

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

▶ **FILE #:** 4-A-16-UR

AGENDA ITEM #: 51

AGENDA DATE: 4/14/2016

▶ **APPLICANT:** STORE SAFE STORAGE, LLC

OWNER(S): Russell Amanns

TAX ID NUMBER: 48 E A 001

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6417 Maynardville Pike

▶ **LOCATION:** West side of Maynardville Pike, south side of Mynatt Rd., north side of Rifle Range Rd.

▶ **APPX. SIZE OF TRACT:** 10.2 acres

SECTOR PLAN: North County

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

ACCESSIBILITY: The site is access via Maynardville Pike, a major arterial with 4-lanes of travel and a landscaped median within 125' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** CA (General Business) and CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Self storage facility

HISTORY OF ZONING: None

SURROUNDING LAND USE AND ZONING: North: Mobile home park, Convenience store / CA (General Business), RB (General Residential)

South: Detached houses, Business Park / CA (General Business), RB (General Residential), CB (Business & Manufacturing)

East: Auto sales, Gas station / CA (General Business), C-3 (General Commercial District)

West: Mobile home park, Auto body shop / RB (General Residential), CB (Business & Manufacturing)

NEIGHBORHOOD CONTEXT: This area is developed a mix of commercial and residential uses. Retail commercial and auto sale uses are primarily along Maynardville Pike and residential uses along Rifle Range Dr. and Mynatt Rd.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a self-service storage facility with a total building area of approximately 43,500 square feet in the CA and CB zones, 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 driveway

connection Maynardville Pike 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. Obtaining a driveway permit from the Tennessee Department of Transportation and the City of Knoxville Department of Engineering.
6. Closing the existing access to Maynardville Pike.
7. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
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 and CB zones, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing a self-service storage facility located on a 10.2 acre parcel with split zoning, 3.7 acres zoned CA and 6.5 acres zoned CB. The storage facility is located on the CA zoned property and will have one-way in, one-way out access to Maynardville Pike only. The remaining portion of the property that is zoned CB has access to both Mynatt Rd. and Rifle Range Dr. The stormwater detention basin for the overall site is located on the northeastern portion of the CB zoned property and the stormwater from the self-service storage facility will be piped under the unnamed tributary to Hines Branch that runs between the CA and CB zoning.

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

1. Public utilities are available to serve the site.
2. The proposed use of this site is a low traffic generator 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.

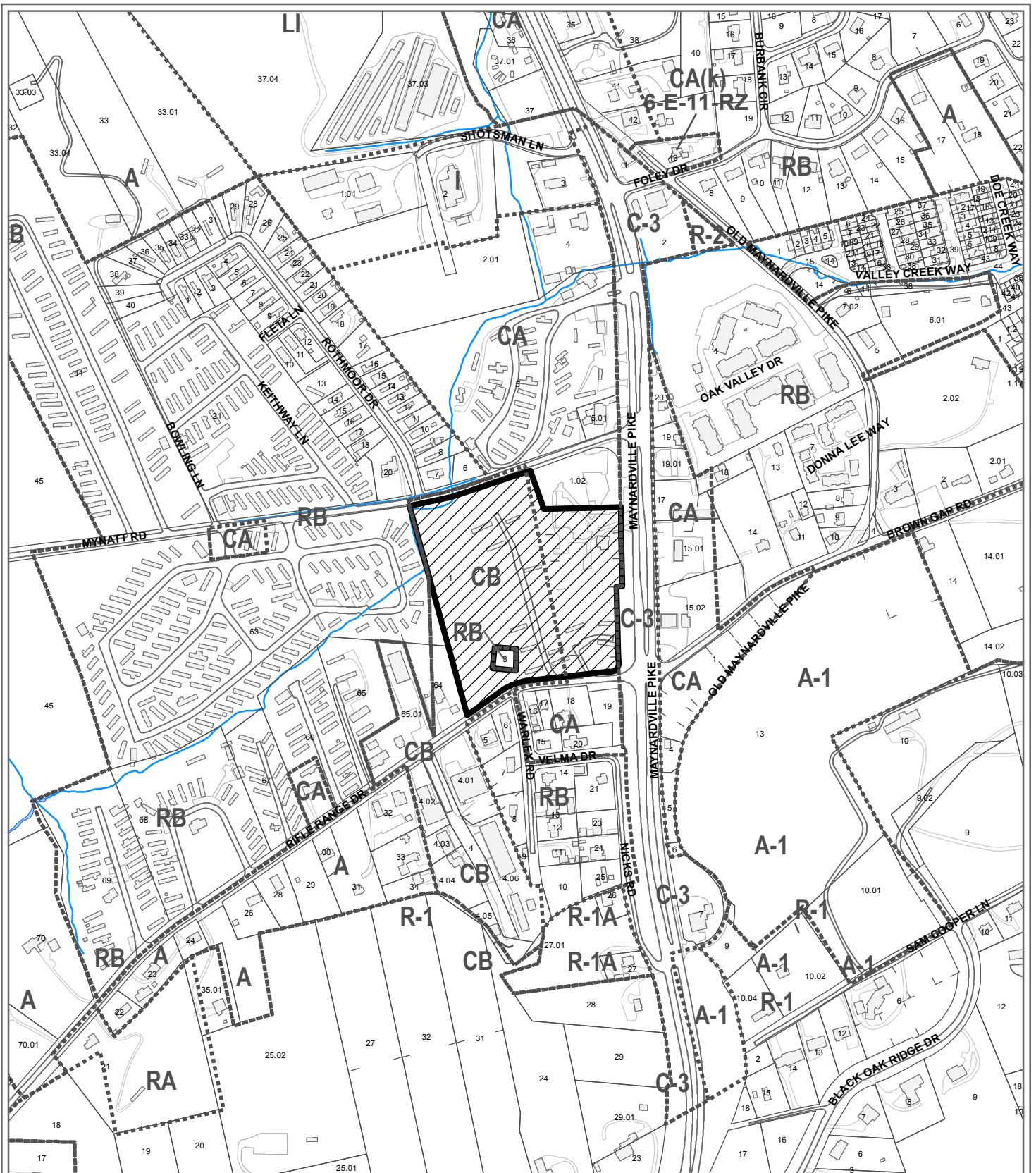
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County 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: Not required.

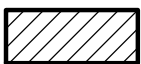
ESTIMATED STUDENT YIELD: Not applicable.

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.



**4-A-16-UR
USE ON REVIEW**

Petitioner: Store Safe Storage, LLC



Self storage facility in CA (General Business) and CB (Business and Manufacturing)

Original Print Date: 3/21/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

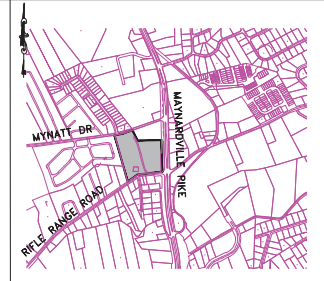
Map No: 48
 Jurisdiction: County



PARKING SPACES REQUIRED:
 1 SPACE PER EMPLOYEE (ON THE LARGEST SHIFT) = 1 SPACE
 CUSTOMER PARKING = 3 SPACES
 TOTAL REQUIRED = 4 SPACES
 TOTAL SHOWN = 4 SPACES (INCLUDES 1 HANDICAPPED SPACE)

GENERAL NOTES:

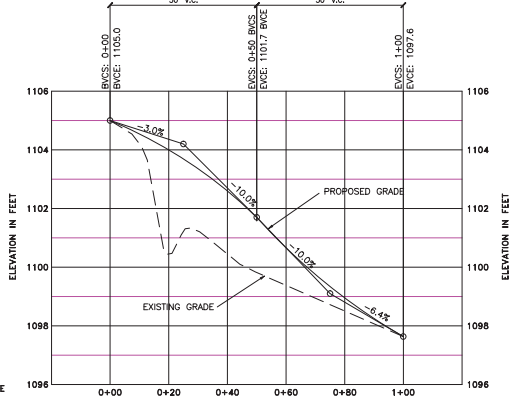
1. SITE INFORMATION PER KGIS.
2. PROPERTY INFORMATION:
 C/LT MAP 0455A, PARCEL 001
 ZONING CA, CB & RB
 AREA 10.2 ACRES
3. UTILITY AND DRAINAGE EASEMENT SHALL BE 10' INSIDE ROAD AND PROPERTY LINES.
 FRONT SETBACK=20'
 REAR SETBACK=15'
 SIDE SETBACK=5'
4. NEW CONSTRUCTION MUST CONFORM TO ALL LOCAL ZONING REGULATIONS.
5. A PROPOSED FENCE WILL BE PLACED TWO FEET OFF OF THE PROPOSED CURB UNLESS OTHERWISE NOTED.
6. A 50' MINIMUM WIDTH BUFFER SHALL BE PROVIDED ON EACH SIDE OF STREAM. THE BUFFER SHALL CONSIST OF AN UNDISTURBED 25' INNER ZONE AND A VEGETATED 25' OUTER ZONE.
7. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES AFFECTED BY WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY INTERFERENCES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
8. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO ANY LAND-DISTURBING ACTIVITY. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL PERMANENT GROUND COVER HAS BEEN ESTABLISHED ON ALL DISTURBED AREAS.
9. CONTRACTOR SHALL INSPECT SEDIMENT CONTROL MEASURES AT LEAST TWICE WEEKLY (72 HOURS APART).
10. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES ARE TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
11. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
12. EXISTING CURBS OPENING TO BE CLOSED. NEW DRIVEWAY WILL REQUIRE TDOT AND CITY OF KNOXVILLE ENTRANCE PERMIT.
13. EXISTING BASIN SHALL BE BACKFILLED WITH ENGINEERING FILL TO PROPOSED GRADE. INSTALL 2'-6" GABION BASKET WALL AS NECESSARY TO MAINTAIN STREAM BUFFER.
14. STORMWATER FROM PROPOSED DEVELOPMENT WILL BE COLLECTED AND CONVEYED BENEATH EXISTING STREAM VIA BURIED DRAIN PIPE.
15. THIS IS A PRIORITY CONSTRUCTION SITE.



VICINITY MAP-NTS

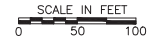
PVI STA=0+25
 PVI ELEV=1104.2
 A=7.0
 K=7.1
 50' v.c.

PVI STA=0+75
 PVI ELEV=1099.2
 A=-3.6
 K=13.9
 50' v.c.



DRIVEWAY PROFILE
 SCALE: 1"=20' HORIZ.
 1"=2' VERT.

4-A-16-UR
 Revised: 3/30/2016



NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
 Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances; to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction; to protect life, property, or works to avoid excessively wide cuts in unstable material.
 OSHA RULES SHALL BE ADHERED BY

USE ON REVIEW PLAN AND DRIVEWAY PROFILE
 SHEET C-1
 StoreSafe Storage LLC
 6417 Maynardville Pike
 Knoxville, TN 37912

Prepared For:
 Russ Amanns
 StoreSafe Storage LLC
 6165 Primus Road
 Knoxville, Tennessee 37912
 (865) 388-7362

LANDWATER ENGINEERING, INC.
 LandWater Engineering
 P.O. Box 52292
 Knoxville, Tennessee 37950
 (865) 599-1632

SITE PLAN
 SCALE: 1"=50'