

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 9-B-12-RZ
 9-B-12-SP

AGENDA ITEM #: 32
AGENDA DATE: 9/13/2012

▶ **APPLICANT:** STORE SAFE STORAGE
 OWNER(S): Store Safe Storage

TAX ID NUMBER: 68 084
 JURISDICTION: Commission District 7

▶ **LOCATION:** Northwest side Murray Dr., southwest side Primus Rd.

▶ **TRACT INFORMATION:** 1.35 acres.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Primus Rd., a local street with 21' of pavement width within 100' of right-of-way, or Murray Dr., a local collector street with 18' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Expansion of existing, 5 year old self storage business to the northwest

EXTENSION OF PLAN DESIGNATION/ZONING: Not an extension of plan designation, but CA zoning abuts site to the northwest

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Primus Rd. and I-75 R-O-W / TR / OS-1 (Open Space Preservation)
 South: House / LDR / A (Agricultural)
 East: Murray Dr. - House / LDR / A (Agricultural)
 West: Self storage facility / LDR / CA (General Business)

NEIGHBORHOOD CONTEXT: This site is on Primus Rd, which runs parallel to I-75 with various businesses and a church, zoned C-3, CA and A. To the south, along Murray Dr., are residential uses, zoned A and RA.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #9-B-12-SP, amending the Northwest City Sector Plan to C (Commercial) and recommend that Knox County Commission also approve the sector plan amendment, to make it**

operative. (See resolution, Exhibit A.)

Commercial use of this property is an extension of the existing commercial use to the northwest. There are other commercial uses and zones further northwest on Primus Rd. adjacent to I-75, that are not currently recognized on the sector plan. MPC staff will propose a larger scale sector plan amendment for the sites along Primus Rd. to be placed on the October 11, 2012 MPC agenda.

► **RECOMMEND that County Commission APPROVE CA (General Business) zoning.**

CA is a logical extension of zoning from the northwest for this site which is adjacent to I-75. CA zoning will allow the expansion of the existing self storage facility to the northwest.

COMMENTS:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made to Primus Rd. or Murray Dr. in the vicinity of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Northwest City Sector Plan does not currently recognize commercial uses and zoning that are in place along Primus Rd. It is staff's opinion that commercial use of these sites is appropriate, and an expanded sector plan amendment will be initiated to be placed on the October 11, 2012 MPC agenda.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There are established commercial uses and zoning along Primus Rd., not recognized on the current sector plan. The presence of the commercial zoning demonstrates that the City Council and County Commission have deemed this area as appropriate for commercial uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The development trend along this Primus Rd. corridor is for non-residential uses. The road runs parallel and adjacent to I-75 and sites have exposure to drivers on the interstate.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. CA is a logical extension of zoning from the northwest.
2. There are no residential uses along this section of Primus Rd. from Murray Dr. to its northwest terminus.
3. Extension of CA zoning to this site will allow the expansion of the existing self service storage business from the abutting property to the northwest. This type of business and other CA uses are appropriate at this location.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested CA zoning district is for general retail business and services, but not for manufacturing or for processing materials.
2. The subject property is appropriate for CA zoning and uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposal will have no impact on schools, and the traffic impact will depend on the type of use that is proposed. The applicant is proposing expansion of a self service storage facility from the northwest. These facilities generally have very low traffic generation.
2. CA zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. A self service storage facility requires development plan approval by MPC as a use on review in the CA zone. This will give MPC and Knox County Engineering staff the chance to review plans and address any development issues prior to issuance of any building permits. It will also provide the opportunity for review of and comments on the plan by the general public.
4. Public water and sanitary sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended amendment from LDR to C, CA zoning would be consistent with the Northwest City Sector Plan. Staff has initiated a sector plan amendment to consider a commercial designation for the remainder of Primus Rd. that is not already designated as such. This sector plan amendment will be placed on the October 11, 2012 MPC agenda.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The proposal does not present any apparent conflicts with any other adopted plans.

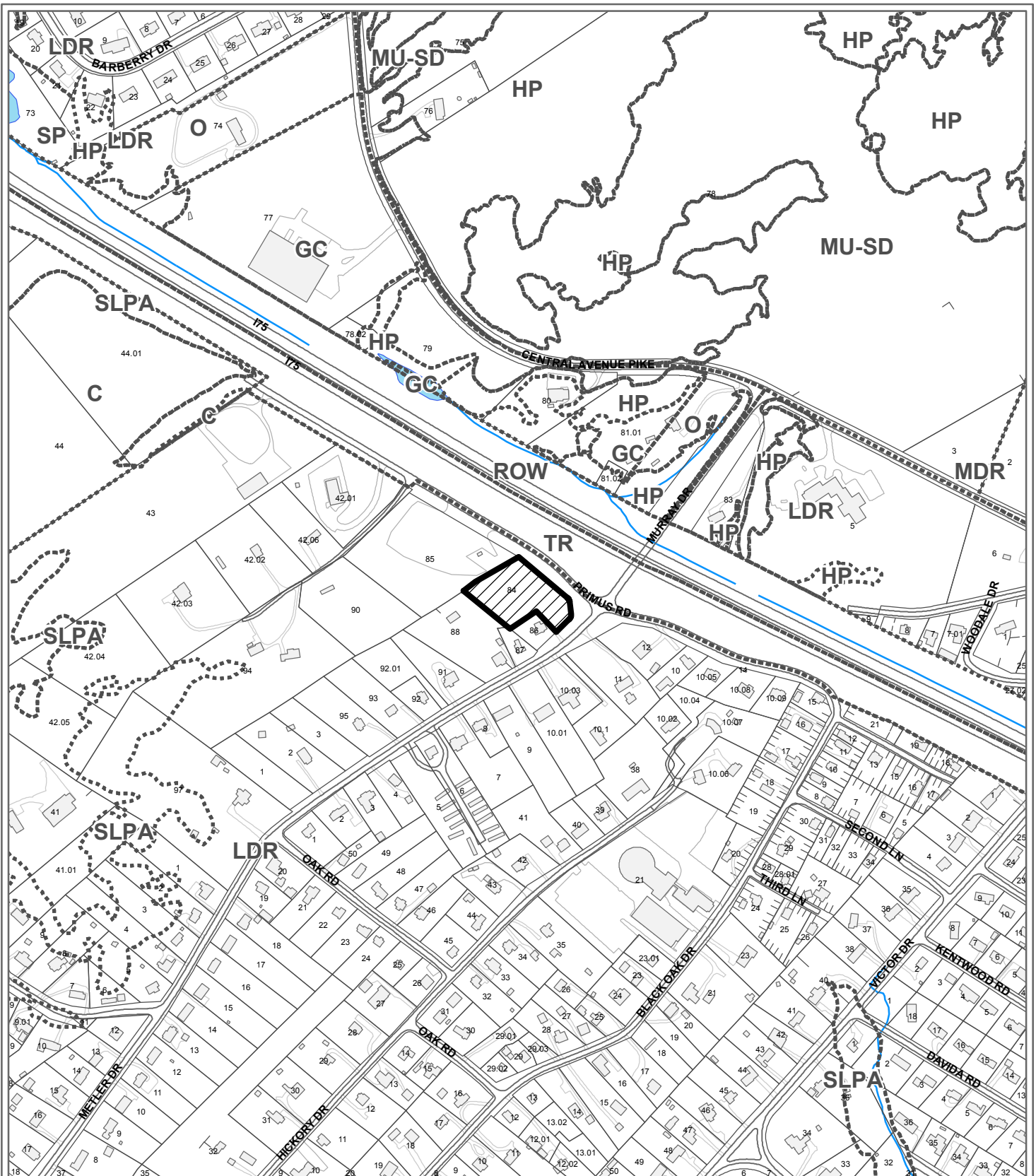
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/22/2012. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**9-B-12-SP / 9-B-12-RZ
NORTHWEST CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)
To: C (Commercial)



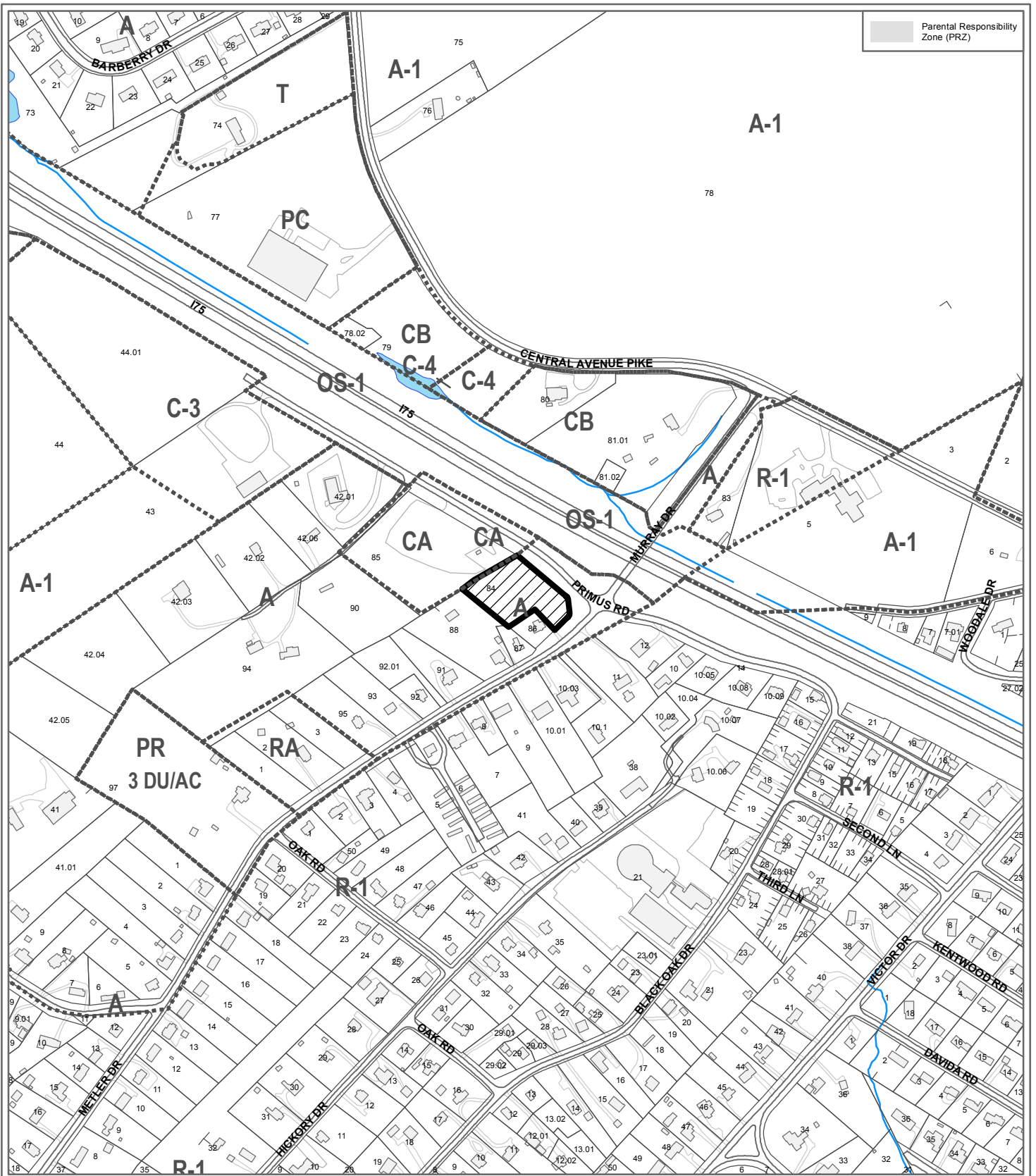
Petitioner: Store Safe Storage

Map No: 68

Jurisdiction: County



Original Print Date: 8/22/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**9-B-12-RZ
REZONING**

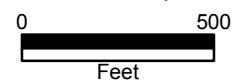
From: A (Agricultural)
To: CA (General Business)



Petitioner: Store Safe Storage

Map No: 68

Jurisdiction: County



Original Print Date: 8/22/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST CITY SECTOR PLAN**

***WHEREAS**, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest City Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within sector plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Store Safe Storage, has submitted an application to amend the Sector Plan from Low Density Residential to Commercial for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northwest City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Metropolitan Planning Commission, at its regularly scheduled public hearing on September 13, 2012, after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest City Sector Plan, with its accompanying, staff report and map, file #9-B-12-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: receipt # 25070 rezoning, STORE SAFE STORAGE

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Mon, Jul 30, 2012 at 1:26 PM

Re: September 9-B-12-RZ/9-B-12-SP

----- Forwarded message -----

From: **Store Safe Storage** <info@storesafeknoxville.com>
Date: Mon, Jul 30, 2012 at 11:45 AM
Subject: receipt # 25070 rezoning, STORE SAFE STORAGE
To: mike.brusseau@knoxmpc.org

Hi Mike,

I just talked with you about rezoning additional land on Primus Road in Knox County to expand my storage business – STORE SAFE STORAGE 6165 Primus Road Knoxville, TN 37912. Attached are (3) signed statements from the adjoining neighbors stating they do not oppose the rezoning for my expansion of the self storage business. Our facility is well above average in appearance and we plan to expand with the same appearance. There are already 20' tall Leyland Cyprus trees/bushes which make a full privacy barrier for the neighbors of the new rezoning. To see facility photos of our existing storage business please see our website storesafeknoxville.com.

Thank you for your time and please call me if you have further questions.

Russell Amanns

Store Safe Storage

[865-388-7362](tel:865-388-7362)

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Michael A. Brusseau, AICP, Senior Planner
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Knoxville, TN 37902
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1323K



STORE SAFE Storage

To: Knox County MPC

RE: rezone CLT MAP 068 parcel 84 to CA

July 19, 2012

I, John L. Carpenter, residing at 325 Murray Drive Knoxville, TN 37912, CLT Map 068, parcel 088, DO NOT OPPOSE the rezoning and plan amendment change for CLT MAP 068 parcel 084 to be rezoned from A to CA (commercial). This will allow for the expansion of our adjoining neighbor STORE SAFE STORAGE.

Sincerely,

John L. Carpenter
325 Murray Drive
Knoxville, Tn. 37912



To: Knox County MPC

RE: rezone CLT MAP 068 parcel 84 to CA

July 19, 2012

I, Margaret Selma Whitson, residing at 319 Murray Drive Knoxville, TN 37912, CLT Map 068, parcel 087, DO NOT OPPOSE the rezoning and plan amendment change for CLT MAP 068 parcel 084 to be rezoned from A to CA (commercial). This will allow for the expansion of our adjoining neighbor STORE SAFE STORAGE.

Sincerely,

Margaret Selma Whitson
319 Murray Drive
Knoxville, Tn. 37912



STORE SAFE Storage

To: Knox County MPC

RE: rezone CLT MAP 068 parcel 84 to CA

July 19, 2012

I, Marian Miller, residing at 311 Murray Drive Knoxville, TN 37912, CLT Map 068, parcel 086, DO NOT OPPOSE the rezoning and plan amendment change for CLT MAP 068 parcel 084 to be rezoned from A to CA (commercial). This will allow for the expansion of our adjoining neighbor STORE SAFE STORAGE.

Sincerely,

Marian Miller
311 Murray Drive
Knoxville, Tn. 37912

