

▶ **FILE #:** 11-C-10-UR

AGENDA ITEM # 30

AGENDA DATE: 11/10/2010

▶ **APPLICANT:** **MARK WISHAM**

OWNER(S): Mark Wisham

TAX ID NUMBER: 89 B A 005

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Southwest side of Oak Ridge Hwy., south of Sparks Rd.**

▶ **APPX. SIZE OF TRACT:** **4.03 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a four lane, median divided, major arterial street.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Clinch River

▶ **ZONING:** **CA (General Business)**

▶ **EXISTING LAND USE:** **Auto repair facility**

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

HISTORY OF ZONING: The site was zoned CA (General Business) in March, 2000

SURROUNDING LAND USE AND ZONING: North: Church & general commercial / CA commercial & A agriculture

South: Detached dwellings / A agriculture

East: General commercial / CA & PC commercial

West: Detached dwellings / A agriculture

NEIGHBORHOOD CONTEXT: The site is located in the commercial corridor that is located between Solway Rd. and the Knox County Boundary. Most of the businesses are convenience or auto related in the area, There is another self storage facility located on the east side of Oak Ridge Hwy. in this area.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a self storage facility as shown on the site plan subject to 6 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. No individual storage unit exceeding 600 square feet in area
3. All outdoor lighting must be shielded to direct light and glare only onto the self-service storage facility
4. Erecting a six foot high opaque fence where the site abuts residential zoning
5. The driveway opening at the fence being a minimum of 20' wide in order to accommodate emergency vehicles
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

With the conditions noted, this plan meets the requirements for approval in the CA (General business) zone and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing a self storage facility in a building that previously housed an auto repair shop. The storage facility will contain approximately 8750 square feet of floor space. The building will be divided into individual storage units. The zoning ordinance requires that no individual storage unit contain more than 600 square feet. In addition to the indoor storage, a portion of the site will be designated for outdoor storage.

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

1. The proposed self storage facility will have minimal impact on local services since all utilities are available to serve this site.
2. Traffic generated from this type facility is minimal and will have little or no additional impact on Oak Ridge Hwy.

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

1. With the recommended conditions, the proposed self storage facility meets the standards for development within the CA zoning district and all other requirements of the Zoning Ordinance..
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 and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

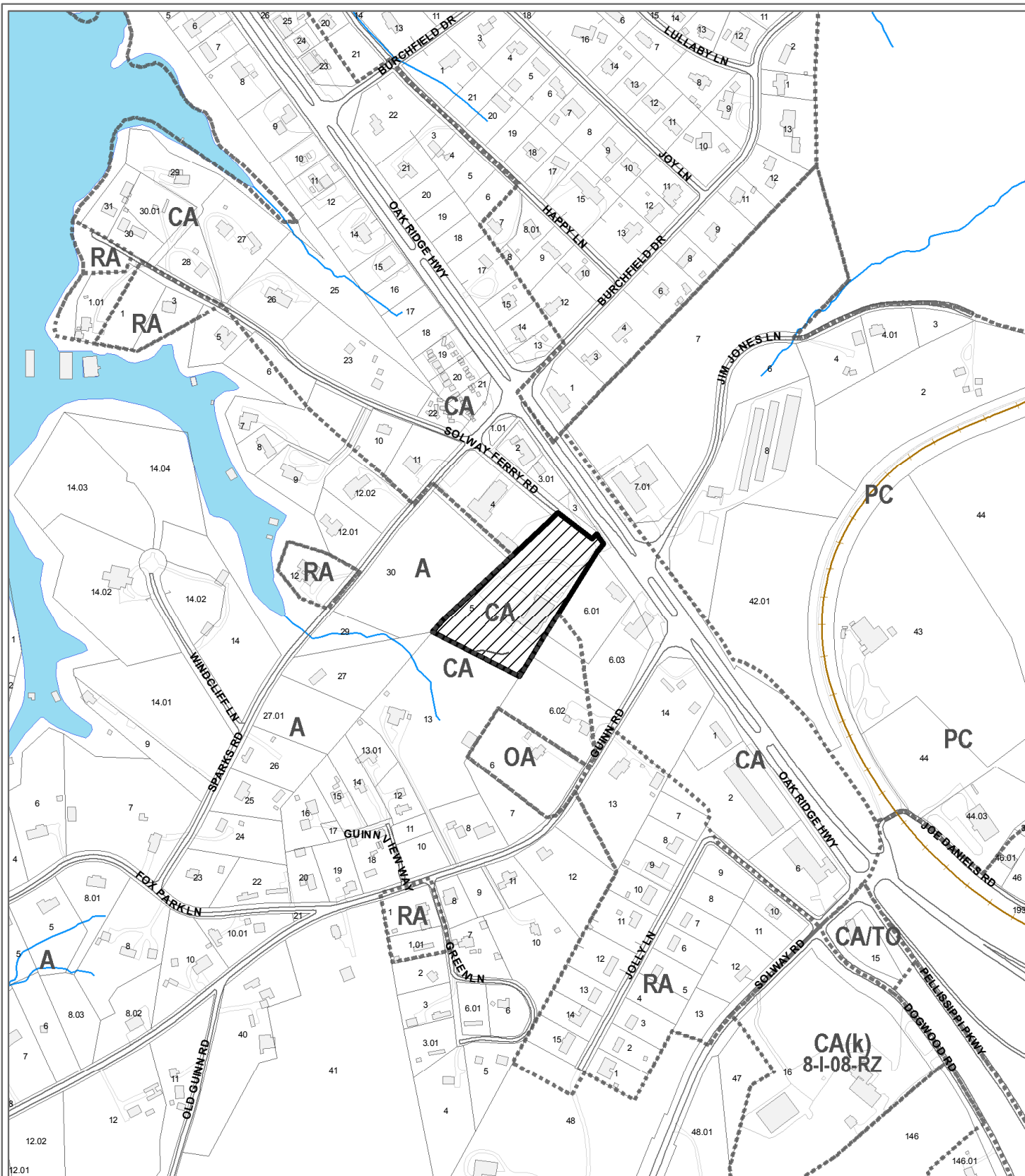
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this property for commercial use.

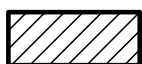
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**11-C-10-UR
USE ON REVIEW**

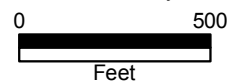


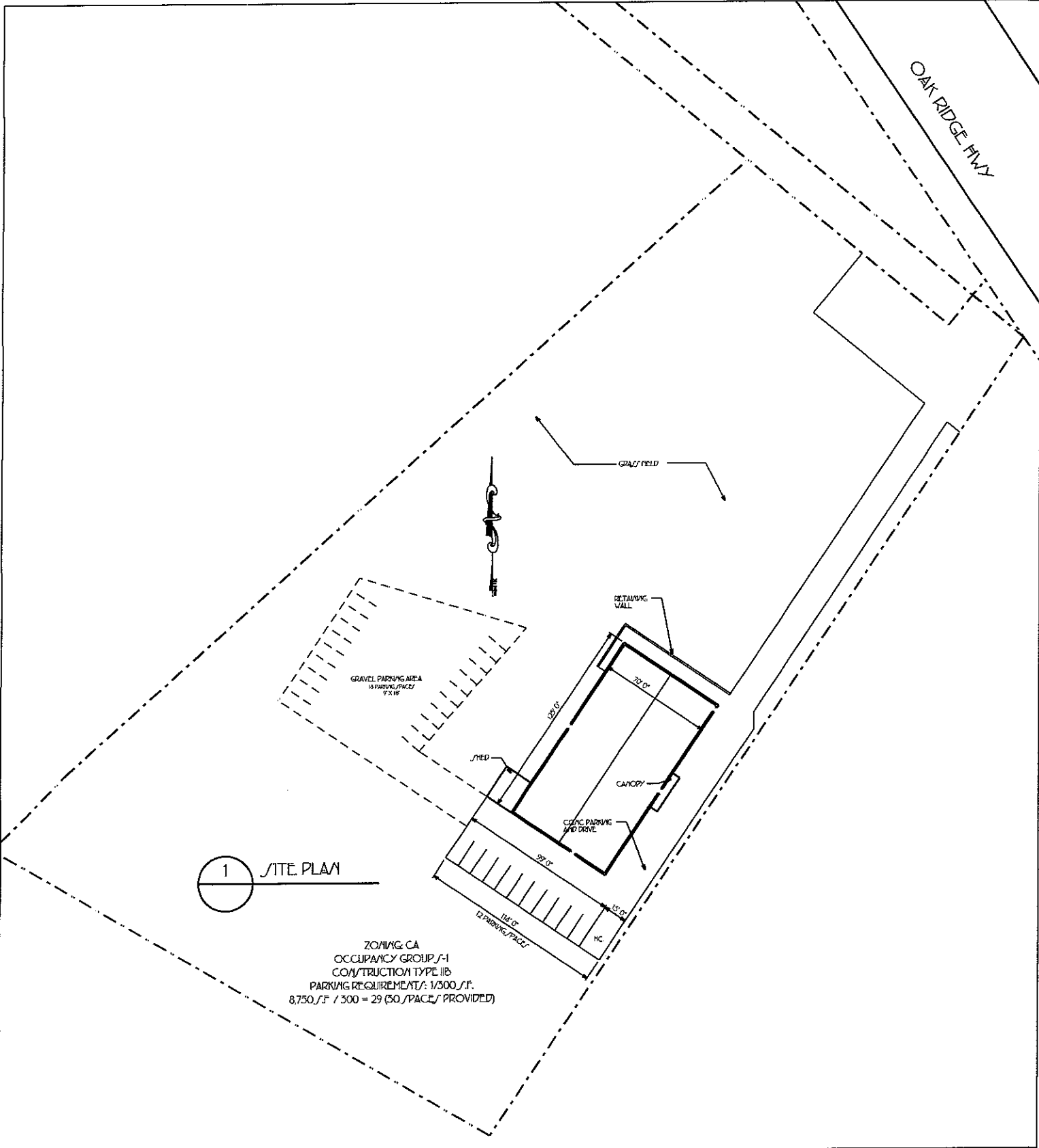
Self storage facility in CA (General Business)

Original Print Date: 10/26/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Wisham, Mark

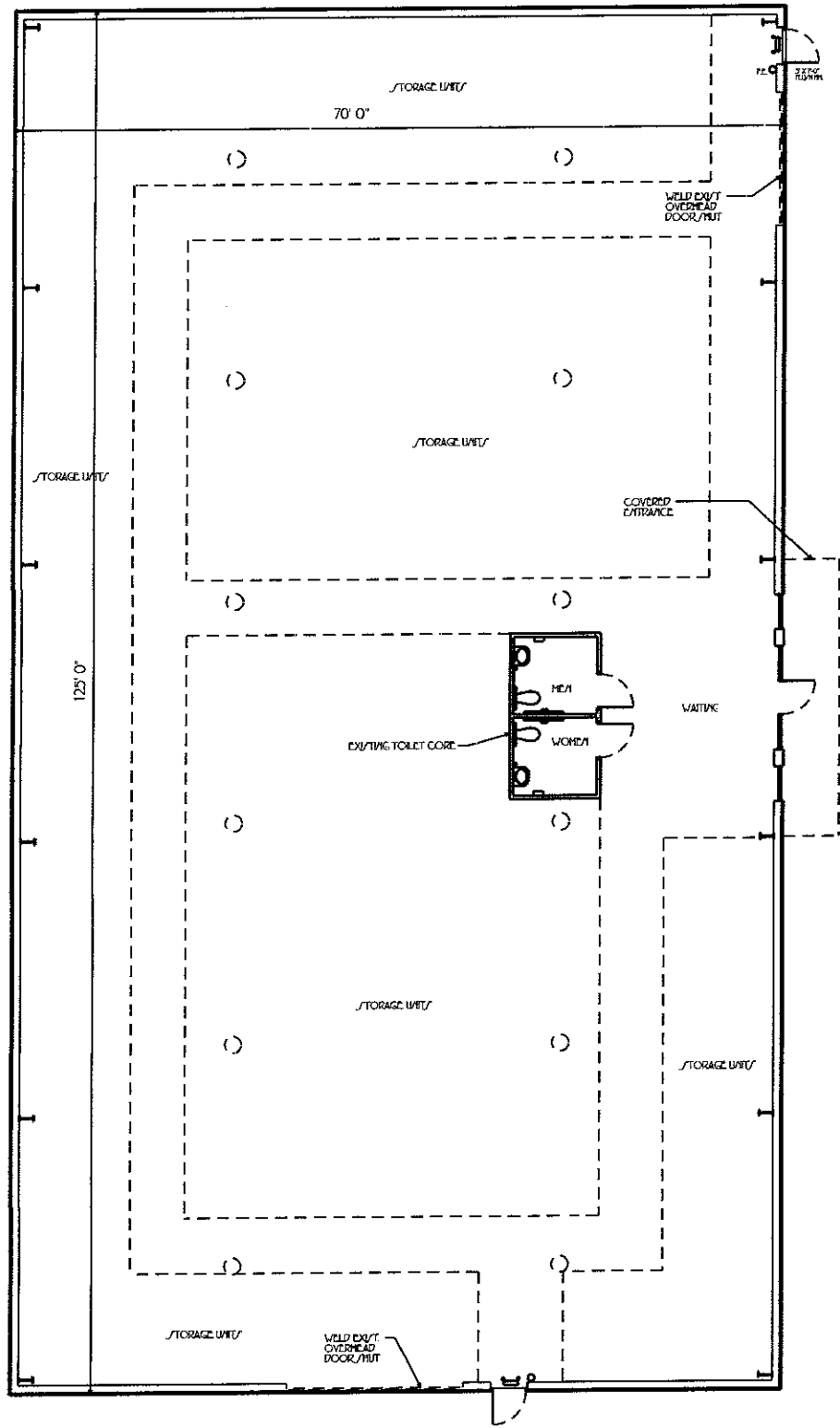
Map No: 89
Jurisdiction: County





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11-C-10-UP



2 FLOOR PLAN

11-C-10-UR