



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

▶ **FILE #:** 9-B-08-UR

AGENDA ITEM #: 61

AGENDA DATE: 9/11/2008

▶ **APPLICANT:** JASON CRIPPEN

OWNER(S): JASON CRIPPEN TITAN DEVELOPMENT, LLC.

TAX ID NUMBER: 27 PART OF 152

JURISDICTION: County Commission District 8

▶ **LOCATION:** **Northeast side of Andersonville Pike, south side of Ellis Ln.**

▶ **APPX. SIZE OF TRACT:** 4.16 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Andersonville Pike, a minor collector street with a 18' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

▶ **ZONING:** **CR (Rural Commercial)**

▶ **EXISTING LAND USE:** **Storage facility**

▶ **PROPOSED USE:** **Self storage facility limited to the outdoor storage of vehicles and boats**

HISTORY OF ZONING: This property was rezoned from A (Agricultural) to CR (Rural Commercial) in 2005 (1-M-05-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land & Ellis Ln. / I (Industrial)

South: Residence & vacant land / A (Agricultural)

East: Vacant land / (Agricultural)

West: Andersonville Pike & Norris Frwy. Right-of-way. / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area has developed with rural residential uses under A (Agricultural) zoning. There is an undeveloped parcel to the north of the subject property that is zoned I (Industrial).

STAFF RECOMMENDATION:

▶ **APPROVE the request for a self storage facility limited to the outdoor storage of vehicles and boats, subject to the following 8 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Adjusting the location of the driveway to achieve the appropriate sight distance at the entrance as may be permitted by the Knox County Dept. of Engineering and Public Works.
3. The access drive to the storage facility and all driveways must be paved to meet the standards of the Knox County Department of Engineering and Public Works.
4. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property.
5. Revising the development plan to reflect the required landscaping of the CR zoning district or obtaining

variances from the Knox County Board of Zoning Appeals to reduce the required amount of landscaping in the front yard and parking area.

6. Installing and maintaining a security fence around the subject storage facility..
7. Meeting all applicable requirements of the Knox County Health Department.
8. Meeting all other 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 CR zoning district.

COMMENTS:

The applicant is requesting approval of an outdoor storage facility for recreational vehicles and boats on a 4.16 acre site located along the east side of Andersonville Pike. Construction of the facility has been completed. The developer of this property proceeded with construction prior to use on review approval. The Knox County Codes Enforcement Office informed the applicant that they would need to obtain use on review approval from MPC prior to becoming operational. According to the applicant, 70 vehicles can be stored on site at any given time. The facility is required to be surrounded by a security fence.

In order to meet the landscaping requirements of the CR zoning district, the applicant will be required to provide a 25' landscaped buffer along the Andersonville Pike frontage and landscape islands within the paved parking area. Since this development is complete, installing the required landscaping will require extensive changes to the existing construction. Staff anticipates that the applicant will attempt to obtain variances to the landscaping requirements from the Knox County Board of Zoning Appeals.

The property currently has access to Andersonville Pike. Upon field review, it was apparent that there is inadequate sight distance provided at the existing entrance to the storage facility onto Andersonville Pike. The applicant will be required to relocate the driveway to a position where the appropriate amount of sight distance can be provided. There is a concern by MPC staff as well as the staff of the Knox County Dept. of Engineering and Public Works regarding the size of the vehicles accessing this facility. Based on the potential size of the vehicles and their limited maneuverability, especially where sight distance is inadequate, a traffic hazard will arise when vehicles enter or exit the subject property if the driveway remains at its current location. It

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. Andersonville Pike is a minor collector street and has sufficient capacity to handle the additional traffic which will be generated by this development; however, there is inadequate sight distance at the proposed entrance onto Andersonville Pike. Based on the types of vehicles (RV's and trucks/vehicles hauling boats) entering and exiting the site, staff is concerned about the potential traffic hazard that could arise when these large vehicle are pulling out onto Andersonville Pike where safe sight distance is compromised.
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 exception to the landscaping requirements and sight distance, this request meets all requirements of the CR zoning district, as well as other criteria for approval of a use on review.
2. The proposed outdoor 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.

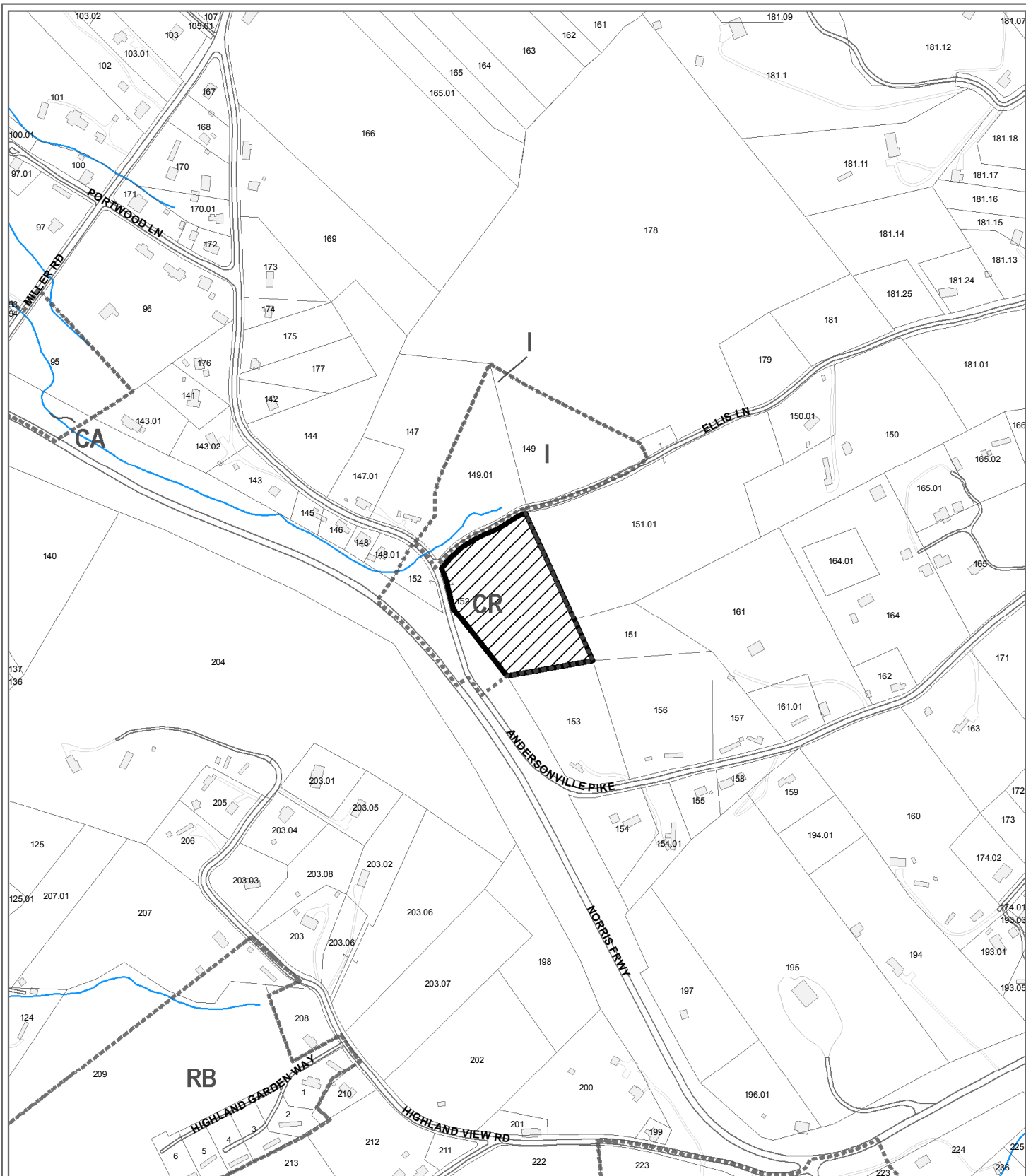
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes commercial and slope protection uses for this property.
2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

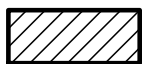
ESTIMATED TRAFFIC IMPACT: Not calculated.

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-B-08-UR
USE ON REVIEW**



Self storage facility limited to the outdoor storage of vehicles and boats in CR (Rural Commercial)

Original Print Date: 8/19/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Crippen, Jason

Map No: 27
Jurisdiction: County

