

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-K-16-UR **Related File Number:**
Application Filed: 6/28/2016 **Date of Revision:**
Applicant: W. SCOTT WILLIAMS AND ASSOCIATES

PROPERTY INFORMATION

General Location: Northwest side of Everett Rd., east of N. Watt Rd.
Other Parcel Info.:
Tax ID Number: 141 03504 **Jurisdiction:** County
Size of Tract: 6 acres
Accessibility: Access is via Everett Rd., a major collector street with 20' of pavement within a 54' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Wood/Mulch Processing
Surrounding Land Use:
Proposed Use: Self Storage Facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is on the northeastern fringe of the commercial development surrounding the Watt Rd. / I-40 intersection.

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

Street: 1430 Everett Rd
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: Property was rezoned to PC 1998 and then rezoned to CB in 1999.

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for a self-service storage facility with a total of 385 storage units in the CB zone, subject to 8 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. Meeting all requirements of the Knox County Fire Marshal's Office regarding access to all storage areas.
 4. Meeting all requirements of the Knox County Department of Engineering and Public Works regarding the wetlands identified in the Natural Resources Report/Wetland Delineation report. No disturbance of the wetland buffer area is allowed without approval by Knox County Department of Engineering and Public Works.
 5. No new structures shall be constructed over an existing or new underground stormwater pipe.
 6. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
 7. Meeting all applicable requirements of the Knox County Health Department.
 8. Installing all landscaping as shown on the approved landscape plan, within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

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

Comments: The applicant is proposing a self-service storage facility located on 6 acres zoned CB on Everett Rd. The property is currently used by a mulching company. The majority of the site has already been disturbed. A wetland delineation study was conducted and the findings include two wetland features. The larger wetland is shown on the plan in the middle of the site and the other is on the east side of the driveway leading from Everett Rd. The development plan proposes to improve existing gravel driveways that extend partially into the wetland buffer but does not encroach any further.

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. The proposed use of this site is a low traffic generator 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 CB 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 to the requirements of the CB 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 County 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 Planned Growth Area of the Knoxville-Knox County-Farragut Growth

Policy Plan.

Action: Approved **Meeting Date:** 8/11/2016

- Details of Action:**
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Summary of Action: APPROVE the development plan for a self-service storage facility with a total of 385 storage units in the CB zone, subject to 8 conditions:

Date of Approval: 8/11/2016 **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: