



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 8-E-06-UR

**AGENDA ITEM #:** 105

**AGENDA DATE:** 8/10/2006

▶ **APPLICANT:** DAVID BURLESON

OWNER(S): DAVID BURLESON

TAX ID NUMBER: 133 L B 35, 36, 37 & 37.01

JURISDICTION: County Commission District 4

▶ **LOCATION:** Southwest side of Wrights Ferry Rd., just south of S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 8 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Wrights Ferry Rd., a major collector street with a 20' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Self-service storage facility and existing residences

HISTORY OF ZONING: Property rezoned to CA (General Business) by Knox County Commission on May 22, 2006 (Approved appeal of the Planning Commission's recommendation of denial)

SURROUNDING LAND USE AND ZONING: North: Mixed commercial uses / C-1 (Neighborhood Commercial)  
South: Residences / A (Agricultural)  
East: Vacant land / RP-1 (Planned Residential)  
West: Residences / RA (Low Density Residential) & A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is adjacent to the commercial node located to the north around the Morrell Rd. and S. Northshore Dr. intersection and mixed residential development to the east, south and west.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a self-service storage facility in the CA zone, subject to 8 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
3. Revising the landscape plan to include landscaping in the front setback area in front of the three buildings and interior driveways at the development entrance subject to approval of MPC Staff. The plan shall also be revised to change the plantings along the street frontage in front of the detention basin to 10' centers.
4. Installing all landscaping as shown on the revised landscape/development plan, within six months of issuance of building permits, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.

5. Any phasing plans for the facility shall be presented to the Knox County Department of Engineering and Public Works for review and approval of the drive aisle design and grades for the transition between the drive aisles on each side of the two story buildings.
6. Prior to any grading activity near the undisturbed buffer area located at the southeast corner of the property the buffer area shall be clearly marked in the field so that the area is not disturbed by clearing or grading.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all requirements for approval in the CA zone, as well as other criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is requesting approval of a self-service storage facility on an 8 acre tract located on the southwest side of Wrights Ferry Rd. just south of the intersection of Wrights Ferry Rd. and S. Northshore Dr. The entrance to the site will be located approximately 300 feet south of the Wrights Ferry Rd. and S. Northshore Dr. intersection. Access to the site will be through a gated entrance.

The property was rezoned to CA (General Business) by Knox County Commission on May 22, 2006. This action was the approval of an appeal of the Planning Commission's recommendation of denial for the rezoning. Self-service storage facilities are only permitted as a use-on-review in the CA district.

This site will include 12 self-service storage buildings with a total building area of 88,950 square feet. The storage units will range in size from 100 to 600 square feet in size. An office will be provided at the entrance with parking and access to the office being located outside of the gated/fenced facility. The three existing residences located along Wrights Ferry Rd. are to remain.

Buildings numbered 4, 8 and 11 will be two story buildings. Site grading up the hillside will provide access to each story from a drive aisle. The southwest corner of the site includes two buildings (#'s 9 & 12) that are also designated as an optional outdoor storage area. With the other buildings located between this potential outdoor storage area and Wrights Ferry Rd., any stored vehicles should not be visible from Wrights Ferry Rd.

The residential property located to the west and south will be screened by a row of Leland Cypress on 15' centers located in front of an opaque privacy fence at least six feet in height. Approximately one acre of the site at the southeast corner of the property will remain as an undisturbed buffer. Landscaping will also be provided along Wrights Ferry Rd. to help reduce the visual impact of the site.

The proposed monument sign for the development identifies an electronic message board. Under the Knox County Zoning Ordinance, if approved, electronic message boards can only display time and temperature. All outdoor lighting will be shielded to direct light and glare away from all adjoining property.

#### **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. Wrights Ferry Rd., a major collector street, 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 proposed landscaping, screening and the undisturbed buffer that is to remain at the south end of the property, there should be minimal impact on adjacent properties.

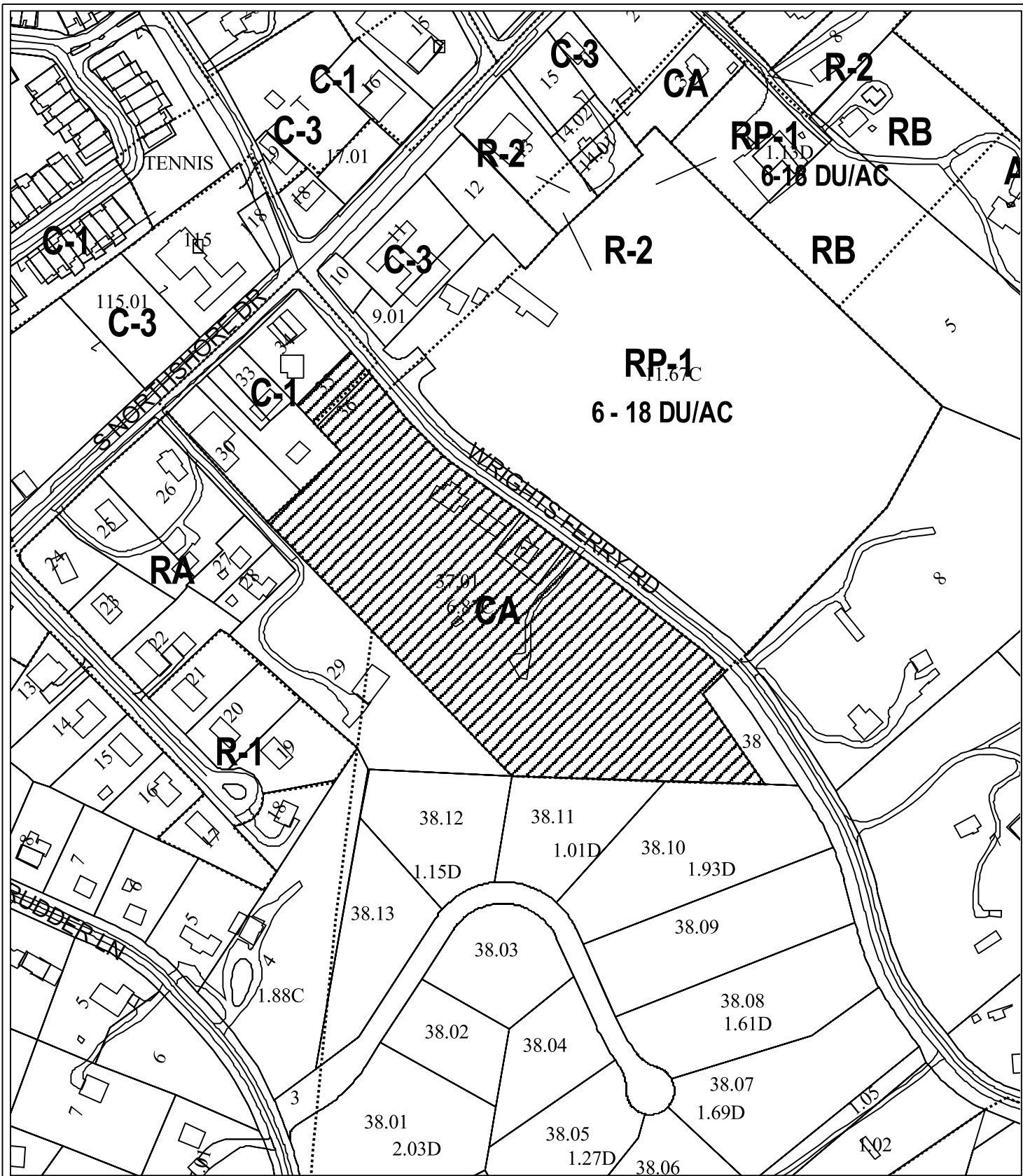
#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The request with the noted conditions conforms with the requirements of the CA 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. The Southwest County Sector Plan as recently amended by the Knox County Commission, proposes commercial uses for this property, which is consistent with the proposed self-service storage facility. The amended sector plan also designates a large portion of the site as slope protection area. Any development of the site will have an impact on the existing slopes. Approximately one acre of the site at the southeast corner of the property will remain as an undisturbed buffer.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



8-E-06-UR  
USE ON REVIEW

 Self-service storage facility in CA (General Business)

Original Print Date: 07/27/06    Revised: 08/02/06  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: David Burleson

Map No: 133

Jurisdiction: County





**WILL ROBINSON & ASSOCIATES**  
 131 Brentwood Dr  
 Oak Ridge, TN 37830  
 (629) 426-7918



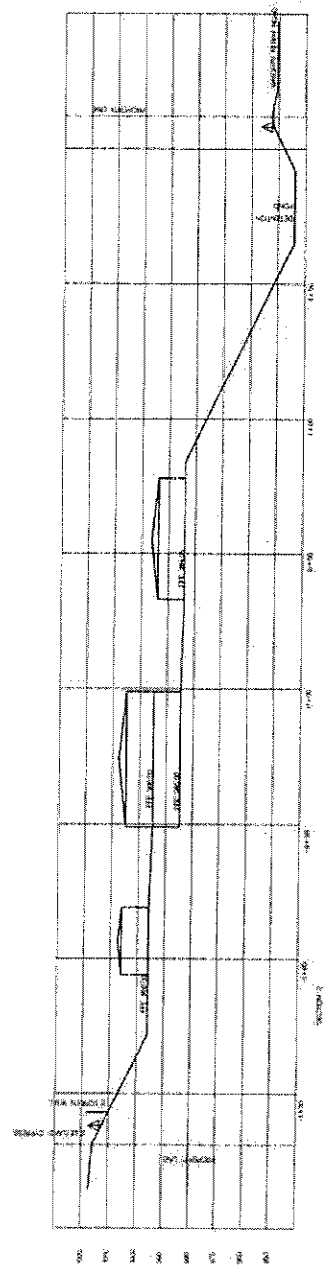
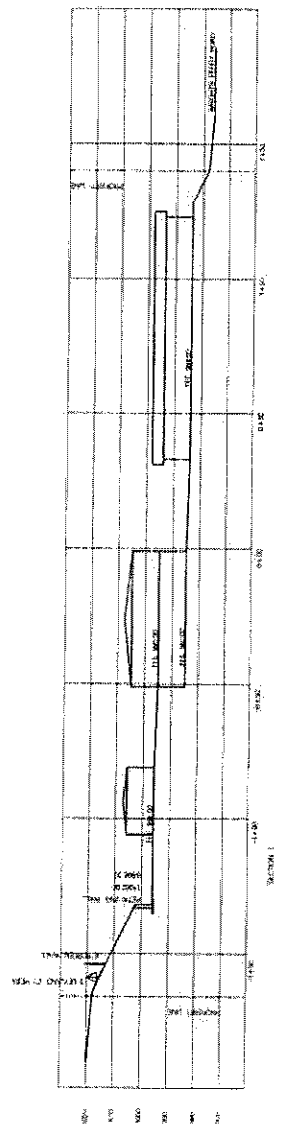
**Todd Harms**  
 A New Storage Facility For  
 Knight's Ferry Road  
 Knoxville, Tennessee

REVISIONS:

DATE: 01-13-06  
 FILE NAME:  
 PROJECT NO:

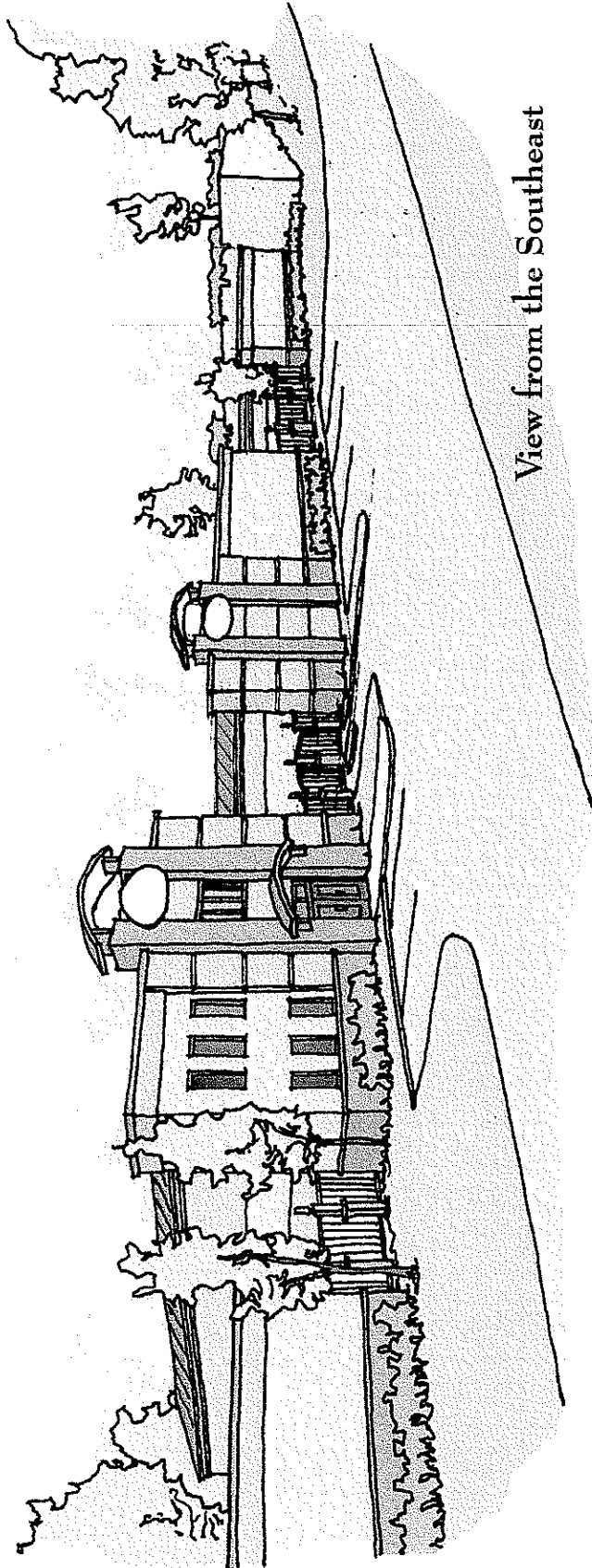
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S.E. - 06-0K  
 7-21-06



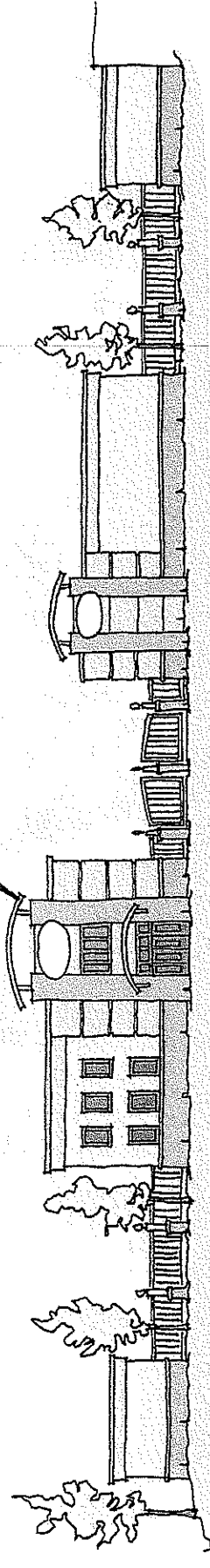
## **Facts about proposed Self Storage Facility on Wrights Ferry Road**

- A. Access to the site is contained to one location on Wrights Ferry Road (a major collector street) as indicated on the site plan. The storage facility will generate only minimal traffic (Phase one = 49 cars per day, completed project = 125 vehicles per day). Also, access from Wrights Ferry Road to South Northshore Drive is controlled by a traffic signal which provides safe access to and from the facility
- B. The site plan provides for 30 foot driveways when buildings open to both sides of a lane and 26 foot driveways when the buildings open to one side of the lane
- C. The maximum size for any one unit is less than 600 square feet.
- D. The total lot size approximates 7 acres.
- E. All outdoor lights are shielded to direct light and glare only onto the self storage facility. Such lighting is only for security purposes. The lighting and glare will be deflected, shaded, and focused away from all adjoining property.
- F. As indicated on the site plan, an opaque fence will be added on the west and on the south sides of the property which border residential zones.
- G. Potential outdoor storage for boat and RV parking has been indicated on the site plan. If outdoor storage is utilized, it will be in place of a proposed building (not located on any driveways) near the back border (west side) of the property.
- H. The operating lease will prohibit:
  - a. The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment.
  - b. Any use that is noxious or offensive because of odors, dust, fumes, or vibrations
  - c. The storage of hazardous materials.



View from the Southeast

REVISED TO ONE STORY BUILDING



Wright's Ferry Elevation



1334 Papermill Pointe Way  
 Knoxville, Tennessee 37909  
 Phone: (865) 558-5855  
 Fax: (865) 558-0955

**The Foxhollow - Goodson Group**  
 Nashville \* Knoxville

Schematic Design  
 for  
 Wrights Ferry Storage Development  
 Knoxville, Tennessee

8-E-06-UR



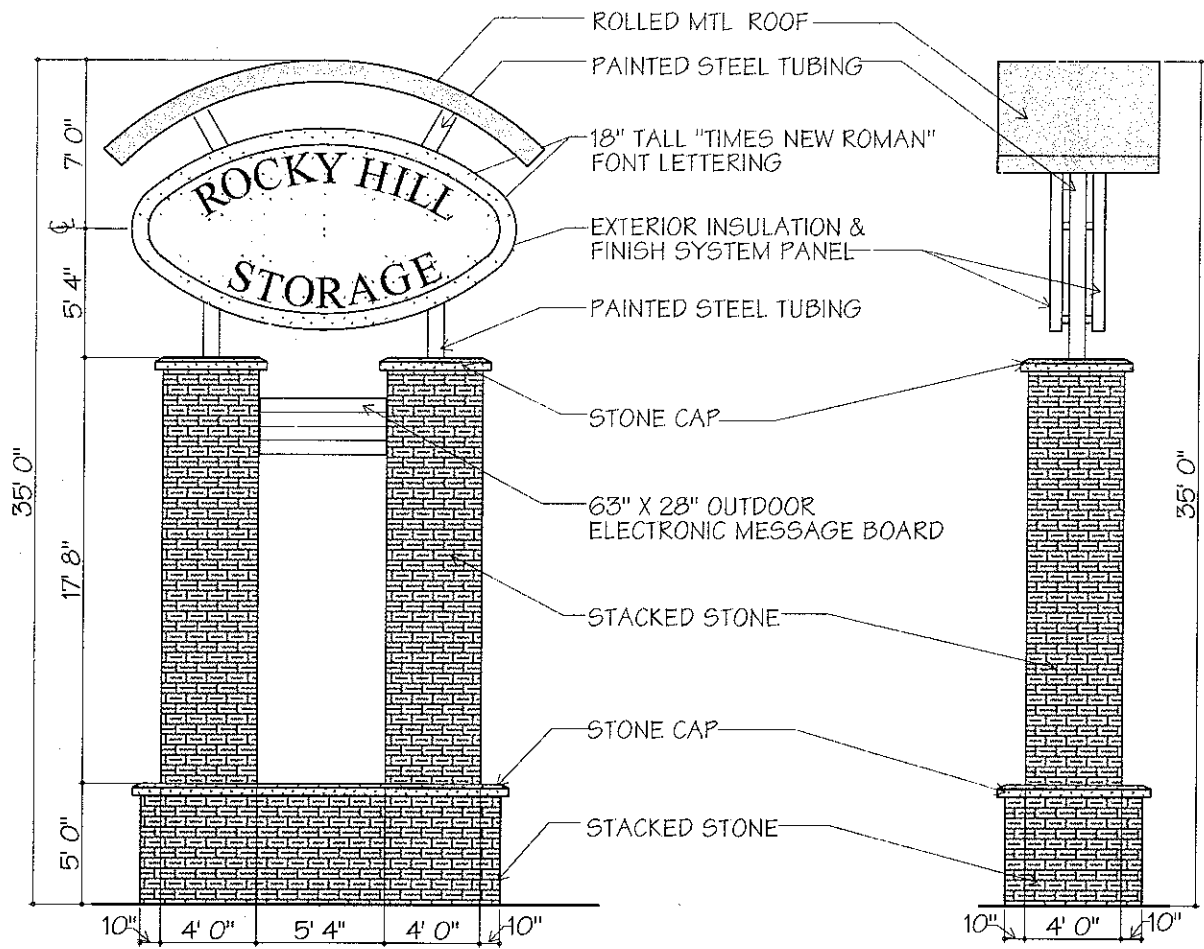
## **Preliminary Sign Plan Wrights Ferry Self Storage Facility**

The storage facility will incorporate three business signs:

- 1) Ground Sign – see attached drawing. Location is indicated on the site plan.
- 2) Wall Sign (2x) – Signs erected parallel to the face of two buildings (see schematic design).

**Foxhollow-Goodson Group**  
 Nashville \* Knoxville  
 1320 Papermill Pointe Way  
 Knoxville, Tennessee 37909  
 (865) 558-5855

JOB ROCKY HILL STORAGE SIGNAGE  
 SHEET NO --- OF ---  
 CALCULATED BY J.P.F. DATE 7.11.2006  
 CHECKED BY J.E.I DATE 7.11.2006  
 SCALE As Noted



**FRONT VIEW**

Scale: 1/8" = 1'-0"

**SIDE VIEW**

Scale: 1/8" = 1'-0"