

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-E-06-UR **Related File Number:**
Application Filed: 7/10/2006 **Date of Revision:**
Applicant: DAVID BURLESON
Owner:

PROPERTY INFORMATION

General Location: Southwest side of Wrights Ferry Rd., just south of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 133 L B 35, 36, 37 & 37.01 **Jurisdiction:** County
Size of Tract: 8 acres
Accessibility: Access is via Wrights Ferry Rd., a major collector street with a 20' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Self-service storage facility and existing residences **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** SLPA & C
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is adjacent to the commercial node located to the north around the Morrell Rd. and S. Northshore Dr. intersection and mixed residential development to the east, south and west.

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

Street: 1413 Wrights Ferry Rd
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 rezoned to CA (General Business) by Knox County Commission on May 22, 2006 (Approved appeal of the Planning Commission's recommendation of denial)

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 8 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
3. Revising the landscape plan to include landscaping in the front setback area in front of the three buildings and interior driveways at the development entrance subject to approval of MPC Staff. The plan shall also be revised to change the plantings along the street frontage in front of the detention basin to 10' centers.
4. Installing all landscaping as shown on the revised landscape/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.
5. Any phasing plans for the facility shall be presented to the Knox County Department of Engineering and Public Works for review and approval of the drive aisle design and grades for the transition between the drive aisles on each side of the two story buildings.
6. Prior to any grading activity near the undisturbed buffer area located at the southeast corner of the property the buffer area shall be clearly marked in the field so that the area is not disturbed by clearing or grading.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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 requesting approval of a self-service storage facility on an 8 acre tract located on the southwest side of Wrights Ferry Rd. just south of the intersection of Wrights Ferry Rd. and S. Northshore Dr. The entrance to the site will be located approximately 300 feet south of the Wrights Ferry Rd. and S. Northshore Dr. intersection. Access to the site will be through a gated entrance.

The property was rezoned to CA (General Business) by Knox County Commission on May 22, 2006. This action was the approval of an appeal of the Planning Commission's recommendation of denial for the rezoning. Self-service storage facilities are only permitted as a use-on-review in the CA district.

This site will include 12 self-service storage buildings with a total building area of 88,950 square feet. The storage units will range in size from 100 to 600 square feet in size. An office will be provided at the entrance with parking and access to the office being located outside of the gated/fenced facility. The three existing residences located along Wrights Ferry Rd. are to remain.

Buildings numbered 4, 8 and 11 will be two story buildings. Site grading up the hillside will provide access to each story from a drive aisle. The southwest corner of the site includes two buildings (#'s 9 & 12) that are also designated as an optional outdoor storage area. With the other buildings located between this potential outdoor storage area and Wrights Ferry Rd., any stored vehicles should not be visible from Wrights Ferry Rd.

The residential property located to the west and south will be screened by a row of Leland Cypress on 15' centers located in front of an opaque privacy fence at least six feet in height. Approximately one acre of the site at the southeast corner of the property will remain as an undisturbed buffer.

Landscaping will also be provided along Wrights Ferry Rd. to help reduce the visual impact of the site.

The proposed monument sign for the development identifies an electronic message board. Under the Knox County Zoning Ordinance, if approved, electronic message boards can only display time and temperature. All outdoor lighting will be shielded to direct light and glare away from all adjoining property.

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

1. Public utilities are available to serve the site.
2. Wrights Ferry Rd., a major collector 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.
4. With the proposed landscaping, screening and the undisturbed buffer that is to remain at the south end of the property, there should be 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 Southwest County Sector Plan as recently amended by the Knox County Commission, proposes commercial uses for this property, which is consistent with the proposed self-service storage facility. The amended sector plan also designates a large portion of the site as slope protection area. Any development of the site will have an impact on the existing slopes. Approximately one acre of the site at the southeast corner of the property will remain as an undisturbed buffer.
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: 8/10/2006

Details of MPC action:

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Summary of MPC action:

APPROVE the development plan for a self-service storage facility in the CA zone, subject to 8 conditions:

Date of MPC Approval: 8/10/2006

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: