

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 9-D-15-UR Related File Number:
Application Filed: 7/27/2015 Date of Revision:
Applicant: MERCHANTS RETAIL PARTNERS

PROPERTY INFORMATION

General Location: Northeast side of Cherahala Blvd., north of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 E A 017 Jurisdiction: County
Size of Tract: 1.9 acres
Accessibility: Access is via Cherahala Blvd., a local street serving the Pellissippi Corporate Center with a boulevard design entrance within a 144' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Self-service storage facility Density:
Sector Plan: Northwest County Sector Plan Designation: General commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

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

Street: 2326 Cherahala Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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: Tom Brechko

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant.

Staff Recomm. (Full):

Comments: The applicant is proposing to develop a 3 story climate control self-service storage facility with 90,000 square feet on this 1.9 acre site located on the northeast side of Cherahala Blvd., north of Hardin Valley Rd. within the Pellissippi Corporate Center. The property which is zoned CA (General Business) only allows consideration of self-service storage facilities through the use on review process. The property is also within the TO (Technology Overlay) district which requires approval from the Tennessee Technology Corridor Development Authority (TTCDA). Since the property is located in the Pellissippi Corporate Center, review and approval is also required from The Development Corporation of Knox County.

The applicant has requested a postponement to allow time to go before the Knox County Board of Zoning Appeals to obtain variances from the Knox County Zoning Ordinance standards for self-service storage facilities. The two primary standards that impact this development are the requirements that 1) access to the site shall be from a major collector or arterial street (Cherahala Blvd. is classified as a local street); and 2) the lot area shall be not less than 2 acres. Staff has provided a letter to the applicant identifying other design standards that will impact the proposed facility.

Action: Denied (Withdrawn)

Meeting Date: 12/10/2015

Details of Action:

Summary of Action: WITHDRAW as requested by the applicant.

Date of Approval:

Date of Denial:

Postponements: 9/10/2015-
11/12/2015

Date of Withdrawal: 12/10/2015

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: