

USE ON REVIEW REPORT

► **FILE #:** 12-F-18-UR

AGENDA ITEM #: 54

AGENDA DATE: 12/13/2018

► **APPLICANT:** SECURITY CENTRAL STORAGE

OWNER(S): Craig Allen

TAX ID NUMBER: 144 PART OF 33, 03501 & 035

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 9600 Westland Dr

► **LOCATION:** Southeast side of Westland Dr., northeast of I-140.

► **APPX. SIZE OF TRACT:** 8.86 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with 30' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

► **ZONING:** CA (General Business), OA (Office Park) & A (Agricultural)

► **EXISTING LAND USE:** Residence and vacant land

► **PROPOSED USE:** Self Service Storage Facility

HISTORY OF ZONING: Property rezoned to CA & OA in September, 2018

SURROUNDING LAND USE AND ZONING: North: Churches - RP-1 (Planned Residential) and A (Agricultural)

South: Residence and vacant land - A (Agricultural)

East: Residences - PR (Planned Residential)

West: Vacant land and I-140 interchange - A-1 (General Agricultural) & OS-1 (Open Space Preservation)

NEIGHBORHOOD CONTEXT: This area along Westland Dr., east of I-140, is developed with low-density residential uses and churches, under RP-1, PR and A zoning. To the west of I-140 are low and medium density residential uses, as well as offices and a retail business, zoned CA, OB, PC and PR.

STAFF RECOMMENDATION:

► **POSTPONE** the Use on Review application until the February 14 2019 MPC meeting as recommended by staff.

COMMENTS:

The applicant is proposing to develop a self-storage facility with two one-story buildings with basements on the southeast side of Westland Dr., just east of the I-140/Westland Dr interchange. The total area of the storage buildings will be 122,200 square feet. A separate office for the storage facility along with a manager's apartment is also proposed.

Staff is recommending that this application be postponed until the February 14 2019 MPC meeting. As designed, the self-service storage facility is located within the CA (General Business), OA (Office Park) and A (Agricultural) zoning districts. The CA zoning district is the only district of the three districts that allows consideration of a self-service storage facility. It is staff's position that the entire facility (except for the driveway access back to the site) needs to be located within the CA zoning district.

The applicant has submitted a rezoning application (1-F-19-RZ / 1-E-19-SP) for consideration by the Planning Commission at their January 10, 2019 meeting that would adjust the zoning boundaries to fit with the proposed development site. It is staff's position that the use on review application needs to be postponed to the meeting after the Planning Commission considers the rezoning request.

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.