

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
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www.knoxmpc.org

File Number: 9-H-07-UR **Related File Number:**
Application Filed: 8/6/2007 **Date of Revision:**
Applicant: RUFUS H. SMITH JR. & CO.

PROPERTY INFORMATION

General Location: Northwest side of Oak Ridge Hwy., northeast of Karns Crossing Ln.
Other Parcel Info.:
Tax ID Number: 78 153 & 158.01 **Jurisdiction:** County
Size of Tract: 5.1 acres
Accessibility: Access is via Oak Ridge Hwy., a two lane major arterial street with a 36' pavement width within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant and commercial building
Surrounding Land Use:
Proposed Use: Self-storage facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** C
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is located along a portion of Oak Ridge Hwy that has developed under CA and CB zones. There is residential zoned property to the north and south of the site developed under RA and A zoning.

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

Street: 7350 Oak Ridge Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was rezoned to CA in 2003 (8-H-03-RZ/8-A-03-SP)

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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE the development plan for a self-service storage facility in the CA zone, subject to the following 11 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The access drive to the storage facility and all driveways around the storage buildings must be paved to meet the standards of the Knox County Department of Engineering and Public Works.
3. The paved asphalt driveway aisle, when serving storage buildings on both sides, needs to be 30' wide. If only serving one side, than the driveway aisle only needs to be 26' wide.
4. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
5. Submitting a landscape plan to MPC prior to the issuance of grading permits.
6. A minimum 6' opaque fence stall be provided and setback a minimum of 5' from the rear property line and a portion of the front property line which abuts residential zoned property.
7. Landscaping will be required between the fence and the property line. This area needs to be landscaped with evergreen and/or deciduous plant material.
8. Obtaining a setback variance from the Knox County Board of Zoning Appeals.
9. Access will be limited to the existing entrance at 7350 Oak Ridge Hwy. (CLT# 078-158.01).
10. Meeting all applicable requirements of the Knox County Health Department.
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, this request meets all criteria for a use-on-review in the CA zoning district.

Comments:

The applicant is requesting approval of a self-service storage facility on a 5.1 acre site located along the north side of Oak Ridge Hwy. There are 237 storage units proposed with a total area of 56,180 square feet. The individual units range from 100 to 600 square feet. In addition to these units, the applicant is proposing to construct a 4,500 sq. ft. climate controlled storage facility near the entrance gate, behind the existing commercial structure. This structure will contain 58 storage units ranging in size from 25 sq. ft. to 200 sq. ft. In order to meet the required 16' rear yard setback, the applicant will be required to obtain a variance from the Knox County Board of Zoning Appeals to allow the 4,500 sq. ft. structure to be placed 4' from the rear property line.

The applicant has shown a 30' driveway aisle between the buildings. This driveway will have to be paved prior to the issuance of a building permit. The proposed parking spaces must also be paved.

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. Oak Ridge Hwy. is a major arterial street and has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools.
4. With the required fencing and landscaping requirements, the proposed use will have minimal impact on adjacent properties.

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

1. With the approved rear yard setback variance, this request meets all requirements of the CA zoning district, as well as other criteria for approval of a use on review.
2. The proposed 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 of the Zoning Ordinance. 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 and stream protection uses for this property.
- 2. The site is located within the Planned Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved **MPC Meeting Date:** 9/13/2007

- Details of MPC action:**
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 - 10. Meeting all applicable requirements of the Knox County Health Department.
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With the conditions noted above, this request meets all criteria for a use-on-review in the CA zoning district.

Summary of MPC action: APPROVE the development plan for a self-service storage facility in the CA zone, subject to the following 11 conditions:

Date of MPC Approval: 9/13/2007 **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: