

▶ **FILE #:** 9-H-07-UR

**AGENDA ITEM #:** 88

**AGENDA DATE:** 9/13/2007

▶ **APPLICANT:** RUFUS H. SMITH JR. & CO.

OWNER(S): WANIS RGHEBI

TAX ID NUMBER: 78 153 & 158.01

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Oak Ridge Hwy., northeast of Karns Crossing Ln.

▶ **APPX. SIZE OF TRACT:** 5.1 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a two lane major arterial street with a 36' pavement width within a 100' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant and commercial building

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

HISTORY OF ZONING: This property was rezoned to CA in 2003 (8-H-03-RZ/8-A-03-SP

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)

South: Residences & vacant commercial building / RA (Low Density Residential), CA (General Business), & A (Agricultural)

East: Residences / RA (Low Density Residential), CA (General Business), & CB (Business & Manufacturing)

West: Office warehouse & vacant / CA (General Business)

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.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a self-service storage facility in the CA zone, subject to the following 11 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 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 shall 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.

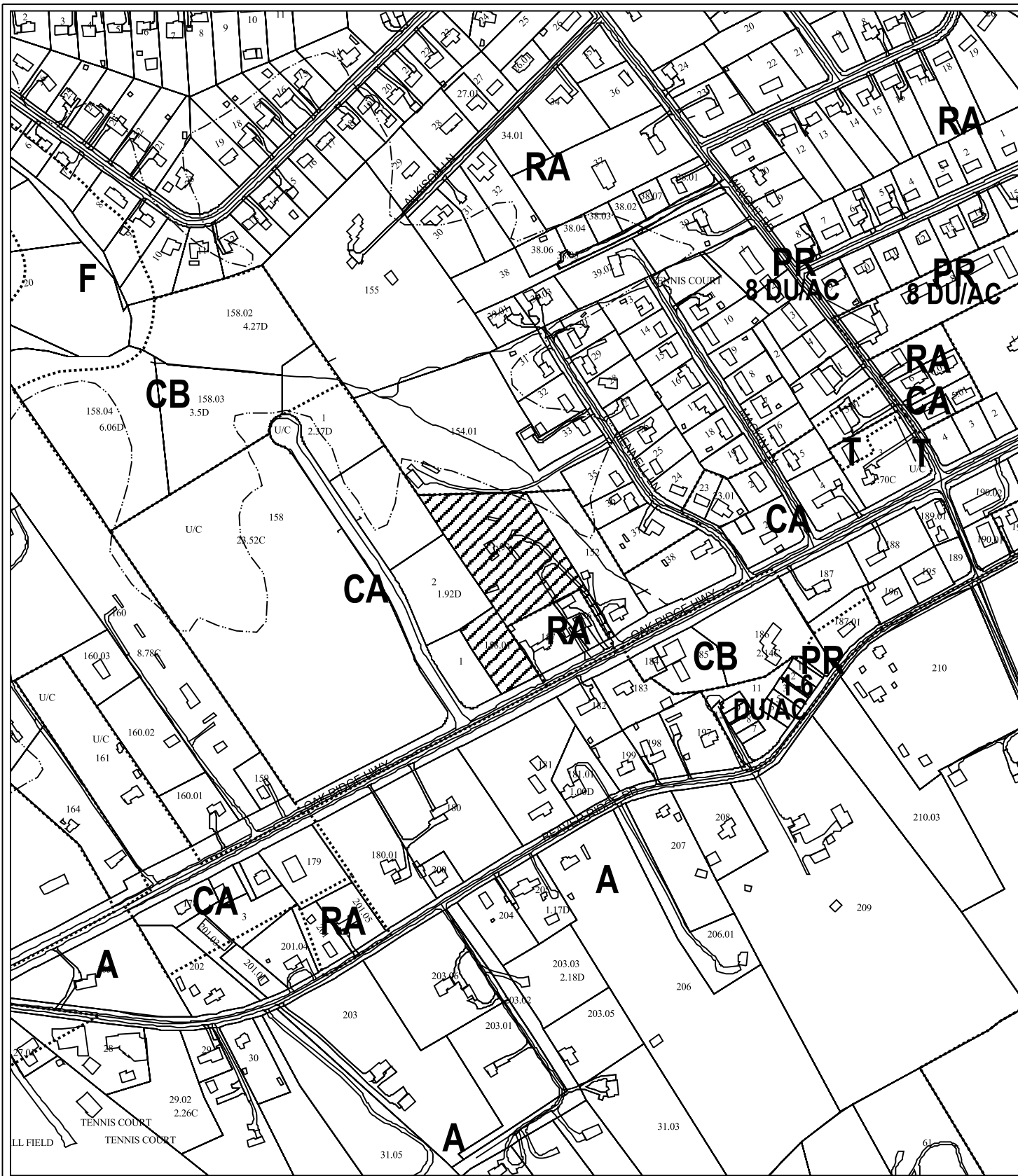
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

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.


ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**9-H-07-UR  
USE ON REVIEW**

 Self-storage facility in CA (General Business)

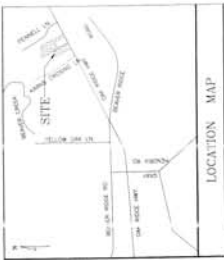
Original Print Date: 08/28/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Rufus H. Smith Jr. & Co.

Map No: 78

Jurisdiction: County



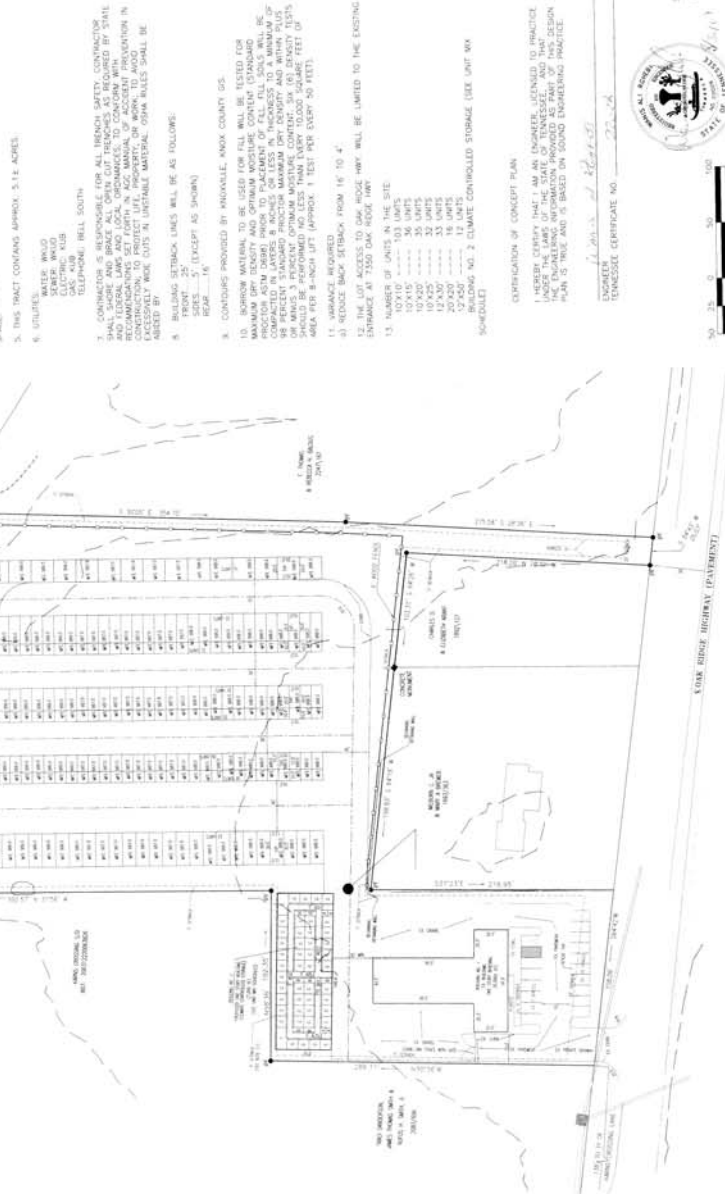


NOTE: THIS PLAN IS TO BE FORWARDED TO THE CONSTRUCTION CONTRACTOR. MUST BE RECORDED IN THE OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER. RECORD AND HAVE YOUR CONFIRMATION NUMBER.

LEGEND

1/4" = 10' (PLAN)
1/8" = 20' (PLAN)
1" = 100' (SECTION)
1/4" = 10' (SECTION)
1/8" = 20' (SECTION)
1" = 100' (SECTION)
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1/8" = 20' (SECTION)
1" = 100' (SECTION)

- NOTES:
1. ALL DIMENSIONS AND STORAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN LOCATED FROM FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SUCH UTILITIES IN THE AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SUCH UTILITIES IN THE AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SUCH UTILITIES IN THE AREA.
  3. ZONING IS INDUSTRIAL, CA.
  4. THERE ARE 17 PASSENGER PARKING SPACES INCLUDING 1 HANDICAP SPACE.
  5. THIS TRACT CONTAINS APPROX. 5.14 ACRES.
  6. UTILITIES:
    - SEWER: 18" DIA.
    - WATER: 12" DIA.
    - TELEPHONE: 12" DIA.
  7. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY CONSTRUCTION AND FEDERAL, STATE AND LOCAL ORDINANCES TO COMPLY WITH. RECOMMENDATIONS FOR TRENCH SAFETY CONSTRUCTION AND FEDERAL, STATE AND LOCAL ORDINANCES TO COMPLY WITH. RECOMMENDATIONS FOR TRENCH SAFETY CONSTRUCTION AND FEDERAL, STATE AND LOCAL ORDINANCES TO COMPLY WITH.
  8. BELONGING TO THE STATE OF TENNESSEE SHALL BE AS FOLLOWS:
    - SPACES - 5' (EXCEPT AS SHOWN)
    - REAR - 10'
  9. CONDITIONS PROVIDED BY KNOXVILLE, KNOX COUNTY GO.
    - 10. BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR PROVISION ACTING ENGINEER TO BE PLACED ON THE FILL. SOILS WILL BE COMPACTED IN LAYERS 8 INCHES MAXIMUM PER FOOT AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. 95 TO 100 DENSITY TESTS SHALL BE RUN ON EACH LIFT APPROX. 1 TEST PER EVERY 50 FEET.
    - 11. SURFACE REQUIRED.
    - 12. THE LOT ACCESS TO DAK HOSE HWY WILL BE LIMITED TO THE EXISTING ENTRANCE AT 7500 DAK HOSE HWY.
    - 13. NUMBER OF UNITS IN THE SITE:
      - 10' x 15' - 36 UNITS
      - 10' x 20' - 35 UNITS
      - 12' x 20' - 35 UNITS
      - 12' x 30' - 23 UNITS
      - 20' x 20' - 18 UNITS
      - 20' x 30' - 18 UNITS
    - 14. READING NO. 2 CLIMATE CONTROLLED STORAGE (SEE UNIT KIN SCHEDULE)



U.O.R.  
DATE 8/1/07

REVISED



SITE ADDRESS: 7500 DAK HOSE HWY, KNOXVILLE, TN 37931

DESIGNED/DEVELOPER: JEFFREY W. SMITH & CO., KNOXVILLE, TENNESSEE 37931



9-H-07-UR

SITE PLAN FOR KARNS CROSSING MINI STORAGE

TAX MAP 78, PARCELS 752 & 138/8

DISTRICT-6, KNOX COUNTY, TENNESSEE

SHEET 1 OF 2 SHEETS

KCMS07-08-CP

DEED REF. INCT #202401400700292

DEED REF. O.B. 2270, PG. 1088

SCALE: HORIZONTAL 1" = 50'

DATE: 8-04-07

CONTOUR INTERVAL: 2'

NO. DATE NO. STORAGE UNITS REDUCED APPROX. REDUCTION

RECORDED MAP CHECKED MAP APPROVED

RECORDED MAP CHECKED MAP APPROVED

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