CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 9-C-04-UR Related File Number:

Application Filed: 8/9/2004 **Date of Revision:**

Applicant: CROSSROADS PROPERTIES

Owner:



4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: East side of Tazewell Pk., south of Maloneyville Rd.

Other Parcel Info.:

Tax ID Number: 30 090 Jurisdiction: County

Size of Tract: 208 acres

Access is via Tazewell Pk., a minor arterial street with a pavement width of 22' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Self service storage facility Density:

Sector Plan: Northeast County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Property in the immediate vicinity of the site is zoned A agricultural and RA residential.

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

Street: 7024 Tazewell Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CR (Rural Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: CR zoning approved by Knox County Commission on 5/27/03

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a self service storage facility at this location as shown on the development

plan subject to 7 conditions

Staff Recomm. (Full):

1. Providing the required 30' driveway width between buildings or obtaining the needed variances to permit the 26' wide driveways as shown and meeting all other requirements of Article 4 Section 93 of

the Knox County Zoning Ordinance dealing with self service storage facilities.

2. Removing all parking from the required front setback and provide landscaping as required by the CR (Rural Commercial) zoning district.

3. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

5. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.

6. Obtaining a driveway connection permit from the Tenn. Dept. of Transportation.

7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to

issuance of any building permits.

The applicant is proposing a self service storage facility that will be approximately 19,680 square feet of storage space. The site was zoned CR Rural Commercial) in 2003. While all of the immediately surrounding property is zoned A (Agricultural) or RA (Low Density Residential), a commercial node is developing to the northeast of this site. Several businesses are in place in the area and other vacant land is zoned for commercial use. This need for this commercial development is being brought about by the strong housing market that has developed in this area in the past few years. The proposed self service storage facility will provide storage space for the area residents.

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

- 1. Public water and sewer utilities are available to serve the site.
- 2. Tazewell Pk. has sufficient capacity to handle the additional traffic which will be generated by this project.
- 3. This request will have no impact on schools and minimal impact to adjacent properties.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. With the required variances, the proposal is consistent with all requirements of the CR(Rural Commercial) 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. After a recent amendment, the Northeast County Sector Plan proposes commercial uses for this property, consistent with the proposal.
- 2. The site is located within the Rural Area of Knoxville on the Knoxville-Knox County-Farragut Growth

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Comments:

1. Wi Comn Policy Plan.

MPC Action: Approved MPC Meeting Date: 9/9/2004

Details of MPC action: 1. Providing the required 30' driveway width between buildings or obtaining the needed variances to

permit the 26' wide driveways as shown and meeting all other requirements of Article 4 Section 93 of

the Knox County Zoning Ordinance dealing with self service storage facilities.

- 2. Removing all parking from the required front setback and provide landscaping as required by the CR (Rural Commercial) zoning district.
- 3. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.
- 6. Obtaining a driveway connection permit from the Tenn. Dept. of Transportation.
- 7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

Summary of MPC action: APPROVE the request for a self service storage facility at this location as shown on the development

plan subject to 7 conditions

Date of MPC Approval: 9/9/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Date of Legislative Action:

Ordinance Number:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

Knox County Board of Zoning Appeals

If "Other":

Amendments:

Amendments:

Legislative Body:

Date of Legislative Appeal: Effective Date of Ordinance:

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