



AGENDA ITEM #: 62

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Ken Pruitt, Assistant Development Services Manager
DATE: Thursday, April 30, 2009
SUBJECT: Use Determination that a self-storage facility be allowed to sell supplies related to or associated with moving and storage to customers or prospective customers in the OB zone
5-A-09-OB

STAFF RECOMMENDATION:

APPROVE the incidental indoor display and sale of boxes and packing material supplies as an accessory use of this self storage facility. (The previously approved use determination for this facility prohibited incidental sales.)

BACKGROUND:

Since the use determination for this facility was approved with the no sale condition in 2005 (12-C-05-OB), the applicant has found that this prohibition has significantly restricted his ability to serve his patrons with the same services and products that other storage operations offer.

Removing the incidental sales restriction from the original use determination approval will not significantly add to the impact of this operation on surrounding property.

Reformation
USE ON REVIEW



Name of Applicant: Ebenezer Climate Storage

Date Filed: 3-24-09 Application Accepted by: Kent

Fee Amount: 100⁰⁰ Meeting Date: May 14, 2009 File Number: 5-A-09-02B

PROPERTY INFORMATION

Address: 735 Ebenezer Road

General Location: Intersection of South Peters Rd & Ebenezer Road

Tract Size: _____ No. of Units: _____

Zoning District: OB

Existing Land Use: Self-storage

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: Office

Traffic Zone: 234

Census Tract: 57.03

Tax Identification Number: 132LA 910

Jurisdiction: City Council _____ District
 County Commission 5B District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Hal Bibee / Ed Drummond

Company: Ebenezer Climate Storage

Address: 1550 Lovell Road

City: Knoxville State: TN Zip: 37932

Telephone: 539-0066 or 310-8070

Fax: 539-2661

E-mail: hbibeer@comcast.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: SAME

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPROVAL REQUESTED

Development Plans in Planned District or Zone

Home Occupation (Specify Occupation) _____

Other (Be Specific)

Incidental sales of packing material with storage facility. (See attached letter.)

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form

Signature: Hal H. Bibee

PLEASE PRINT
Name: Hal H. Bibee

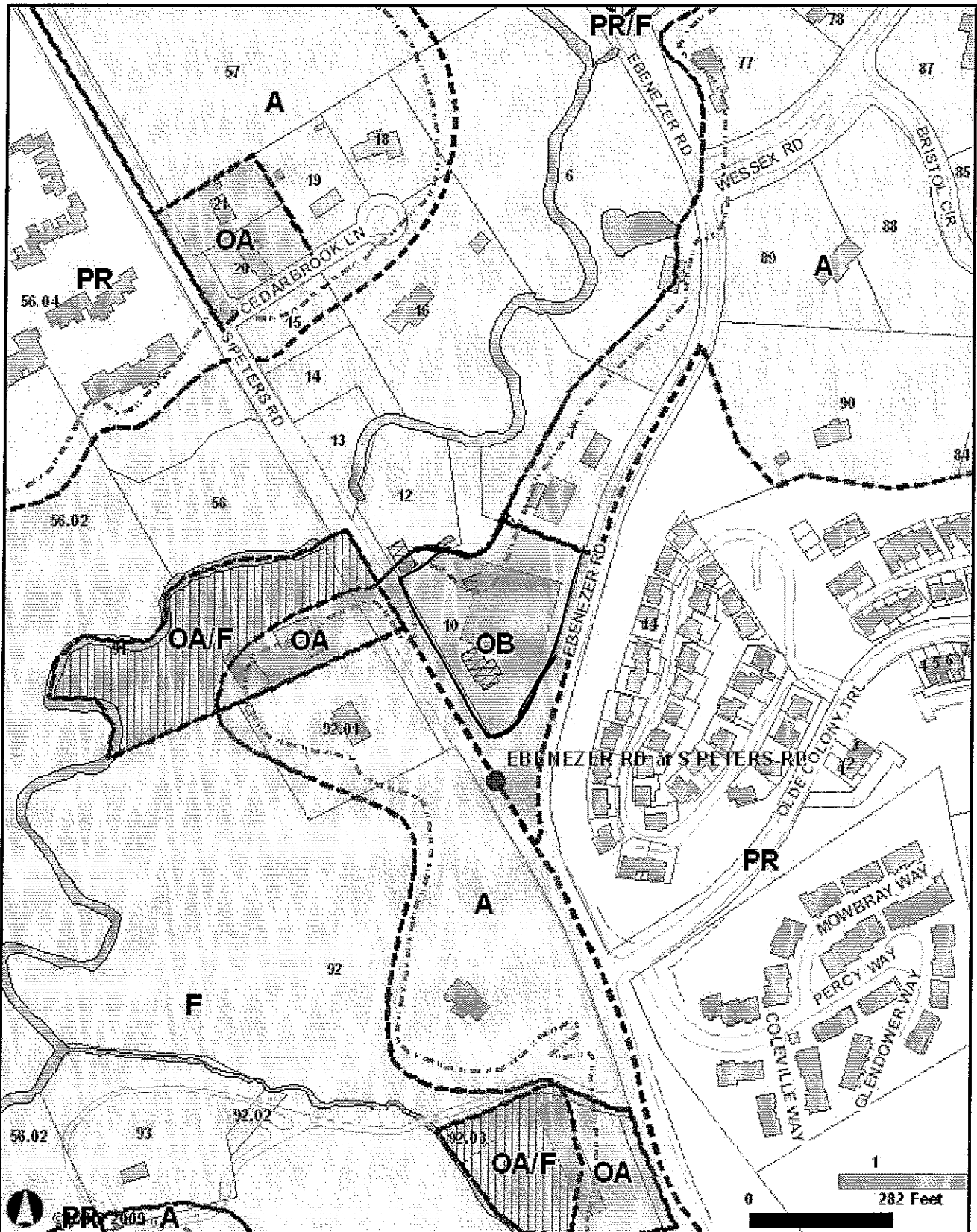
Company: Ebenezer Climate Storage

Address: 1550 Lovell Rd

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Telephone: 310-8070

E-mail: hbibeer@comcast.net



KGIS Map

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

Printed: Tue Mar 24 2009

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Ebenezer Climate Storage
1550 Lovell Road, Knoxville, TN 37932
(865) 539-0066 (Office), (865) 539-2661 (Fax)
hbibeersr@comcast.net

March 24, 2009

Buz Johnson, Deputy Director
Metropolitan Planning Commission
City County Building, Suite 403
400 Main Street
Knoxville, TN 37902

Dear Buz:

Ebenezer Climate Storage is an all climate-controlled, four-story, self-storage facility located at the intersection of Ebenezer and South Peters Roads (735 Ebenezer Road). The facility was approved as a self-service storage facility in the OB Zone, subject to certain conditions set forth per the attached Memorandum. A Certificate of Occupancy was granted in August of 2007 and operations commenced at that time.

The purpose of this letter is to request that condition (4) of the Memorandum be amended to allow the sale of supplies related to or associated with moving and storage to customers or prospective customers. All of our existing competitors offer such items for sale to their customers and prospective customers. It is an inconvenience to our customers and prospective customers not to be able to purchase such items from us, and it forces us to operate at a distinct and significant competitive disadvantage. We have lost numerous prospective customers simply because of this inconvenience. Nearly all of our customers and prospective customers comment on the fact that we do not offer this basic service.

Examples of the type of products we need to offer for sale to customers and prospective customers in order to be competitive as a full service facility are as follows: boxes, bubble bags, bubble wrap, foam wrap, furniture covers, gloves, labels, locks, markers, packing peanuts, paper, pads, pencils, pens, rope, tape, and other items related to and associated with moving and storage.

Please schedule this request to be considered at the May meeting of the Metropolitan Planning Commission. If you have questions or comments, please do not hesitate to contact me.

Sincerely,



Hal H. Bibee, General Partner