

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 8-A-14-UR
Application Filed: 6/27/2014
Applicant: DANNY AMANNS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southwest side of Primus Rd., northwest side of Murray Dr.
Other Parcel Info.:
Tax ID Number: 68 084 **Jurisdiction:** County
Size of Tract: 1.35 acres
Accessibility: Access is via Primus Rd., a local access street with a 20' pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self-Service Storage Facility **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The site fronts on Primus Rd. and I-75 in an area that is predominately residential. Property to the northwest along Primus Rd. includes a self-service storage facility in a CA (General Business) District, a church in an A (Agricultural) District, and a tree service in a C-3 (General Commercial) District.

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

Street: 301 Murray Dr
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: Property was rezoned from A (Agricultural) to CA (General Business) by Knox County Commission on October 22, 2012.

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a self-service storage facility addition with a total building area of approximately 18,150 square feet in the CA zone, subject to 8 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Submitting revised plans to the Knox County Department of Engineering and Public Works for the internal driveway connection between the two phases of the self-service storage facilities to improve the transition grades for the driveway. The revised plans are subject to approval by the Knox County Department of Engineering and Public Works and Planning Commission staff prior to obtaining any building permits for this development.
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. The proposed access control gate at the entrance to the facility is subject to approval by the Knox County Fire Marshal's Office.
 5. Providing the required opaque fencing parallel to and setback a minimum of 5 feet from the western property line that borders the A (Agricultural) zoning district.
 6. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
 7. Obtaining approval and recording an administrative plat that combines tax parcels 084 and 085 prior to obtaining and occupancy permit for the development.
 8. 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 proposing to expand the existing self-service storage facility located on a 3.4 acre parcel on the southwest side of Primus Rd. paralleling I-75. The expansion which is located on a 1.35 acre parcel on the southeast side of the existing facility will add approximately 18,150 square feet of storage space within three buildings. Access to the site will be an internal connection from the existing self-service storage facility with no direct connection to Primus Rd. or Murray Dr.

This new site was rezoned to CA (General Business) by Knox County Commission on October 22, 2012. The CA District allows consideration of a self-service storage facility through the use-on-review process.

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. The existing and proposed uses of this site are all low traffic generators and will have minimal impact on the adjacent road system.
3. This request will have less impact on adjacent properties than most uses permitted under the CA 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 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 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 City 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 Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 8/14/2014

- Details of Action:**
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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 Action: APPROVE the development plan for a self-service storage facility addition with a total building area of approximately 18,150 square feet in the CA zone, subject to 8 conditions:

Date of Approval: 8/14/2014 **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:**