

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

▶ **FILE #:** 8-A-14-UR

AGENDA ITEM #: 43

AGENDA DATE: 8/14/2014

▶ **APPLICANT:** DANNY AMANNS

OWNER(S): Store Safe Storage

TAX ID NUMBER: 68 084

JURISDICTION: County Commission District 7

STREET ADDRESS: 301 Murray Dr

▶ **LOCATION:** Southwest side of Primus Rd., northwest side of Murray Dr.

▶ **APPX. SIZE OF TRACT:** 1.35 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Primus Rd., a local access street with a 20' pavement width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Septic

WATERSHED: Knob Fork Creek

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Self-Service Storage Facility

HISTORY OF ZONING: Property was rezoned from A (Agricultural) to CA (General Business) by Knox County Commission on October 22, 2012.

SURROUNDING LAND USE AND ZONING: North: Self-service storage facility / CA (General Business)

South: Residences / A (Agricultural) and R-1 (Low Density Residential)

East: I-75 / CA (General Business) and OS-1 (Open Space Preservation)

West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: The site fronts on Primus Rd. and I-75 in an area that is predominately residential. Property to the northwest along Primus Rd. includes a self-service storage facility in a CA (General Business) District, a church in an A (Agricultural) District, and a tree service in a C-3 (General Commercial) District.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a self-service storage facility addition with a total building area of approximately 18,150 square feet in the CA zone, subject to 8 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Submitting revised plans to the Knox County Department of Engineering and Public Works for the internal driveway connection between the two phases of the self-service storage facilities to improve the transition grades for the driveway. The revised plans are subject to approval by the Knox County Department of Engineering and Public Works and Planning Commission staff prior to obtaining any building permits for this

development.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. The proposed access control gate at the entrance to the facility is subject to approval by the Knox County Fire Marshal's Office.
5. Providing the required opaque fencing parallel to and setback a minimum of 5 feet from the western property line that borders the A (Agricultural) zoning district.
6. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
7. Obtaining approval and recording an administrative plat that combines tax parcels 084 and 085 prior to obtaining and occupancy permit for the development.
8. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all requirements for approval in the CA zone, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to expand the existing self-service storage facility located on a 3.4 acre parcel on the southwest side of Primus Rd. paralleling I-75. The expansion which is located on a 1.35 acre parcel on the southeast side of the existing facility will add approximately 18,150 square feet of storage space within three buildings. Access to the site will be an internal connection from the existing self-service storage facility with no direct connection to Primus Rd. or Murray Dr.

This new site was rezoned to CA (General Business) by Knox County Commission on October 22, 2012. The CA District allows consideration of a self-service storage facility through the use-on-review process.

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

1. Public utilities (except sewer) are available to serve the site.
2. The existing and proposed uses of this site are all low traffic generators and will have minimal impact on the adjacent road system.
3. This request will have less impact on adjacent properties than most uses permitted under the CA zoning district and will have no impact on schools.

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

1. The request with the noted conditions conforms with the requirements of the CA zoning district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

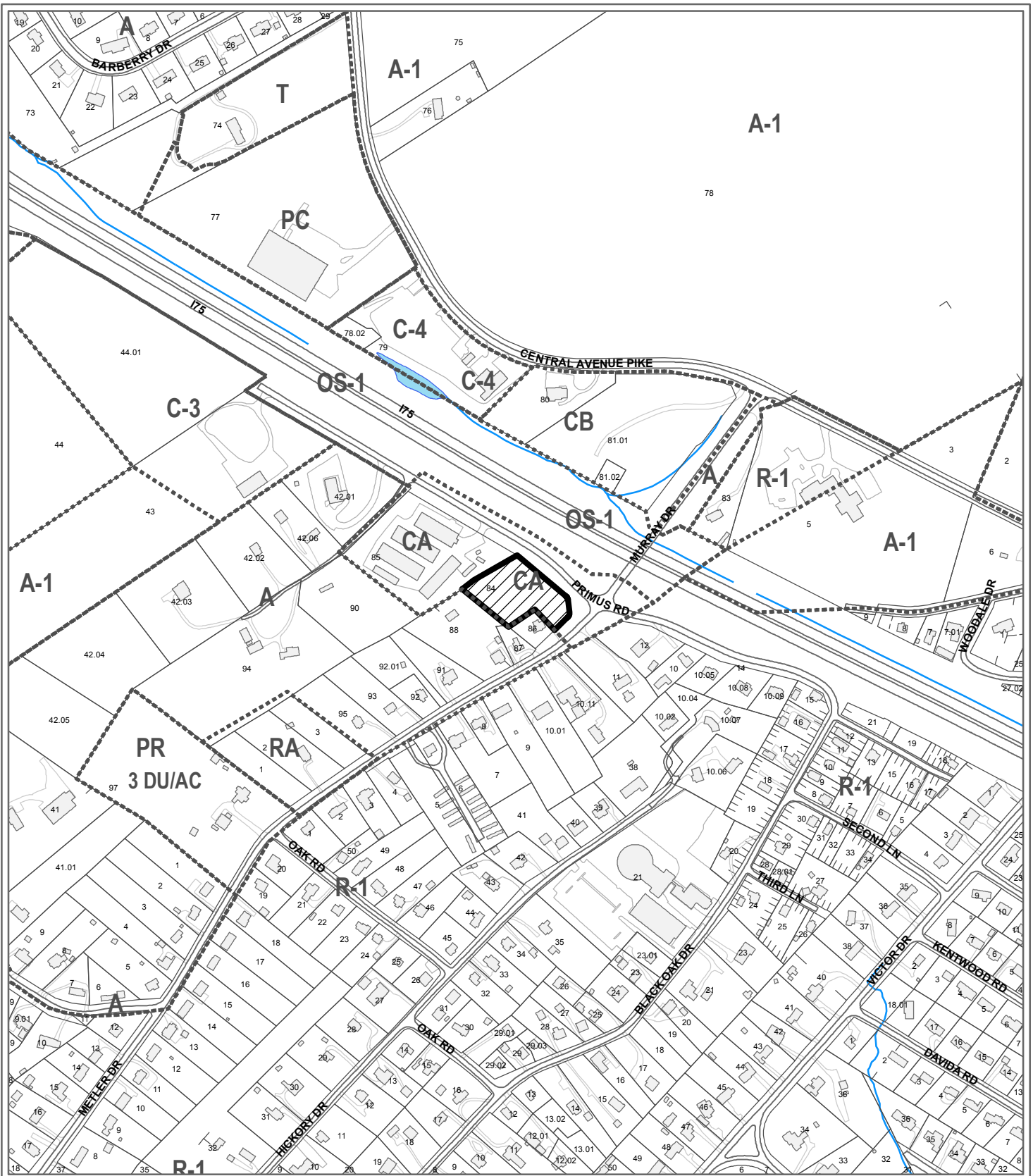
1. The Northwest City Sector Plan proposes commercial uses for this property. The proposed self-service storage facility is consistent with the land use designation.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 67 (average daily vehicle trips)

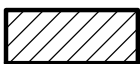
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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.



**8-A-14-UR
USE ON REVIEW**



Self Storage Facility in CA (General Business)

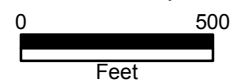
Original Print Date: 7/17/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

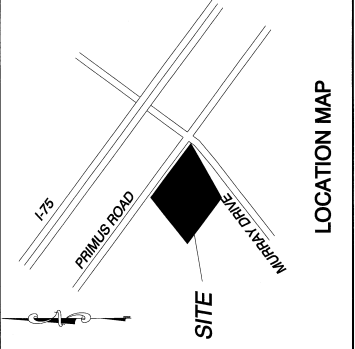
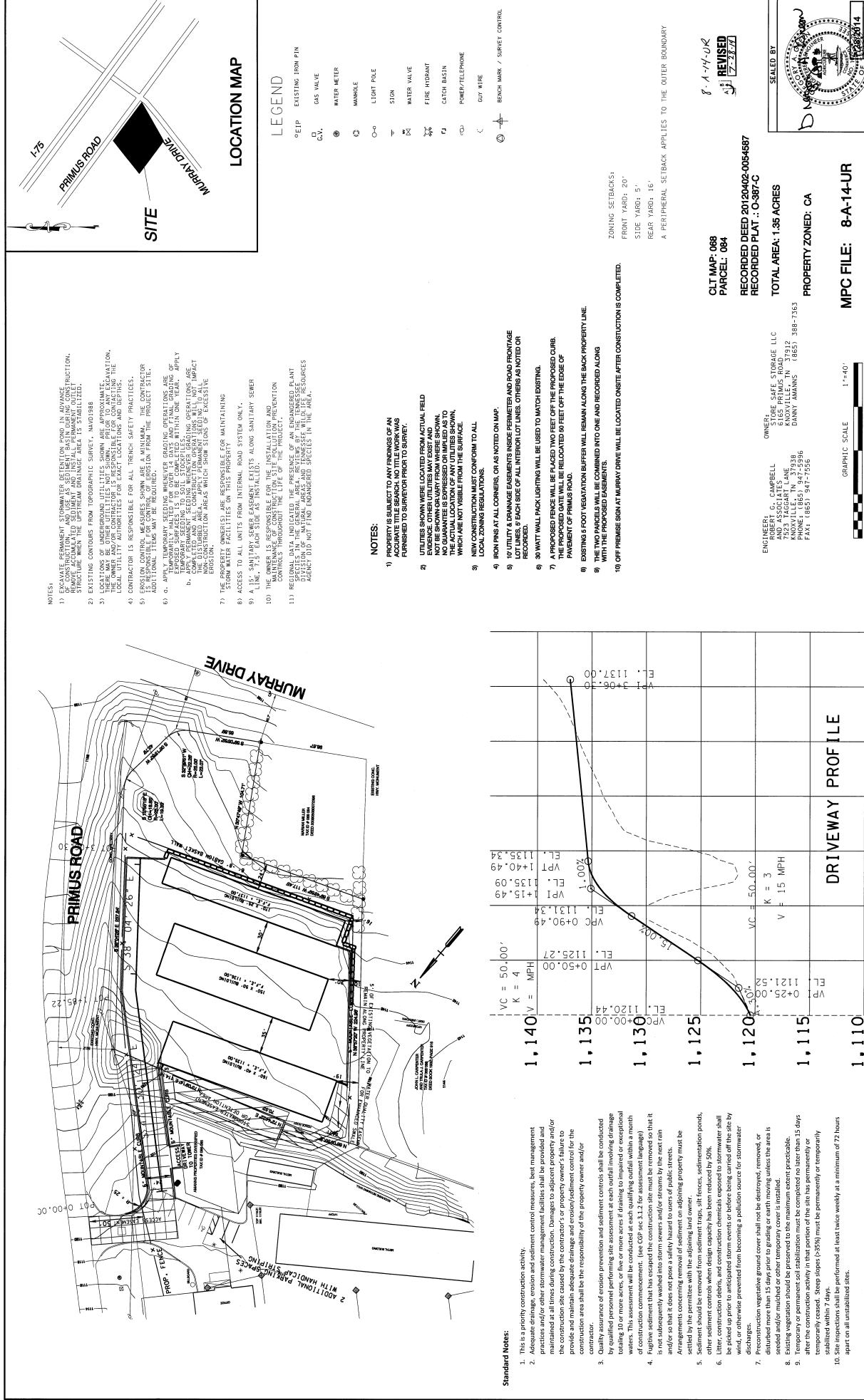
Revised:

Petitioner: Amanns, Danny

Map No: 68

Jurisdiction: County





- LEGEND**
- ◊ E/EP EXISTING IRON PIN
 - GAS VALVE
 - ⊕ WATER METER
 - ⊙ MANHOLE
 - LIGHT POLE
 - ▽ SIGN
 - ⊞ WATER VALVE
 - ⊞ FIRE HYDRANT
 - ⊞ CATCH BASIN
 - ⊞ POWER/TELEPHONE
 - ⊞ GUY WIRE
 - ⊞ BENCH MARK / SURVEY CONTROL

NOTES:

- 1) EROSION PREVENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. REMOVE EXISTING VEGETATION AND ALL EXISTING UTILITY LOCATIONS SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- 2) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY, MAY 1988.
- 3) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
- 4) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- 5) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR SHALL DETERMINE ADDITIONAL ITEMS THAT MAY BE REQUIRED.
- 6) a. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED. SEEDING SHALL BE COMPLETED WITHIN ONE YEAR. APPLY APPROPRIATE PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED. THE DISTURBED AREAS SHALL BE PERMANENTLY SEEDING TO ALLIG. EROSION. b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES THROUGHOUT THE LIFE OF THE PROJECT.
- 7) THE PROPERTY OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES FROM INTERNAL ROAD SYSTEM ONLY.
- 8) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 9) A 15" SANITARY SEWER CASING EXISTS ALONG SANITARY SEWER LINE.
- 10) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES THROUGHOUT THE LIFE OF THE PROJECT.
- 11) REGIONAL DATA INDICATED THE PRESENCE OF AN ENHANCED PLANT DIVISION OF NATURAL AREAS AND HERESSEF WILL USE THE RESOURCES AGENCY DID NOT FIND ENDANGERED SPECIES IN THE AREA.

NOTES:

- 1) PROPERTY IS SUBJECT TO ANY BURDEN OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- 2) UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN. OWNER FROM WHERE SHOWN. THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
- 3) NEW CONSTRUCTION MUST CONFORM TO ALL LOCAL ZONING REGULATIONS.
- 4) IRON PINS AT ALL CORNERS, OR AS NOTED ON MAP.
- 5) 10' UTILITY & DRAINAGE EASEMENTS INSIDE PERMETER AND ROAD FRONTAGE LOTS, 8' EACH SIDE OF ALL INTERIOR LOT LINES, OTHERS AS NOTED OR RECORDED.
- 6) 30 WATT WALL PACK LIGHTING WILL BE USED TO MATCH EXISTING.
- 7) A PROPOSED FENCE WILL BE PLACED TWO FEET OFF THE PROPOSED CURB. FENCE SHALL BE RELOCATED 90 FEET OFF THE EDGE OF PERMETER OF PRIMUS ROAD.
- 8) EXISTING 5 FOOT VEGETATION BUFFER WILL REMAIN ALONG THE BACK PROPERTY LINE.
- 9) THE TWO PARCELS WILL BE COMBINED INTO ONE AND RECORDED ALONG WITH THE PROPOSED SUBDIVISION.
- 10) OFF PREMISE SIGN AT MURRAY DRIVE WILL BE LOCATED ON SITE AFTER CONSTRUCTION IS COMPLETED.

ZONING SETBACKS:
 FRONT YARD: 20'
 SIDE YARD: 5'
 REAR YARD: 16'
 A PERIPHERAL SETBACK APPLIES TO THE OUTER BOUNDARY

8-A-14-UR
 REVISED
 12-28-14

CLT MAP: 088
 PARCEL: 084
 RECORDED DEED 20120402-0054887
 RECORDED PLAN : 0387-C
 TOTAL AREA: 1.35 ACRES
 PROPERTY ZONED: CA
 MPC FILE: 8-A-14-UR

ENGINEER:
 ROBERT G. CAMPBELL
 AND ASSOCIATES
 1000 N. W. 27th St.
 KNOXVILLE, TN 37938
 PHONE: 615-596-3886
 FAX: 615-596-7556

OWNER:
 STORE SAFE STORAGE, LLC
 6165 PRIMUS ROAD
 KNOXVILLE, TN 37912
 DANNY AMANS (865) 388-7363

SEAL BY

DRIVEWAY PROFILE

Station	Elevation	Notes
0+00	EL. 1120.44	VP
0+25	EL. 1121.52	VP
0+50	EL. 1125.27	VPC
0+90.49	EL. 1131.34	VPT
1+00	EL. 1135.09	VPT
1+15	EL. 1140.49	VPT
1+35.34	EL. 1135.34	VPC
1+40	EL. 1137.00	VPT
1+40	EL. 1137.00	VPT

VC = 50.00'
 K = 4
 V = 15 MPH
 VC = 50.00'
 K = 3
 V = 15 MPH

GRAPHIC SCALE 1"=40'

0 40 80 120

USE ON REVIEW
 PLAN VIEW LAYOUT

DESTONED BY: G8
 CHECKED BY: RGO
 DATE: JUNE 2014
 DRAWN BY: G8

NO. 1 OF SHEETS

NO.	DATE	DESCRIPTION	BY	CHKD.

REVISIONS

ROBERT G. CAMPBELL & ASSOC., LP.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

STORE SAFE STORAGE, LLC
 301 MURRAY DRIVE