor storage. These areas must be screened on all sides by an opaque screen and must be located in the rear of the principal permitted use. While this area is located to the rear of the facility as it fronts to E. Governor John Sevier Hwy., it is also located in front of the facility as it fronts Jim Armstrong Rd. A variance may be required from the Knox County Board of Zoning Appeals for the location of the outdoor storage area.

While this site is within the KUB service area, sewer service is not available to the site at this time. The applicant has obtained approval from the Knox County Health Department for the use of subsurface sewage disposal (copy attached). An area has been identified on the proposed plans for the drainfield/waste disposal area. That area is to remain unpaved and shall be fenced to keep vehicles off the drainfield.

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

1. Public utilities (except sewer) are available to serve the site.
2. E. Governor John Sevier Hwy., a minor arterial street, has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact on adjacent properties.

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 CA 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 proposed development 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 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 East County Sector Plan proposes commercial uses for this property, which is consistent with the proposed self-service storage facility.
2. The site is located within 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:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The outdoor storage area meeting the requirements of the CA District and obtaining any required variances for the proposed location along Jim Armstrong Rd.
3. Removing the access to the north side of Building #4.
4. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
5. 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.
6. The access drive to the storage facility and all driveways around the storage buildings must be paved to meet the standards of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. The area identified on the proposed plans for the temporary waste disposal area shall remain unpaved and shall be fenced to keep vehicles off that area until such time as public sewer is provided for the office.
9. Meeting all applicable requirements of the Knox County Health Department.

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

Summary of MPC action:

APPROVE the development plan for a self-service storage facility in the CA zone, subject to 9 conditions:

Date of MPC Approval:

8/11/2005

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: