

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 8-K-20-UR                      **Related File Number:**  
**Application Filed:** 6/29/2020              **Date of Revision:**  
**Applicant:** SCOTT WILLIAMS

## PROPERTY INFORMATION

**General Location:** Southwest corner of Mynatt Rd. & Maynardville Pk. Intersection  
**Other Parcel Info.:**  
**Tax ID Number:** 48 E A 001                      **Jurisdiction:** County  
**Size of Tract:** 10.24 acres  
**Accessibility:** Access is via Maynardville Pike, a major arterial street with 4 lanes and a center median within 130-150' of right-of-way, Rifle Range Rd., a minor arterial street with 20' of pavement width within 45-50' of right-of-way or Mynatt Rd., a major collector street with 20' of pavement width within 40-45' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Self-storage and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Self-storage facility                      **Density:** n/a  
**Sector Plan:** North County                      **Sector Plan Designation:** GC (General Commercial)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is located in an area that has developed with commercial uses along Maynardville Pike and a mix of residential uses, including several mobile home parks, under CA, CB and RB zoning.

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

**Street:** 6417 Maynardville Pk.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business) & CB (Business & Manufacturing)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** This property was rezoned from RB (General Residential) to CB (General Commercial) in 2015 (# 2-A-15-RZ)

## 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request for an indoor and outdoor self-service storage facility with approximately 51,600 square feet of floor area and 40 covered large vehicle storage spaces in the CA and CB zones, as shown on the development plan, subject to 8 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the sign standards (Article 3, Section 3.90).
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting the requirements of the Knox County Fire Prevention Bureau for the access control gate and the fire access around the site.
4. Providing a minimum of 1 parking space located outside of the gate for use of visitors of the cemetery. The location and design of this parking space is to be reviewed and approved by the Knox County Department of Engineering and Public Works.
5. Meeting the sight distance requirements of the Knox County Department of Engineering and Public Works for the proposed driveway locations on Mynatt Drive and Rifle Range Drive.
6. Providing elevations of the indoor self-storage facility to the right (east) of the Rifle Range Drive entrance to Planning Commission staff for review and approval before building permits are issued for this structure to verify the architectural design standards of section 4.93.03 are met.
7. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
8. Installation of all landscaping shown on development plan within six months of the issuance of occupancy permits, 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 CA and CB zones, as well as other criteria for approval of a use on review

Comments: The applicant is proposing an indoor and outdoor self-service storage facility with covered large vehicle storage that is an expansion of the existing self-storage facility with access to Maynardville Pike. The two phases of the self-storage facility will have an internal connection. The storage facility is located on the CA zoned property and will have one-way in, one-way out access to Marynardville Pike only.

The building proposed to the right (east) of the Rifle Range Drive entrance is entirely an indoor self-storage facility and must meet the requirements of 4.93.03 of the Knox County Zoning Ordinance. This includes architectural standards and elevations have not been provided. The one story building will sit below Rifle Range Drive and will not be highly visible. Staff is recommending that the elevations be provided to Planning Commission staff for review and approval of the elevations to verify compliance with the standards.

**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 CA and 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 with the requirements of the CA and 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 North County Sector Plan proposes GC (General Commercial) uses for this property. The proposed indoor and outdoor 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:** 8/13/2020

**Details of Action:**

**Summary of Action:** APPROVE the request for an indoor and outdoor self-service storage facility with approximately 51,600 square feet of floor area and 40 covered large vehicle storage spaces in the CA and CB zones, as shown on the development plan, subject to 8 conditions.

**Date of Approval:** 8/13/2020 **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:**