

▶ **FILE #:** 1-J-16-UR **AGENDA ITEM #:** 38  
 POSTPONEMENT(S): 1/14/2016 **AGENDA DATE:** 2/11/2016  
 ▶ **APPLICANT:** JH STORAGE, LLC  
 OWNER(S): JH Storage, LLC

TAX ID NUMBER: 105 158.06 & 158.09 [View map on KGIS](#)  
 JURISDICTION: County Commission District 3  
 STREET ADDRESS: 0 Middlebrook Pike  
 ▶ **LOCATION:** North side of Middlebrook Pike and west side Joe Hinton Rd.  
 ▶ **APPX. SIZE OF TRACT:** 1.77 acres  
 SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: Planned Growth Area  
 ACCESSIBILITY: Access is via Middlebrook Pike, a 4 lane median divided major arterial street within 110' of right-of-way, and Joe Hinton Rd., a major collector street with 36' of pavement width within 60' of right-of-way.  
 UTILITIES: Water Source: West Knox Utility District  
 Sewer Source: West Knox Utility District  
 WATERSHED: Ten Mile Creek

▶ **ZONING:** CA (General Business)  
 ▶ **EXISTING LAND USE:** Vacant  
 ▶ **PROPOSED USE:** Climate controlled storage facility

HISTORY OF ZONING: Zoned CA (General Business) in 1997 from PR (Planned Residential).  
 SURROUNDING LAND USE AND ZONING:  
 North: Apartment complex / PR (Planned Residential District)  
 South: Middlebrook Pike and Attached houses / PR (Planned Residential District)  
 East: Joe Hinton Rd., Gas station, and Restaurant / CA (General Business District)  
 West: Shopping center / CA (General Business District)  
 NEIGHBORHOOD CONTEXT: The subject site is at the intersection of Middlebrook Pike and Joe Hinton Rd., which has developed into a neighborhood serving commercial node. The surrounding area includes detached and attached houses, and multi-dwelling developments.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request to construct a 4-story, 102,000 square foot climate control storage facility as shown on the development plan subject to 7 conditions.**  
 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
 2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
 3. Meeting all applicable requirements of the Knox County Health Dept.

4. Meeting all applicable requirements of the State of Tennessee Scenic Highway System Act of 1971 (Tenn. Code Ann. § 54-17).
5. Obtaining the required minimum lot size and parking lot setback variance from the Knox County Board of Zoning Appeals.
6. Provide evergreen landscape screening on the rear of the dumpster enclosure.
7. Maintain a level grade for a minimum depth of 10' from the back of the curb line along Middlebrook Pike that will accommodate future installation of a sidewalk.

With the conditions noted, this plan meets the requirements for approval in the CA Zone and the other criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing a 102,000 square foot climate control storage facility that will be 4 stories tall (3-stories on top of a basement level). The facility will have 3 full stories visible from Middlebrook Pike.

Two zoning variances are required for the plan as submitted. 1) The standards for a self-storage facility (Article 4, Section 4.93) require a minimum lot size of 2 acres and this lot is 1.77 acres. Staff feels this variance can be justified because this facility is an enclosed multi-story facility in comparison to the typical one-story unenclosed facility. 2) The off-street parking lot setback (Article 3, Section 3.51.08) standards require that when a parking lot located in non-residential zone has common frontage with a residential zone then the minimum setback for the parking lot is the same as the setback required in the adjacent residential zone. In this case the storage facility has common frontage on the same block along Joe Hinton Rd. with a PR (Planned Residential) zone which has a peripheral setback of 35'. Staff feels this variance can be justified because of the distance, topography change, and required fencing between of the parking lot and the adjacent residential buildings.

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

1. The proposed self-service storage facility will have minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses.
3. This property is subject to the State of Tennessee Scenic Highway System Act of 1971 which limits the height of the facility to no more than 35' above the Middlebrook Pike road elevation and limits detached signs to no more than 100 square-feet.

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

1. The proposal meets all requirements of the CA zoning as well as the general criteria for approval of a use on review.
2. The proposed self-storage facility as shown on the site plan is consistent with the following general standards for uses permitted on review: The proposal 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 neighborhood 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

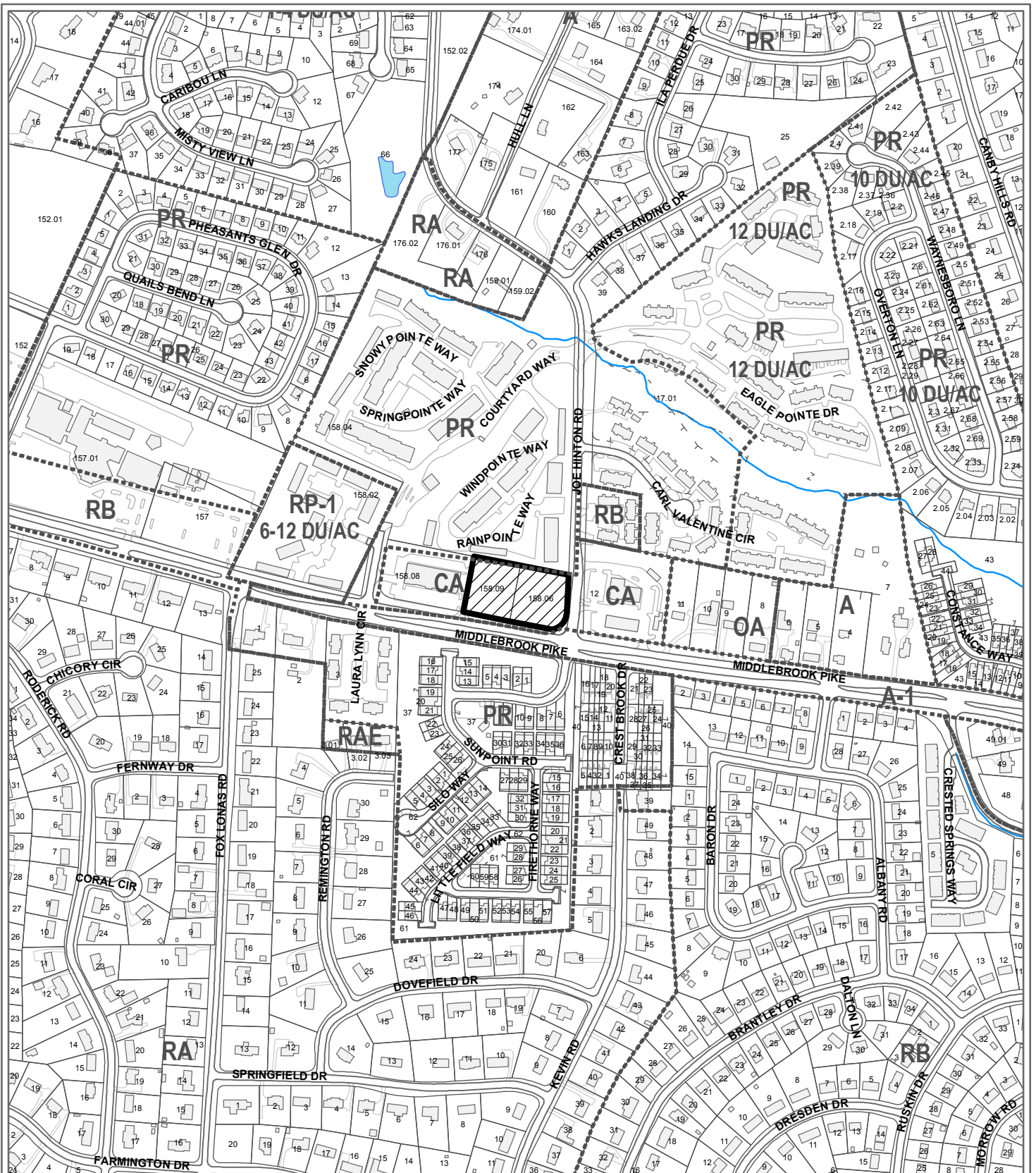
#### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes commercial use for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

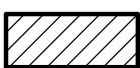
ESTIMATED STUDENT YIELD: Not applicable.

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.



**1-J-16-UR  
USE ON REVIEW**

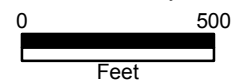
Petitioner: JH Storage, LLC



Climate controlled storage facility in CA (General Business)

Map No: 105

Jurisdiction: County



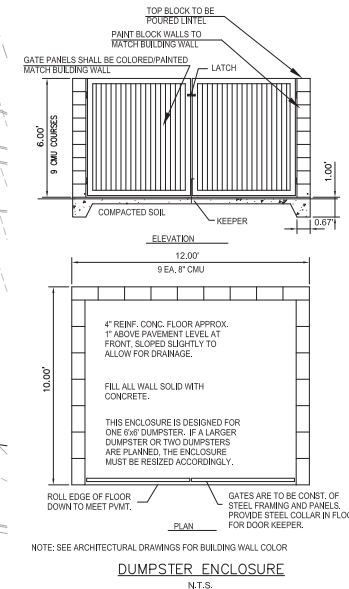
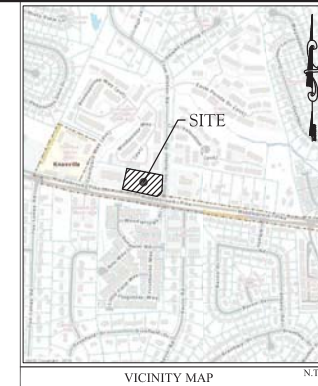
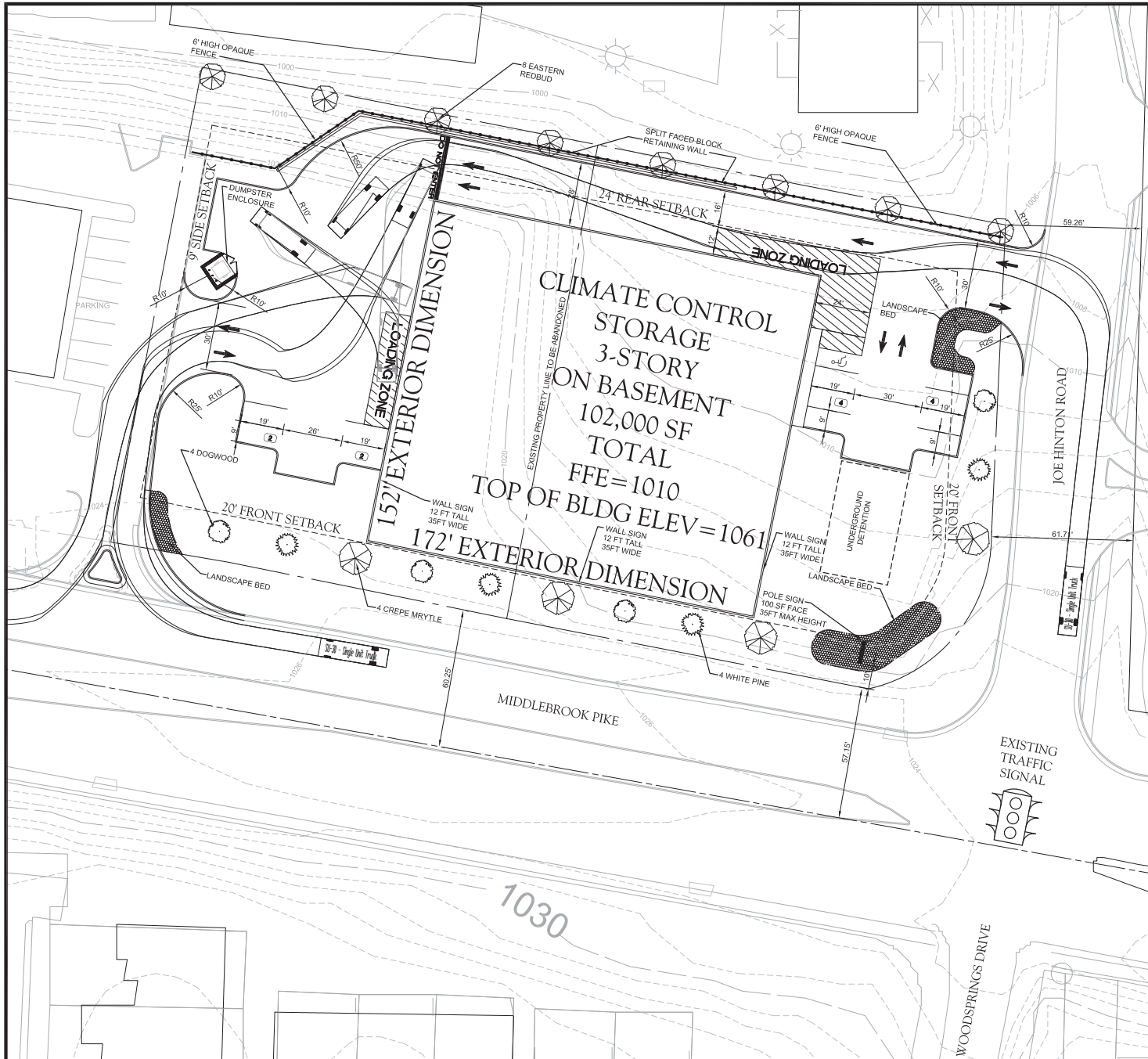
Original Print Date: 12/29/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

# Example Elevation



# Example Rendering





USE ON REVIEW

Use on Review - Site Plan

**Climate Controlled Storage**  
 Middlebrook Pike at Joe Hinton Road  
 Knox County, Tennessee 37923

DRAWN BY: jca DATE: 01/22/16  
 CHECKED BY: jra FILE: 10690SP-9

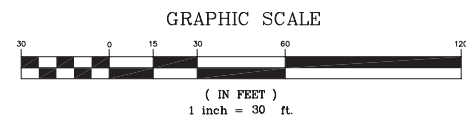
REVISIONS		
NO.	DATE	COMMENTS
1	02/01/16	REVISED PER MIC COMMENTS



**PROPERTY DATA:**

LOT AREA:	1.77 ACRES
ZONING:	CA

PARKING REQUIRED: 1 PER EMPLOYEE PLUS 3 FOR CUSTOMERS = 6  
 PARKING PROVIDED: 12



1-J-16-UR  
 Revised: 2/3/2016