

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

▶ **FILE #:** 9-D-15-UR **AGENDA ITEM #:** 43
 POSTPONEMENT(S): 9/10/2015-11/12/2015 **AGENDA DATE:** 12/10/2015

▶ **APPLICANT:** **MERCHANTS RETAIL PARTNERS**
 OWNER(S): David Fiser

TAX ID NUMBER: 103 E A 017 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2326 Cherahala Blvd

▶ **LOCATION:** **Northeast side of Cherahala Blvd., north of Hardin Valley Rd.**

▶ **APPX. SIZE OF TRACT:** **1.9 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cherahala Blvd., a local street serving the Pellissippi Corporate Center with a boulevard design entrance within a 144' right-of-way.

UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **CA (General Business) / TO (Technology Overlay)**

▶ **EXISTING LAND USE:** **Vacant lot**

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Research facility / BP (Business and Technology) / TO (Technology Overlay)

South: Vacant lot / CA (General Business) / TO (Technology Overlay)

East: Vacant lots / CA (General Business) / TO (Technology Overlay) & BP/TO

West: Vacant lot / CA (General Business) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

STAFF RECOMMENDATION:

▶ **WITHDRAW as requested by the applicant.**

COMMENTS:

The applicant is proposing to develop a 3 story climate control self-service storage facility with 90,000 square feet on this 1.9 acre site located on the northeast side of Cherahala Blvd., north of Hardin Valley Rd. within the

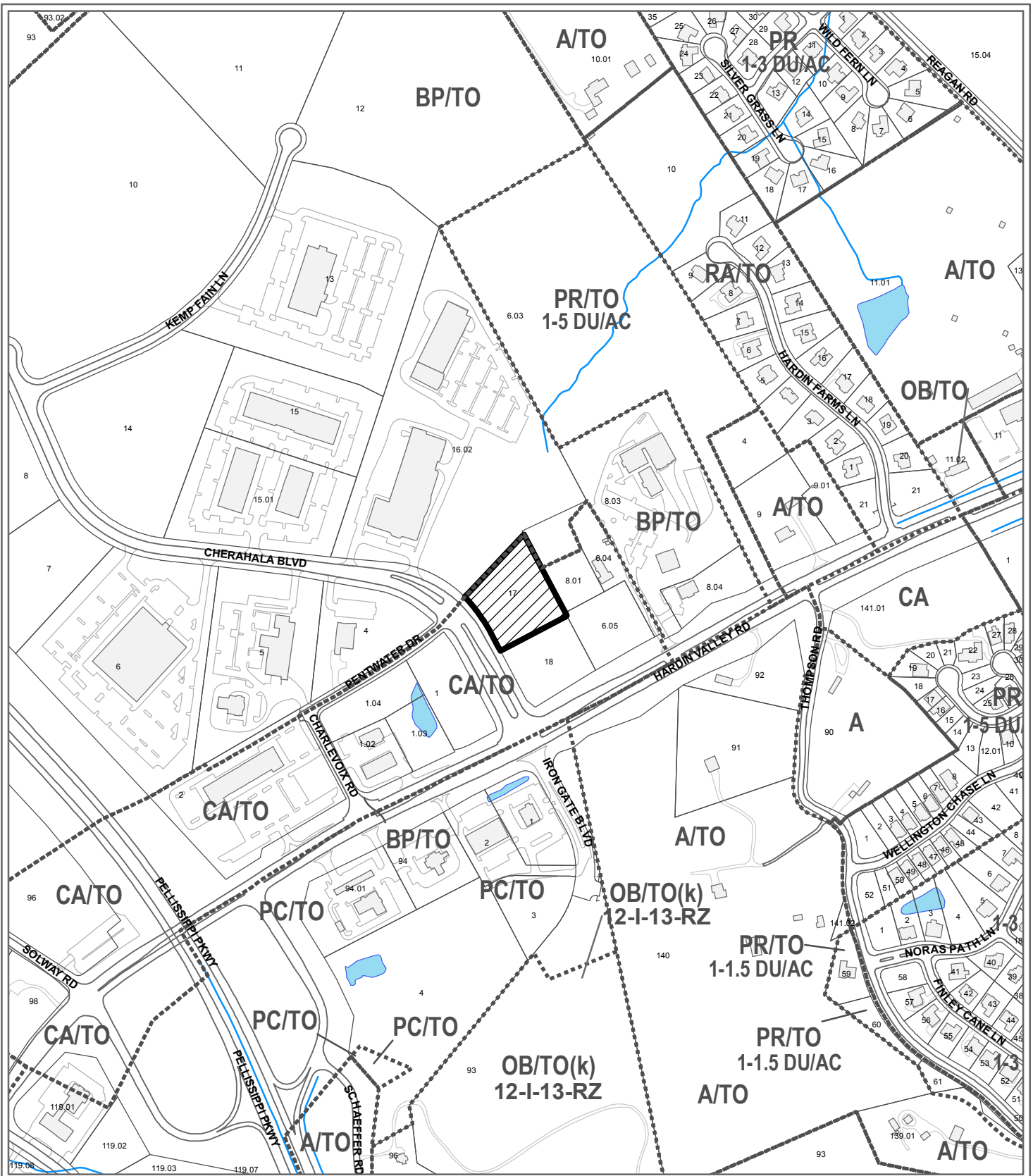
Pellissippi Corporate Center. The property which is zoned CA (General Business) only allows consideration of self-service storage facilities through the use on review process. The property is also within the TO (Technology Overlay) district which requires approval from the Tennessee Technology Corridor Development Authority (TTCDA). Since the property is located in the Pellissippi Corporate Center, review and approval is also required from The Development Corporation of Knox County.

The applicant has requested a postponement to allow time to go before the Knox County Board of Zoning Appeals to obtain variances from the Knox County Zoning Ordinance standards for self-service storage facilities. The two primary standards that impact this development are the requirements that 1) access to the site shall be from a major collector or arterial street (Cherahala Blvd. is classified as a local street); and 2) the lot area shall be not less than 2 acres. Staff has provided a letter to the applicant identifying other design standards that will impact the proposed facility.

ESTIMATED TRAFFIC IMPACT: Not required.

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-D-15-UR
USE ON REVIEW**



Self-service storage facility in CA (General Business) / TO (Technology Overlay)

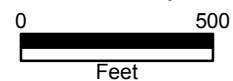
Original Print Date: 8/25/2015
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

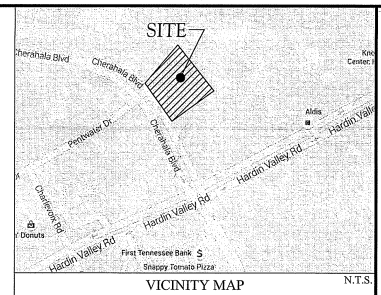
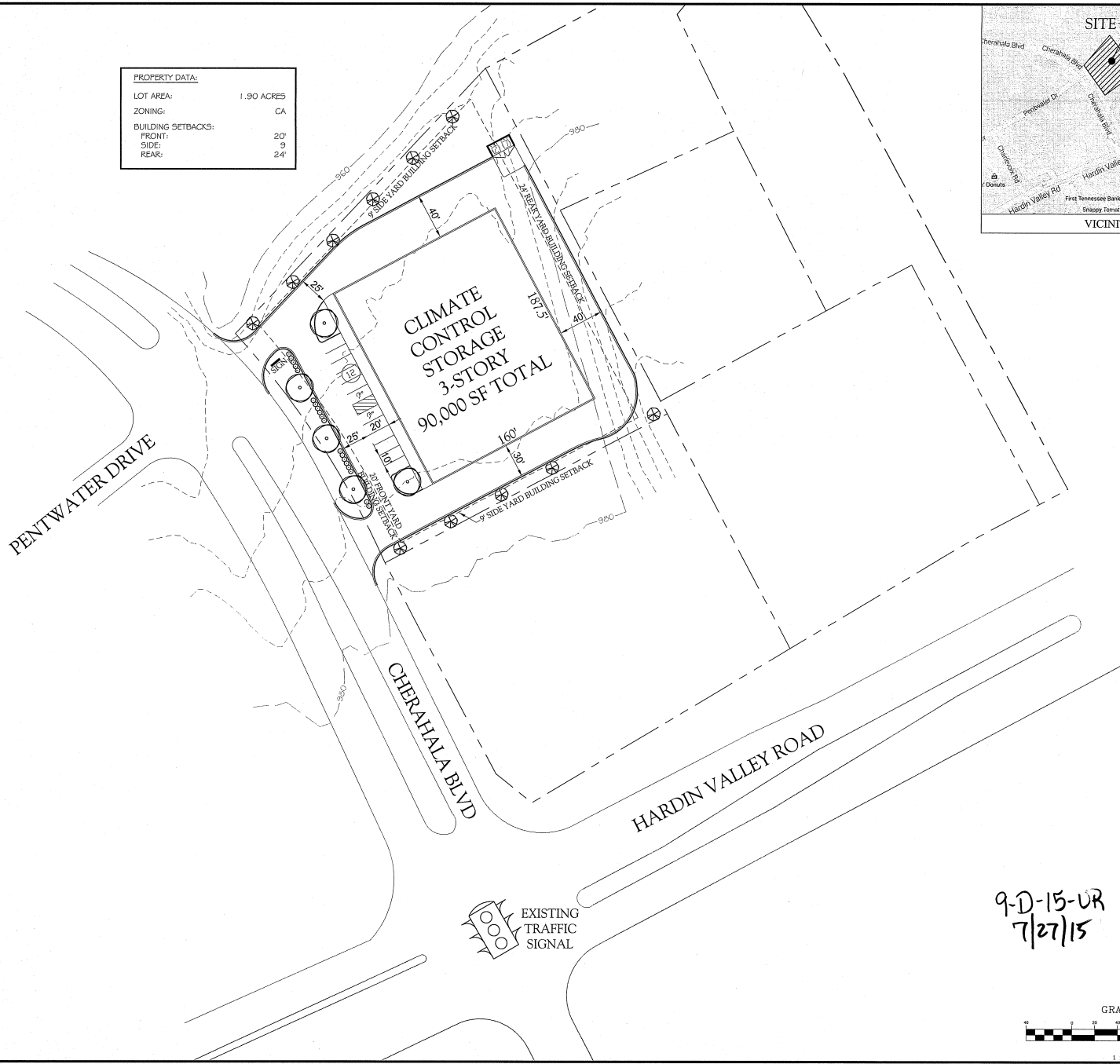
Petitioner: Merchants Retail Partners

Map No: 103

Jurisdiction: County



PROPERTY DATA:	
LOT AREA:	1.90 ACRES
ZONING:	CA
BUILDING SETBACKS:	
FRONT:	20'
SIDE:	9'
REAR:	24'



SITE INCORPORATED
 Site Infrastructure Transportation Engineers
 Knoxville, TN 37919
 Phone: (615) 993-9100
 Fax: (615) 993-5888

Use on Review - Site Plan

Climate Control Storage
 2326 Cherahala Blvd
 Knoxville, Tennessee 37932
 H.V. Properties

NO.	DATE	COMMENTS

CSP-1

9-D-15-UR
 7/27/15

