



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

▶ **FILE #:** 4-H-08-UR

AGENDA ITEM #: 62

AGENDA DATE: 4/10/2008

▶ **APPLICANT:** **BILL SCHUBERT**

OWNER(S): BILL WEST KNOX / SOLWAY STORAGE LLC SCHUBERT

TAX ID NUMBER: 89 PT. 042 076 008

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Southeast side of Jim Jones Ln., northeast of Oak Ridge Hwy.**

▶ **APPX. SIZE OF TRACT:** **5.38 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Jim Jones Ln., a local street with a pavement width of 20' within a 40' right-o-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Clinch River

▶ **ZONING:** **PC (Planned Commercial)**

▶ **EXISTING LAND USE:** **Vacant land**

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

HISTORY OF ZONING: Development plans for the existing self storage facility were approved by MPC in 2000 and 2002

SURROUNDING LAND USE AND ZONING: North: Existing self storage & convenience store / PC commercial

South: Vacant land & CSX Railroad / PC commercial

East: Vacant land / PC commercial

West: Convenience store / PC commercial

NEIGHBORHOOD CONTEXT: The site is located on the east side of Oak Ridge Hwy. in the Solway area. The surrounding property is zoned PC commercial and is either vacant or has been developed with convenience commercial uses which cater to the travelers on the highway.

STAFF RECOMMENDATION:

▶ **APPROVE the requested 20,800 square feet of additional storage space as shown on the development plan with the entire self storage facility at this location not to exceed 54,300 square feet of indoor storage space subject to 7 conditions**

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Each individual storage unit not exceeding 600 square feet.
3. All outdoor lighting being shielded to direct light and glare onto the self service storage facility only.
4. Designate any areas proposed for outdoor storage. Outdoor storage is specifically prohibited in the PC Zone unless it is fully screened on all sides by an opaque ornamental screen.

5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval in the PC Zone and the other criteria for approval of a Use on Review.

COMMENTS:

This applicant received approval of a self storage facility at this location 2000 and an expansion in 2002. That approval limited the storage area to 33,500 square feet. They are now requesting that 54,300 square feet of storage space be permitted on this site. The site is constrained due to its shape, the proximity of an adjoining creek and the need to reserve a portion of the site for a septic system. Due to these constraints, the Knox County Board of Zoning Appeals has previously granted variances to the required building separation and peripheral setback.

Concerns regarding the traffic on Oak Ridge Hwy. were raised when the first request for a self storage facility on this site was considered by MPC. Conditions were placed on the project at that time regarding the access to the site. All of the previous conditions for approval have been met. Staff believes the expansion of this use will only have a negligible impact on the existing traffic situation in this area. A self storage facility is a very low traffic generator.

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

1. The proposed self service storage facility will have minimal impact on local services since utilities are available to serve this site.
2. The proposed self service storage facility is consistent with the zoning of the property and the surrounding development in the area.

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

1. The proposed self service storage facility meets the standards for development within a PC Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed self service 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 and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial traffic through residential areas.

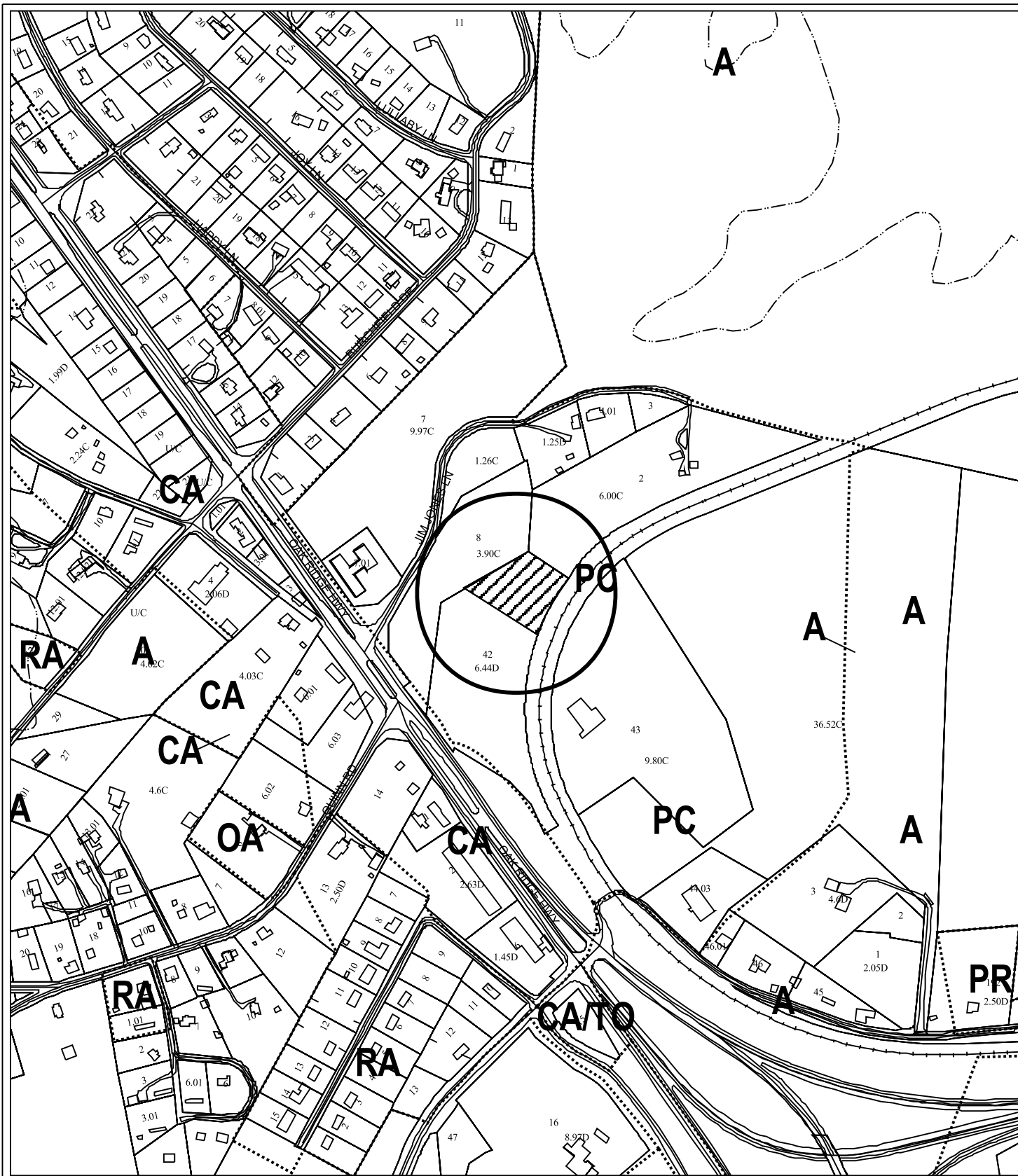
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this site for commercial use. The PC zoning for the property will allow consideration of the self storage facility.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



4-H-08-UR
USE ON REVIEW



Self storage facility expansion in PC (Planned Commercial)

Original Print Date: 03/27/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Bill Schubert

Map No: 89

Jurisdiction: County



