

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-K-17-UR Related File Number:
Application Filed: 7/3/2017 Date of Revision:
Applicant: BARRY BYRD ARCHITECTURE

PROPERTY INFORMATION

General Location: East side of S. Northshore Dr., south of Walden Dr.
Other Parcel Info.:
Tax ID Number: 121 G C 02501 Jurisdiction: City
Size of Tract: 4.01 acres
Accessibility: Access is via S. Northshore Dr., a four lane arterial street with a continuous middle turning lane.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Climate Controlled Storage Facility Density:
Sector Plan: West City Sector Plan Designation: Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is bounded by residential uses on two sides and commercial uses and Fourth Creek on the other two sides. Zoning in the area reflects the existing development with C-3 and C-4 the predominant commercial zones. The detached residential development to the east is zoned R-1.

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

Street: 600 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services) and F-1 (Floodway) Pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site is in the process of being rezoned to O-1 (Office, Medical and Related Services). MPC recommended approval of the rezoning on 7/13/17. City Council will hear the matter on 8/15/17

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for a three story climate controlled self storage facility containing up to 103, 512 of floor space as shown on the site plan subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. All site lighting along the eastern and southern boundary be designed and installed so that zero foot candle of light leaves the site at any location along those boundaries
3. All waste containers being serviced during normal business hours (8:00AM - 6:00 PM)
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Approval of the requested rezoning to O-1 (Office, Medical and Related Services) by the Knoxville City Council

Comments:

This applicant is requesting approval of a three story climate controlled self storage facility. Each story will contain approximately 34, 500 sq. ft. with a total square footage of 103,512 being requested for approval. Staff encouraged the applicant to work with the adjoining neighborhood throughout the design process. The plan as presented shows the applicant's desire to mitigate the impact of this development on the adjoining residential area. Grading a portion of the site will allow the building to be lower on the site which will reduce the amount of the building that will be visible to the neighborhood. After grading the site, a large portion of the eastern and southern building frontage will be below grade.

Recent amendments to the Knoxville Zoning Ordinance allow this use to be considered through the use on review process. The plan will be required to meet all of the standards contained in the recent ordinance amendment. The plan as presented shows that all storage units are accessed internally. No garage doors are being planned at this facility. Double glass doors will provide access to the building on the north and west sides of the proposed building. The proposed signage will be reviewed by the staff of the Knoxville Building Inspections department to determine compliance.

The West City Sector Plan designates a large portion of this site for slope protection. Due to actions of a previous owner, the site has been heavily graded and is a source of concern. The development of this with a viable low impact use will stabilize this otherwise deteriorating site.

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

1. The proposed self storage facility will have minimal impact on local services since all utilities are available to serve this site.
2. The impact of the proposed building is being minimized by lowering the site elevation and limiting lighting that may impact the adjoining residential areas.
3. Access will be via the existing driveway.

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

1. With the recommended conditions, the proposed climate controlled self storage facility meets the standards for development in the O-1 (Office, Medical and Related Services) District and all other requirements of the Zoning Ordinance..
2. The proposed climate controlled self storage facility 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 use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw

additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The West City Sector Plan and Knoxville One Year Plan are being amended in order to show O (Office) for the site.
2. The site is located within the corporate limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved as Modified

Meeting Date: 8/10/2017

Details of Action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. All site lighting along the eastern and southern boundary be designed and installed so that zero foot candle of light leaves the site at any location along those boundaries
3. All waste containers being serviced during normal business hours (8:00AM - 6:00 PM)
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Approval of the requested rezoning to O-1 (Office, Medical and Related Services) by the Knoxville City Council.
6. LANDSCAPE ARCHITECT TO WORK WITH STAFF TO DEVELOP APPROPRIATE PLANS FOR BUFFERING THE BUILDING BOTH ON THE REAR AND THE FRONT. (added at MPC 8-10-17)

Summary of Action:

APPROVE the request for a three story climate controlled self storage facility containing up to 103, 512 of floor space as shown on the site plan subject to 6 conditions

Date of Approval: 8/10/2017

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: