

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

▶ **FILE #:** 11-B-16-UR

AGENDA ITEM #: 38

AGENDA DATE: 11/10/2016

▶ **APPLICANT:** CARL MICHAEL JACKSON

OWNER(S): Carl Michael Jackson

TAX ID NUMBER: 135 01023

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 0 Alcoa Hwy

▶ **LOCATION:** East side of Alcoa Hwy and Dozer Ln., south of Power Dr.

▶ **APPX. SIZE OF TRACT:** 2.78 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Dozer Ln., a Joint Permanent Easement with a 26' pavement width within a 35' - 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **ZONING:** C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Vacant land

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant lot and business / C-4 (Highway and Arterial Commercial)

South: Vacant lot and business / C-4 (Highway and Arterial Commercial)

East: Vacant land / C-4 (Highway and Arterial Commercial) & OS-1 (Open Space Preservation)

West: Alcoa Hwy. and vacant land / A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: The site is located along a section of Alcoa Hwy that includes a mix of commercial, institutional and residential uses just north of the intersection with W. Governor John Sevier Hwy.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a self-service storage facility with a total of 130 storage units with a total building area of approximately 24,700 square feet in the C-4 zone, subject to 6 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all requirements of the Knoxville Fire Marshal's Office regarding the gated access and access to all storage areas.
4. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and the public right-of-way.

5. Installing all landscaping as shown on the approved landscape plan, within six months of issuance of an occupancy permit for the project.
6. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all requirements for approval in the C-4 zone, 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 2.78 acre lot that is zoned C-4. The proposed facility will have access to Dozer Ln., a private Joint Permanent Easement that has access out to Alcoa Hwy via Power Dr.

The proposed self-service storage facility will include two one story buildings with a total building area of approximately 24,700 square feet. The entire facility will be within a fenced enclosure that will be gated. The individual storage units will range in size from 50 square feet to 200 square feet. The maximum size allowed for an individual storage unit is 600 square feet. There will be a vehicle storage area at the eastern portion of the site that will accommodate eight larger vehicles. The plan as submitted meets the standards contained in Article 5, Section 3.G.7 of the Knoxville Zoning Ordinance for self-service storage facilities.

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. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The request with the noted conditions conforms to the requirements of the C-4 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 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

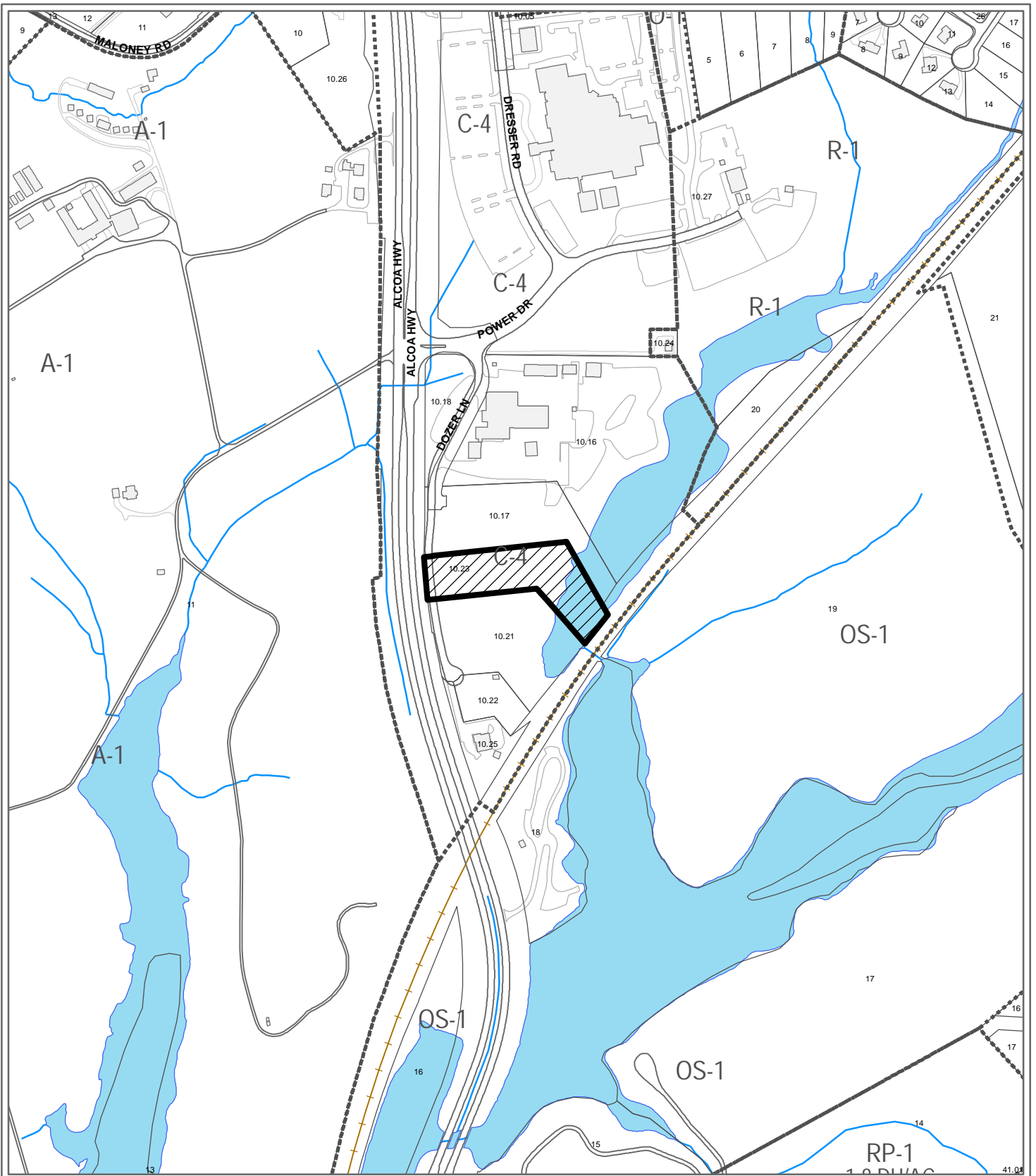
1. The South County Sector Plan proposes office uses for this property. While the proposed self-service storage facility is not consistent with the land use designation, the facility will have less of an impact on the area than the majority of the uses that are permitted by right within the C-4 zoning district..
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 36 (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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**11-B-16-UR
USE ON REVIEW**



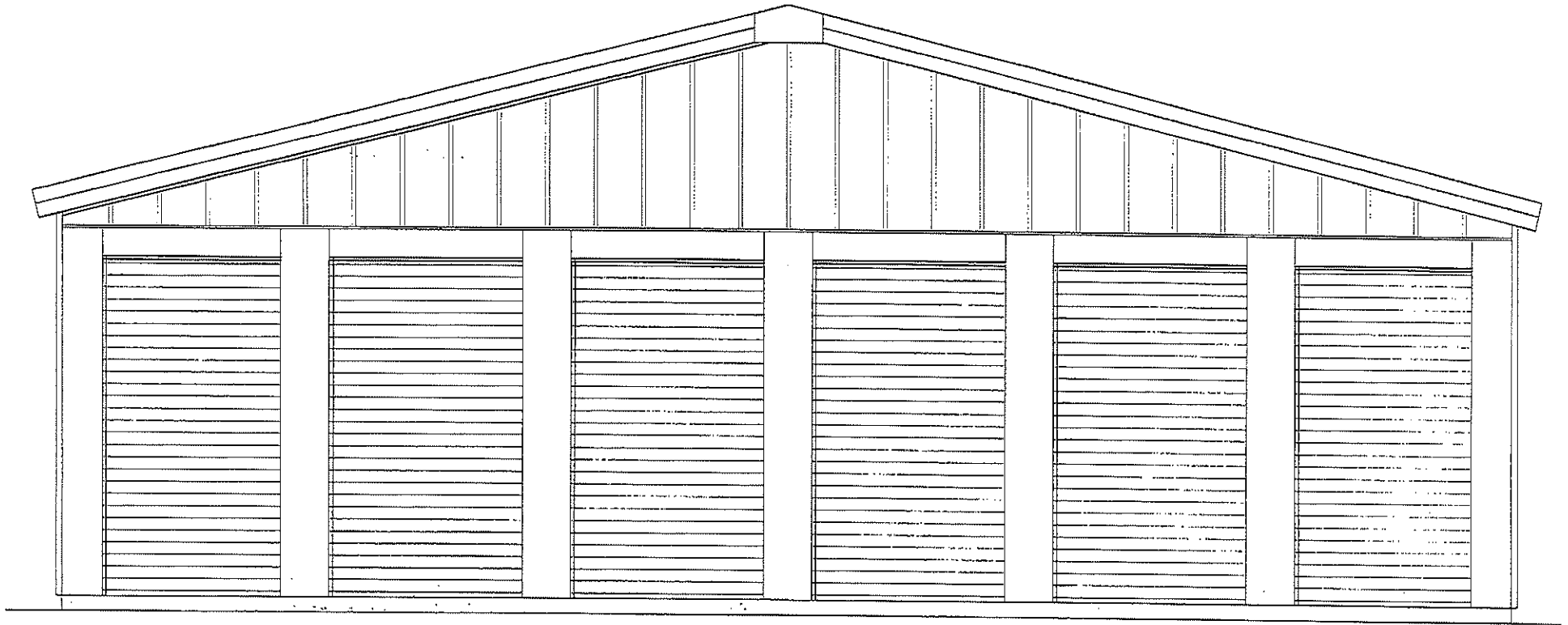
Self-service storage facility in C-4 (Highway and Arterial Commercial)

Original Print Date: 10/19/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Jackson, Carl Michael

Map No: 135
Jurisdiction: City

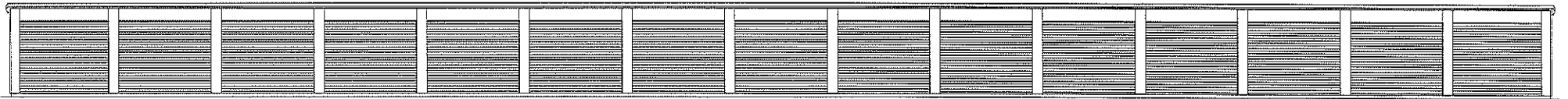




END WALL ELEVATION

11-B-16-UR

Revised: 10-26-2016



SIDE WALL ELEVATION

11-B-16-UR

Revised: 10-26-2016

11-B-16-UR

Revised: 10-26-2016



Use on Review **Development Plan**

Name of Applicant: Carl Michael Jackson
 Date Filed: 9-26-16 Meeting Date: November 10 2016
 Application Accepted by: Thomas Brechko
 Fee Amount: \$1500 File Number: Development Plan _____
 Fee Amount: 1500.00 File Number: Use on Review 11-B-16-UR



PROPERTY INFORMATION

Address: 0 Alcoa Hwy
 General Location: E side Alcoa Hwy and Dozier Ln south of Power Dr.
 Tract Size: 2.78 Ac No. of Units: _____
 Zoning District: C-4
 Existing Land Use: Vacant

Planning Sector: South County
 Sector Plan Proposed Land Use Classification: Office
 Growth Policy Plan Designation: Urban
 Census Tract: 35
 Traffic Zone: 120
 Parcel ID Number(s): 135 01023
 Jurisdiction: City Council 1 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Carl Michael Jackson
 Company: _____
 Address: 1124 Ansley Woods Way
 City: Knoxville State: TN Zip: 37923
 Telephone: (865) 292-5182
 Fax: (866) 871-6602
 E-mail: cmjacko@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Alicia McAuley
 Company: Michael Brady Inc.
 Address: 299 N. Weisgarber Rd
 City: Knoxville State: TN Zip: 37919
 Telephone: (865) 584-0999
 Fax: (865) 584-5213
 E-mail: aliciam@mbiarch.com

APPROVAL REQUESTED

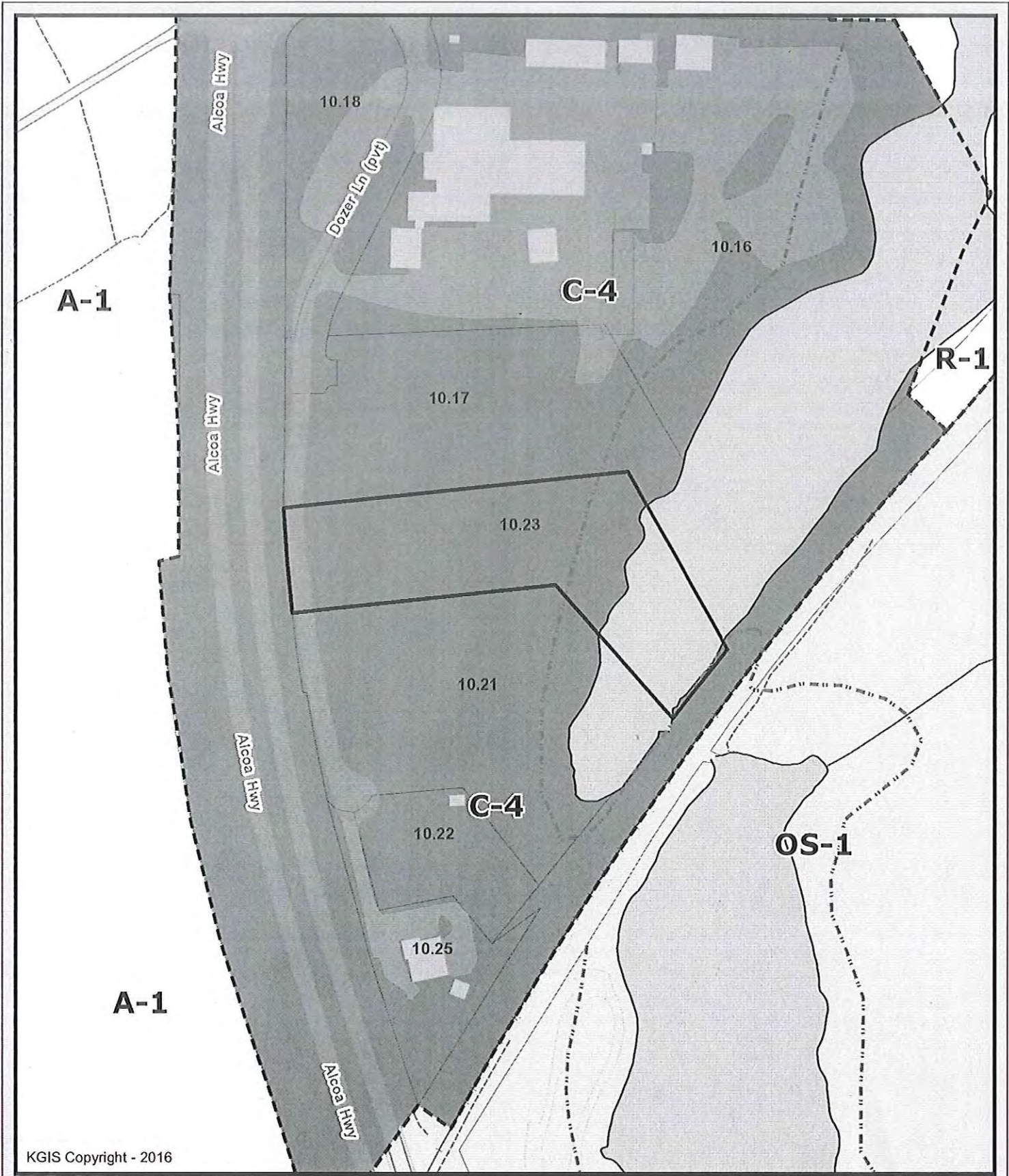
Development Plan: ___ Residential Non-Residential
 Home Occupation (Specify Occupation)

Other (Be Specific)
Self-storage facility

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Carl Michael Jackson
 PLEASE PRINT
 Name: Carl Michael Jackson
 Company: _____
 Address: 1124 Ansley Woods Way
 City: Knoxville State: TN Zip: 37923
 Telephone: (865) 292-5182
 E-mail: cmjacko@gmail.com

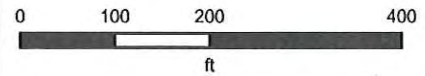


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Knoxville - Knox County - KUB Geographic Information System



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