



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

▶ **FILE #:** 1-B-07-UR

AGENDA ITEM #: 92

AGENDA DATE: 1/11/2007

▶ **APPLICANT:** JOHN SPINA

OWNER(S): JOHN SPINA

TAX ID NUMBER: 38 102 & 104

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side of Andersonville Pike, northwest side of E. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 4.21 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., and Andersonville Pike, major arterial and collector streets with 20' pavements within 50' rights-of-way.

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

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Self storage facility

HISTORY OF ZONING: Property was zoned CA restricted to SC uses in 2003 (3-J-03-RZ). Self-storage was added to the CA(K) zoning as a use-on-review in 2006 (12-X-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Creek & residences / F (Floodway) & PR (Planned Residential)
South: Church / A (Agriculture)
East: Residence & vacant land / A (Agriculture)
West: Church & office / A (Agriculture) & OB (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT: This area is developed with churches and a mix of commercial, office and residential uses under A, SC, and PR zoning. The property is bordered on the north by a tributary of Beaver Creek.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a self-service storage facility in the CA(K) zone, subject to the following 7 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The access driveways 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. Providing a 30' wide paved asphalt driveway aisle when serving storage buildings on both sides and a 26' wide driveway aisle when serving storage buildings on one side.
4. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
5. Landscaping will be required around the perimeter of the property between the fence and the property line.

- This area needs to be landscaped with evergreen and/or deciduous plant material.
6. Meeting all applicable requirements of the Knox County Health Department.
 7. Meeting all applicable requirements of Knox County Department of Engineering and Public Works.

COMMENTS:

The applicant is requesting approval of a self-service storage facility on a 4.21 acre parcel located on the corner of E. Emory Rd. and Andersonville Pike. Access to the site is proposed to be from both E. Emory Rd. and Andersonville Pike. There are 11 storage buildings proposed with a total area of 58,075 square feet and a 1,000 square foot office. The individual units range from 25 square feet to 360 square feet. The applicant has shown a 26' wide driveway entrance and a 30' driveway aisle between the 11 buildings. This driveway will have to be paved prior to the issuance of a building permit. The proposed parking spaces must also be paved.

The Beaver Creek watershed runs along the rear property line. According to the Knox County Department of Engineering and Public Works, the applicant will be required to display the 500 year, 100 year, and no-fill line on the site plan.

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. E. Emory Rd. is a major arterial street and Andersonville Pike is a collector street. Additional demands to the streets caused by adding a self service storage facility use should be minimal since this business does not generate many trips per day.
3. This request will have no impact on schools and minimal impact on adjacent properties.

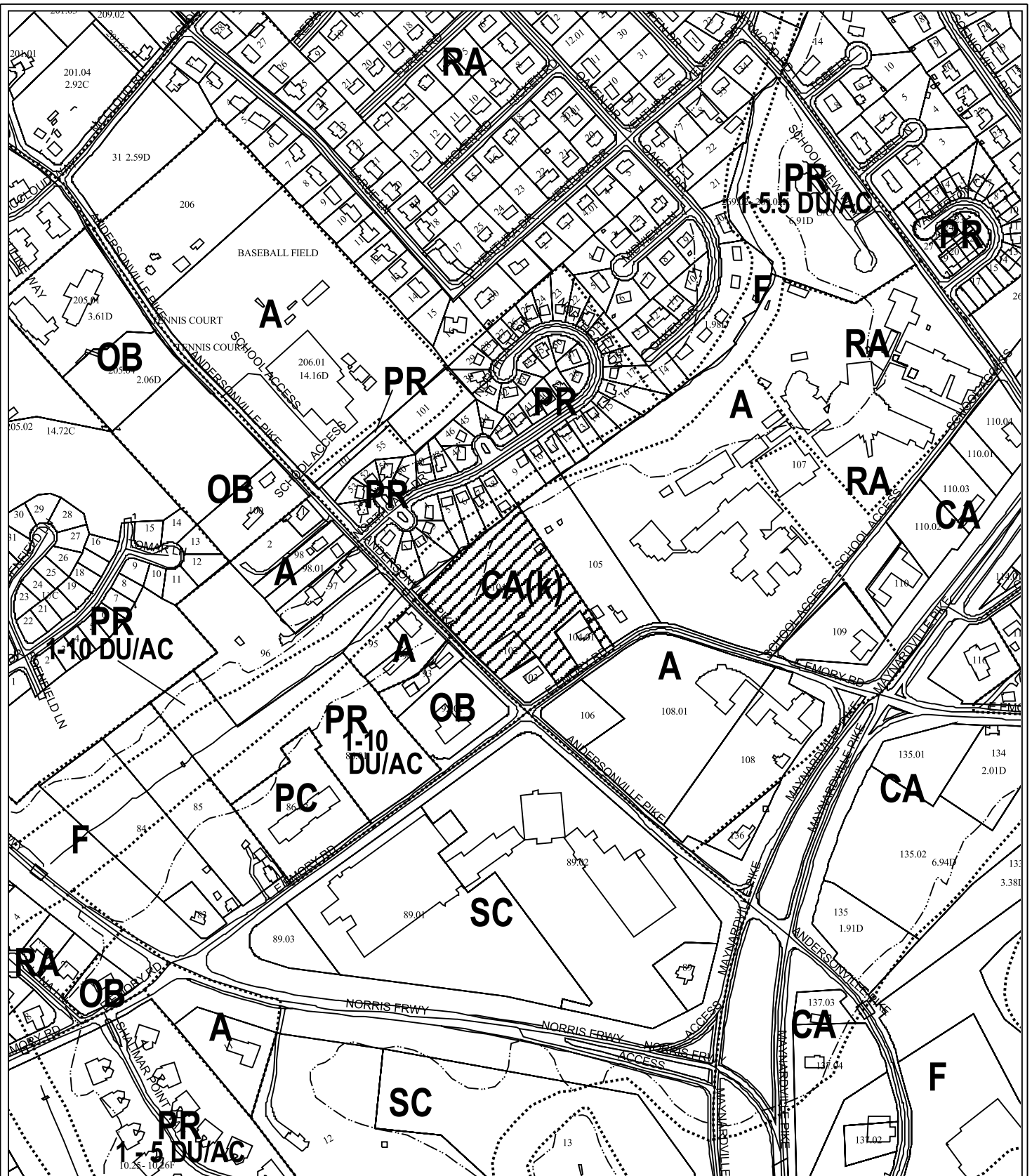
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

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 North County Sector Plan proposes commercial uses for the site with a stream protection designation for the portion along the creek.
2. The property is located within the Planned Growth Area of the Knoxville/Knox County 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.



1-B-07-UR
USE ON REVIEW

 Self storage facility in CA (General Business)

Original Print Date: 12/29/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: John Spina

Map No: 38

Jurisdiction: County



HALLS CROSSING SELF STORAGE UNIT SIZES

BLDG	BLDG SIZE (SQ FT)	UNITS	UNIT SIZE
1	3900 1600	17 11	10x10 10x20
2	7600	8 14 6 14	10x10 10x15 10x20 10x25
3	6400	6 17 7 14 4 6	5x5 5x10 10x10 10x15 10x20 10x30
4	6900	6 42	10x10 10x15
5	7500	30	10x25
6	6000	12 2 28	5x5 5x10 10x20
7	6700	18 21 12 16 10	5x10 10x10 5x10 10x10 10x15
8	6700	18 21 12 16 10	5x10 10x10 5x10 10x10 10x15
9	6600	22	10x30
10	3525	1 12 29	5x5 5x10 10x10
11	3030	3 8	5x10 12x30

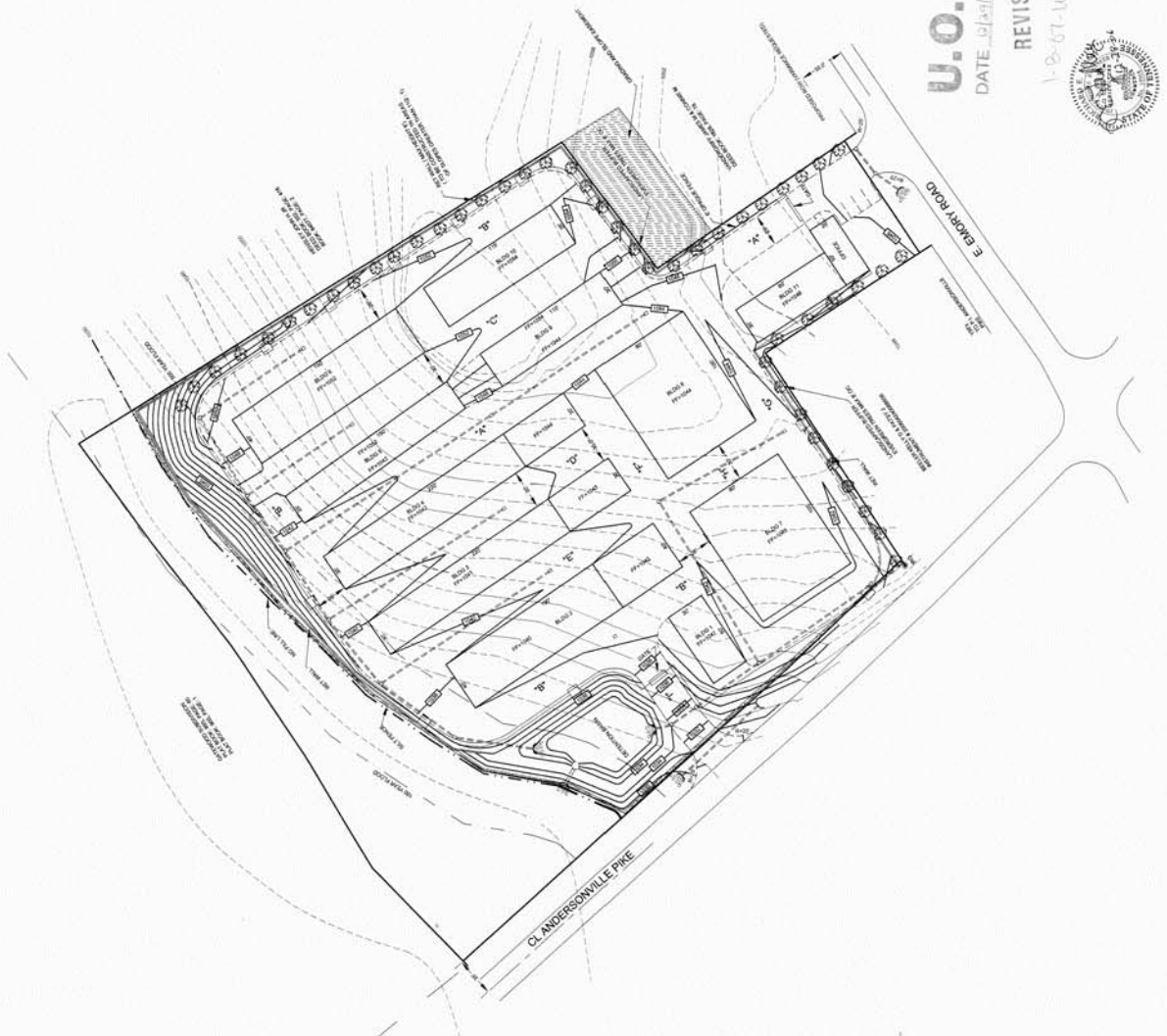
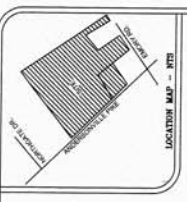
I-B-07-WR

REV	DATE	BY

L&M AND ASSOCIATES
CONSULTING ENGINEERS
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37922
 PH (865) 671-0183 FAX (865) 671-0213

USE ON REVIEW
HALLS CROSSINGSELF STORAGE
 KNOX COUNTY, TENNESSEE 37938

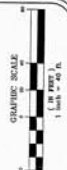
DATE	1-2-07
BY	J. J. WIS
CHKD	J. J. WIS
APP'D	J. J. WIS
SCALE	1"=40'
JOB NUMBER	4772



DEVELOPER:
 U.O.R.
 DATE 12/14/06

OWNER:
 VANCE/ROBERT CONNOR BARD &
 BARRY WANDERLIP & WENSA
 ELIZABETH BARBERNACKI
 10000 BERRY HOLLOWAY
 TN 37338
 PH (615) 922-8197

REVISED
 1-2-07-JJK



NO.	AREA	PERCENT	DATE	BY	REVISION
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- 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 # 200203250076829
 5. CIL 38, Parcels 104 & 102
 6. Property Zoned: CA
 7. Total Usable Area: 4.21 acres - 183,515.28 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 16'