

▶ **FILE #:** 11-M-06-UR

AGENDA ITEM #: 99

AGENDA DATE: 11/9/2006

▶ **APPLICANT:** JOHN SPINA V

OWNER(S): JOHN LEVITT
 JOHN SPINA

TAX ID NUMBER: 67 092

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Clinton Hwy., northeast of Larkspur Ln.

▶ **APPX. SIZE OF TRACT:** 2.72 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Clinton Hwy., a major arterial street at the intersection with Larkspur Ln., a local access street.

UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant land and a portion of a parking lot for a vacant commercial center

▶ **PROPOSED USE:** Self-service storage facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
 North: Mobile home park / CA (General Business)
 South: Commercial businesses / CA (General Business) & CB (Business and Manufacturing)
 East: Vacant commercial center / CA (General Business)
 West: Self-service storage facility / CA (General Business)

NEIGHBORHOOD CONTEXT: The site is located in an area along Clinton Hwy. with a mix of commercial businesses and a large mobile home park.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for the expansion of a self-service storage facility in the CA zone, subject to 6 conditions:**

1. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
2. Installing and maintaining all landscaping as shown on the development plan within six months of issuance of occupancy permit for the project.
3. Completing all drainage improvements for the phase one development as required by the Knox County Department of Engineering and Public Works.
4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Connecting the development to sanitary sewer, as well as meeting other 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 an addition to an existing self-service storage facility located on a portion of the former Ingles Market site on Clinton Hwy. The first phase of the development was approved on July 14, 2005 for seven storage buildings with a total area of 49,375 square feet. This second phase which is east of the existing facility, includes three buildings with a storage area of 13,000 square feet. The individual units range in size from 50 to 150 square feet. Access to the site will be through the existing gated entrance for the phase one facility.

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. Clinton Hwy, a major arterial 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 and minimal impact on adjacent properties.

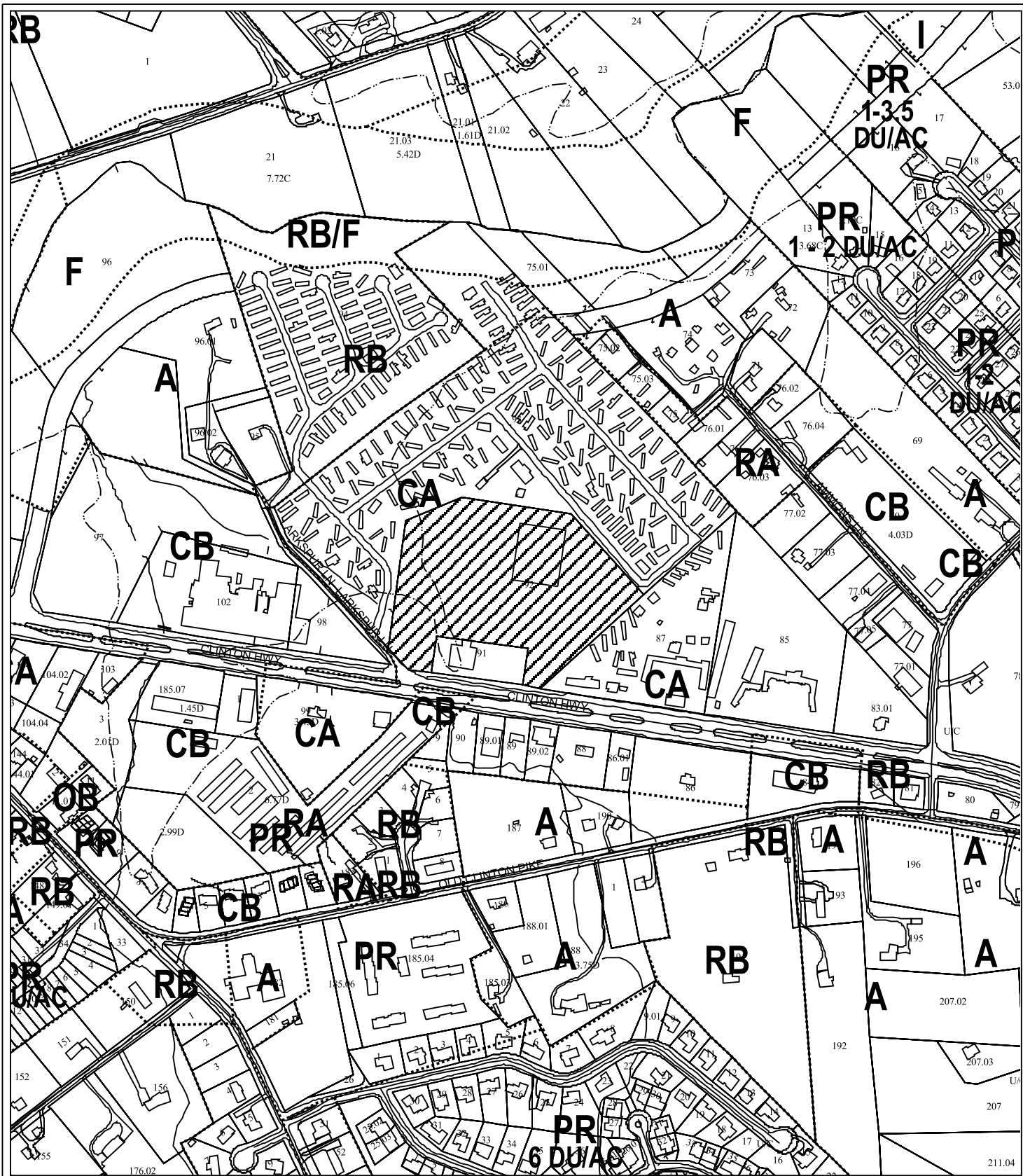
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The request 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 North County Sector Plan proposes commercial uses for this property, which is consistent with the proposed self-service storage facility.
2. The site is located within the Planned 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.



11-M-06-UR
 USE ON REVIEW

 Self Storage Facility in CA (General Business)

Original Print Date: 10/26/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: John Spina V

Map No: 67

Jurisdiction: County



REV	DATE	BY

LE MAY AND ASSOCIATES
 CONSULTING ENGINEERS
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37922
 PH: (665) 671-0183 FAX: (665) 671-0213

SITE PLAN
 CLINTON CROSSING II
 SELF STORAGE PHASE II
 KNOXVILLE, TN 37849

DATE: 10-31-06
 TIME: 1:10 P
 SHEET NO. OF TOTAL SHEETS: 4765



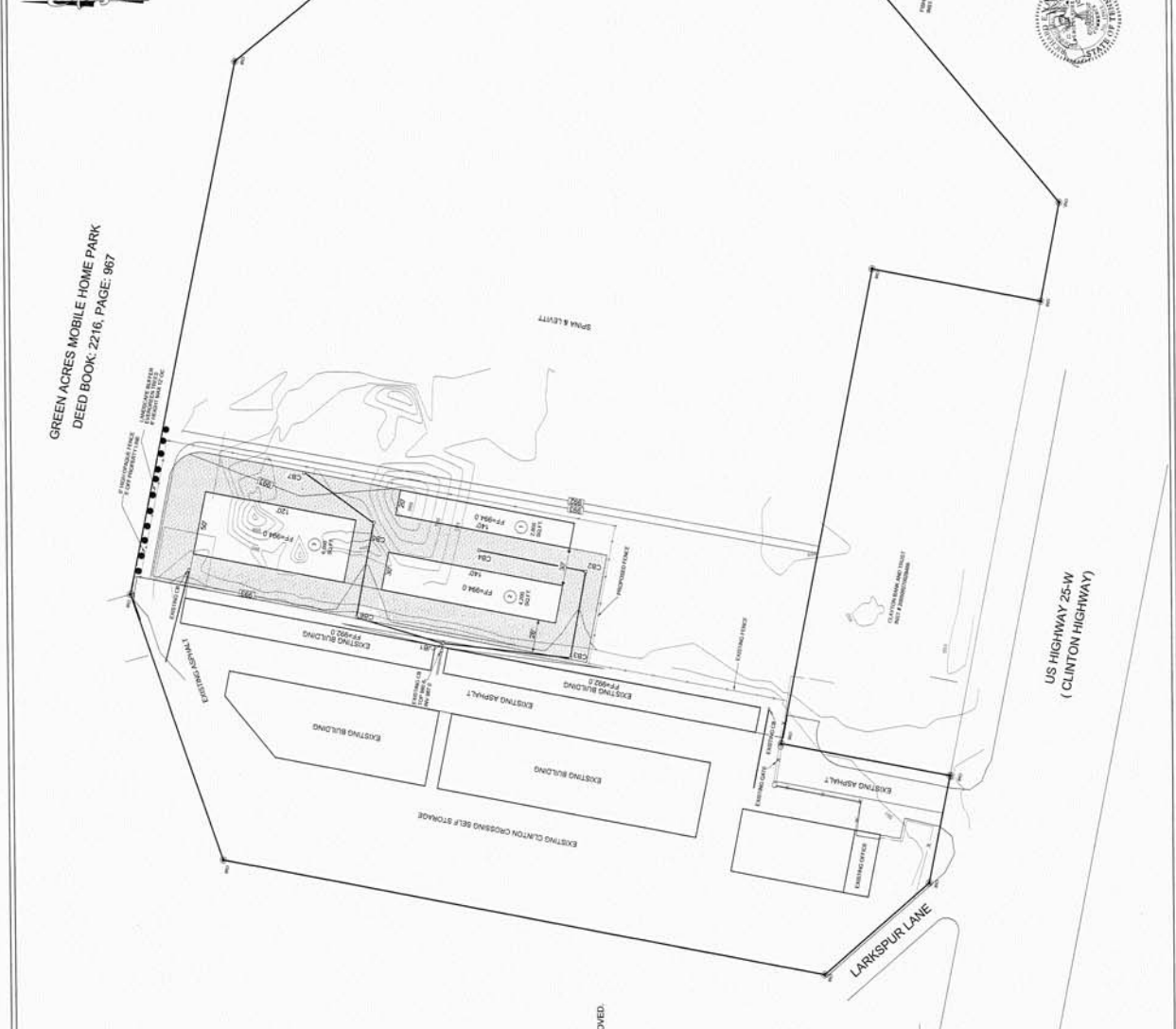
LEGEND
 - Hatched Area (IRON ROAD OLD)

OWNER:
 SPINA, JOHN V & JOSEPH J
 10816 KINGSTON PIKE
 KNOXVILLE, TN 37922
 PH: (665) 671-0183

DATE: 10-31-06
 TIME: 1:10 P

REVISION: / 9-17-04

SCALE: 1" = 100' (AS SHOWN)



GREEN ACRES MOBILE HOME PARK
 DEED BOOK: 2218, PAGE: 987

STRUCTURE	TOP	INVERT
CS2	993.0	989.1
CS3	992.8	988.5
CS4	993.0	990.0
CS5	993.0	988.2
CS6	992.8	988.2
CS7	992.6	986.6
JBT	990.0	987.3

ALL CULVERTS TO BE 18" CMP

BLDG.	UNITS	UNIT SIZE
1	28	10X10
2	28	10X15
3	12	5X10
	32	10X10
	10	10X15

NOTE:
 - DETENTION BASIN OUTLET STRUCTURE TO BE INSTALLED IN ACCORDANCE WITH PHASE 1 PLANS.
 - CULVERTS UNDER PHASE 1 BUILDINGS HAVE BEEN REMOVED.

SITE NOTES

1. Corner monuments as shown hereon
2. Verify exact size, depth and location of all underground utilities prior to construction.
3. 10' utility and drainage easement inside all exterior boundary lines, 5' each side all interior lot lines.
4. Property recorded instrument # 200400080112736
5. CIL 007, Parcel 92
6. Property Zoned: CA
7. Total Area: 0.91 acres - 39,619.67 sq. ft.
8. Total Lots: 1
9. Property subject to all applicable easements, setbacks and restrictions of record.
10. SETBACKS: FRONT 25', SIDE 5', REAR 10'