



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

▶ **FILE #:** 3-F-06-UR

**AGENDA ITEM #:** 78

**AGENDA DATE:** 3/9/2006

▶ **APPLICANT:** **TIMOTHY A. VAUGHN**

OWNER(S): TIMOTHY VAUGHN

TAX ID NUMBER: 111 048.01

JURISDICTION: County Commission District 9

▶ **LOCATION:** **Southwest side of E. Governor John Sevier Hwy, northeast side of Old French Road**

▶ **APPX. SIZE OF TRACT:** **2.127 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy., a major arterial street with a two lane pavement section within an 112' right of way.

UTILITIES: Water Source: Knox-Chapman Utility District  
Sewer Source:

▶ **ZONING:** **CA (General Business)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Self Storage Facility**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Commercial uses / CA (General Business)

South: Plant Nursery / A (Agriculture)

East: Low Density Residential / RA (Low Density Residential)

West: Low Density Residential / A (Agriculture)

NEIGHBORHOOD CONTEXT: The proposed facility is located just north of the intersection of E. Governor John Sevier Hwy, and Old French Road in an area that has a mix of commercial and residential uses.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a self-service storage facility in the CA zone, subject to the following 10 conditions:**

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 driveway radius needs to be increased from 10' to 25' according to the Tennessee Department of Transportation.
4. 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.
5. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
6. Landscaping will be required between the fence and the property line. This area needs to be landscaped

with evergreen and/or deciduous plant material. The proposed fence needs to be shifted 4' toward the storage buildings to provide space for landscaping.

7. A joint-use agreement providing driveway access to adjoining property will have to be filed with the Tennessee Department of Transportation.

8. A Highway Entrance Permit will have to be issued by the Tennessee Department of Transportation.

9. Meeting all applicable requirements of the Knox County Health Department.

10. Meeting all applicable requirements of Knox County Engineering.

#### **COMMENTS:**

The applicant is requesting approval of a self-service storage facility on a 2.127 acre parcel located just north of the intersection of E. Governor John Sevier Highway and Old French Road. While the site has both frontage along E. Governor John Sevier Highway and Old French Road, access is only provided to E. Governor John Sevier Hwy. There are 4 storage buildings proposed with a total area of 8,450 square feet. The individual units range from 75 to 200 square feet. The applicant has shown a 26' wide driveway entrance and a 30' driveway aisle between the four buildings. This driveway will have to be paved prior to the issuance of a building permit. The proposed parking spaces must also be paved. A joint-use driveway is being proposed that will connect to the adjoining property to the south. The applicant will have to file for a joint-use agreement with the Tennessee Department of Transportation (TDOT). The applicant will also have to be issued a Highway Entrance Permit from TDOT. An office is proposed at the entrance of the site with access and parking located inside the gated area. Sewer service is not available to the site. The applicant must obtain approval from the Knox County Health Department for the use of subsurface sewage disposal.

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

1. Public utilities (except sewer) are available to serve the site.
2. E. Governor John Sevier Highway 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 and 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 to 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 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 South County Sector Plan proposes Agriculture/Rural Residential for this property. However, the property to the southwest and northeast are both developed with commercial uses.
2. The site is located within the Rural 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.



