

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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www.knoxmpc.org

File Number: 8-B-15-UR
Application Filed: 6/26/2015
Applicant: ED CAMPBELL

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Iron Gate Blvd., south of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 104 H D 003 & 004 Jurisdiction: County
Size of Tract: 9.69 acres
Accessibility: Access is via Hardin Valley Road, a four-lane, median divided, minor arterial street, and Iron Gate Blvd., a local street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self-service storage facility Density:
Sector Plan: Northwest County Sector Plan Designation: General Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

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

Street: Iron Gate Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)
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:

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 request for a self-service storage facility of approximately 114,544 square feet as shown on the development plan subject to 7 conditions.

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (8-C-15-TOB).
2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
5. Submitting a revised landscape plan to Planning Commission Staff for review and approval following completion of the Schaeffer Rd. realignment project in order to add landscaping to the site to help in screening the view of the storage buildings from the new road. The applicant will be responsible for the installation of the additional landscaping.
6. Any proposed signage for the facility is subject to approval by the TTCDA, Planning Commission Staff and the Knox County Sign Inspector.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing to develop a self-service storage facility on this 9.693 acre site located on the west side of Iron Gate Blvd., just south of Hardin Valley Rd. The proposed facility will have access to the internal driveway system within the Hardin Valley Crown Center Subdivision with access to both Hardin Valley Rd. and Iron Gate Blvd.

The proposed self-service storage facility will include a three story climate controlled building with 78,894 square feet and four one story buildings with a total area of 35,650 square feet. The total storage area will be 114,544 square feet. The one story units will be within a fenced enclosure that will be gated. The individual storage units will range in size from 25 square feet to 375 square feet. The maximum size allowed for an individual storage unit is 600 square feet. The plan as submitted meets the standards contained in Article 4, Section 4.93 of the Knox County Zoning Ordinance for self-service storage facilities.

The southern boundary of this site will be the future right-of-way for the relocation of Schaeffer Rd. that will connect with what is now Iron Gate Blvd. Knox County is currently moving forward with this road project with a possible completion date in 2017. Staff is recommending a condition that when the road project is completed, the applicant will be required to submit a revised landscape plan for review and approval for the addition of landscaping to the site to help in screening the view of the storage buildings from the new road. This landscaping plan will supplement the landscape plan that has been submitted with this application.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on February 8, 2016. A site lighting plan has been submitted for the facility and is subject to meeting the lighting standards under the TTCDA Design Guidelines. The request does not include plans for any signage. Proposals for monument and wall signage will be subject to review by the TTCDA.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. In utilizing the cross access driveway system within the subdivision with access to Iron Gate Blvd and Hardin Valley Rd., the existing road system will be adequate to handle the proposed development.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed facility 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 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 the site. The proposed planned commercial development is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 2/11/2016

- Details of Action:**
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Summary of Action: APPROVE the request for a self-service storage facility of approximately 114,544 square feet as shown on the development plan subject to 7 conditions.

Date of Approval: 2/11/2016 **Date of Denial:** **Postponements:** 8/13/2015-1/14/2016

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: