

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 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 an indoor 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 61,100 square feet. A separate office for the storage facility along with a manager's apartment is also proposed.

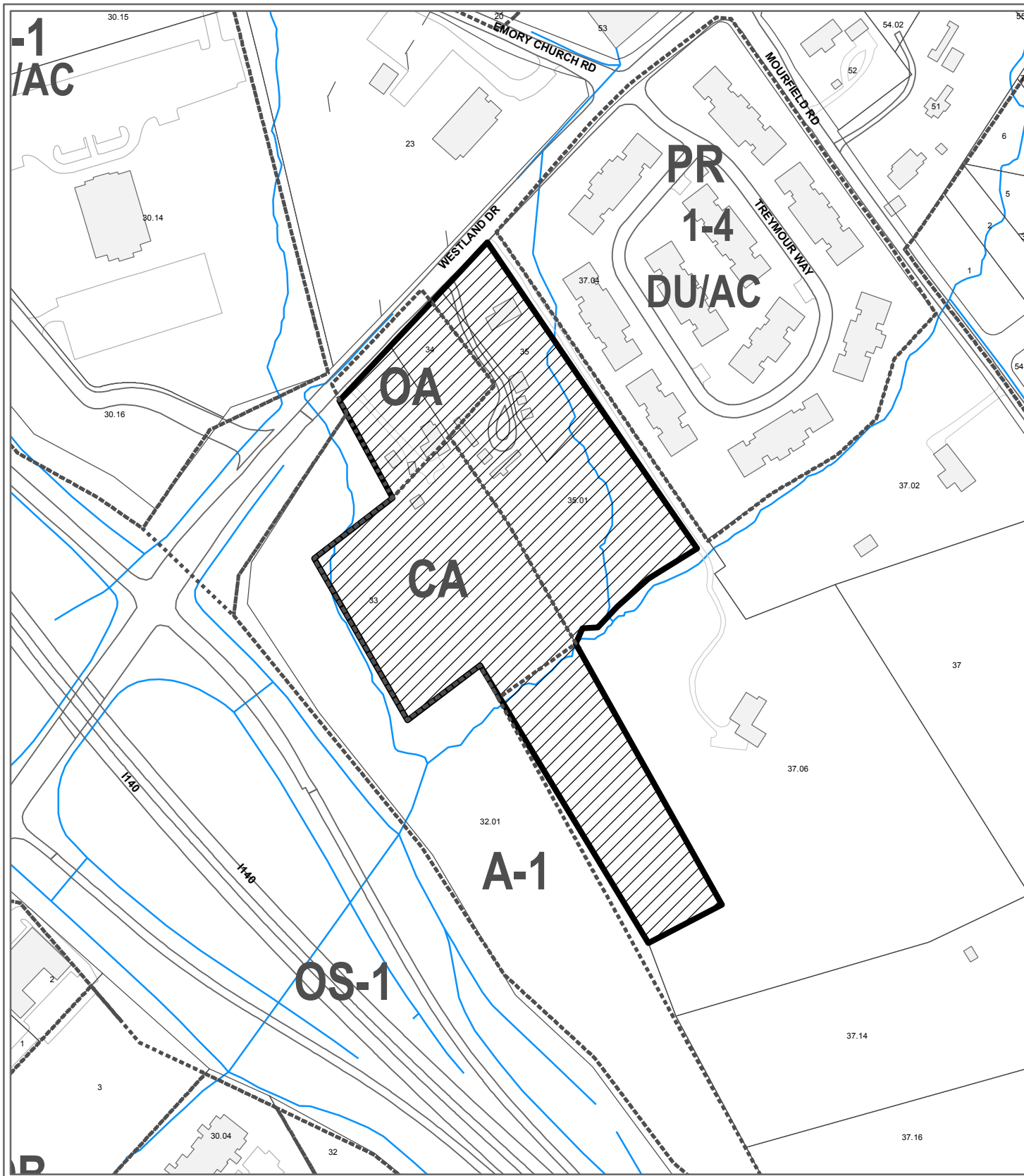
Staff is recommending that this application be postponed until the February 14 2019 MPC meeting. As designed, the self-service storage facility is located within the CA (General Business), OA (Office Park) and A (Agricultural) zoning districts. The CA zoning district is the only district of the three 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.

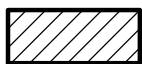
ESTIMATED STUDENT YIELD: Not applicable.

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.



**12-F-18-UR
USE ON REVIEW**

Petitioner: Security Central Storage

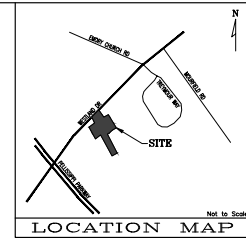


Self Service Storage Facility in CA (General Business), OA (Office Park) & A (Agricultural)

Map No: 144
Jurisdiction: County

Original Print Date: 11/15/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





- NOTES:
1. IRON PINS SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
 2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 3. THIS PROPERTY CONTAINS 8.86 ACRES.
 4. NORTH BASED ON ADJOINING PLAT FOR "A. JACKSON WOODALL & SHARON BOYCE PROPERTY" WHICH REFERENCES TN HD 87.



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE ANNEVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER
 TENNESSEE CERTIFICATE NO. _____

12-F-18-UR

USE ON REVIEW REQUEST
 APPROVE A 61,100 S.F.
 SELF STORAGE FACILITY
 WITHIN A CA ZONE.



BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	DBH								
DRAWN	SEW								
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE
 HORIZONTAL: 1" = 50'
 VERTICAL: 2" INTERVAL
 DATE
 9/12/18

DEED REFERENCE: INSTR. #200606140105376

USE ON REVIEW FOR
SECURITY CENTRAL STORAGE
 9600 WESTLAND DR.
 CLT MAP 144 PARCELS 33, 35 & PART OF PARCEL 35.01
 DISTRICT 6, KNOX COUNTY, TENNESSEE

25124-C
 SHEET 1 OF 1 SHEET(S)
 Q:\25124\25124-C.DWG



HUTCHINS
ASSOCIATES
P.C.

4625 NEWCOM AVE.
KNOXVILLE, TN. 37919
865 - 584 - 1809



1 SIDE ELEVATION
A4.2 SCALE - 1/16" = 1'



1 FRONT ELEVATION
A4.2 SCALE - 1/16" = 1'

12-F-18-UR

SECURITY CENTRAL STORAGE

KNOX COUNTY
KNOXVILLE, TENNESSEE

ALL RIGHTS RESERVED
This drawing is the property of the architect and shall not be reproduced in whole or in part. This drawing shall not be used for the construction of any other project without the written consent of the firm.

Job No.: 1813

Drawn By: KAE W

Original Issue Date: 10-22-18

Revisions:		
No.	Date	Description

BUILDING TWO

A4.2

Use on Review Development Plan

Name of Applicant: SECURITY CENTRAL STORAGE

Date Filed: 10/29/18 Meeting Date: 12/13/18

Application Accepted by: Thomas Baehler

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1500 File Number: Use on Review 12-F-18-UR

PROPERTY INFORMATION

Address: 9000 WESTLAND DRIVE

General Location: NORTHEAST OF PELLISSIPPI
PKWY, SOUTHWEST OF MOURFIELD RD

Tract Size: 8.86 ac No. of Units: _____

Zoning District: CA / OA / A

Existing Land Use: RURAL RESIDENTIAL

Planning Sector: SOUTHWEST COUNTY

Sector Plan Proposed Land Use Classification:
GENERAL COMMERCIAL

Growth Policy Plan Designation: PLANNED GROWTH

Census Tract: 57.11

Traffic Zone: 232

Parcel ID Number(s): 33, 35, & PART OF 35.01
Map 144 Part of 33, 35 + 35.01

Jurisdiction: City Council _____ District
 County Commission 5th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: CRAIG ALLEN

Company: SECURITY CENTRAL STORAGE

Address: P.O. BOX 10286

City: KNOXVILLE State: TN Zip: 37939

Telephone: 865 - 388 - 0206

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: DAVID HARBIN

Company: BATSON, HIMES, NORVELL & POE

Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

Telephone: 865-588-6472

Fax: _____

E-mail: harbin@bhn-p.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

APPROVAL OF A 61,100 S.F.
SELF STORAGE FACILITY
WITHIN A CA ZONE.

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: David Harbin

PLEASE PRINT

Name: DAVID HARBIN

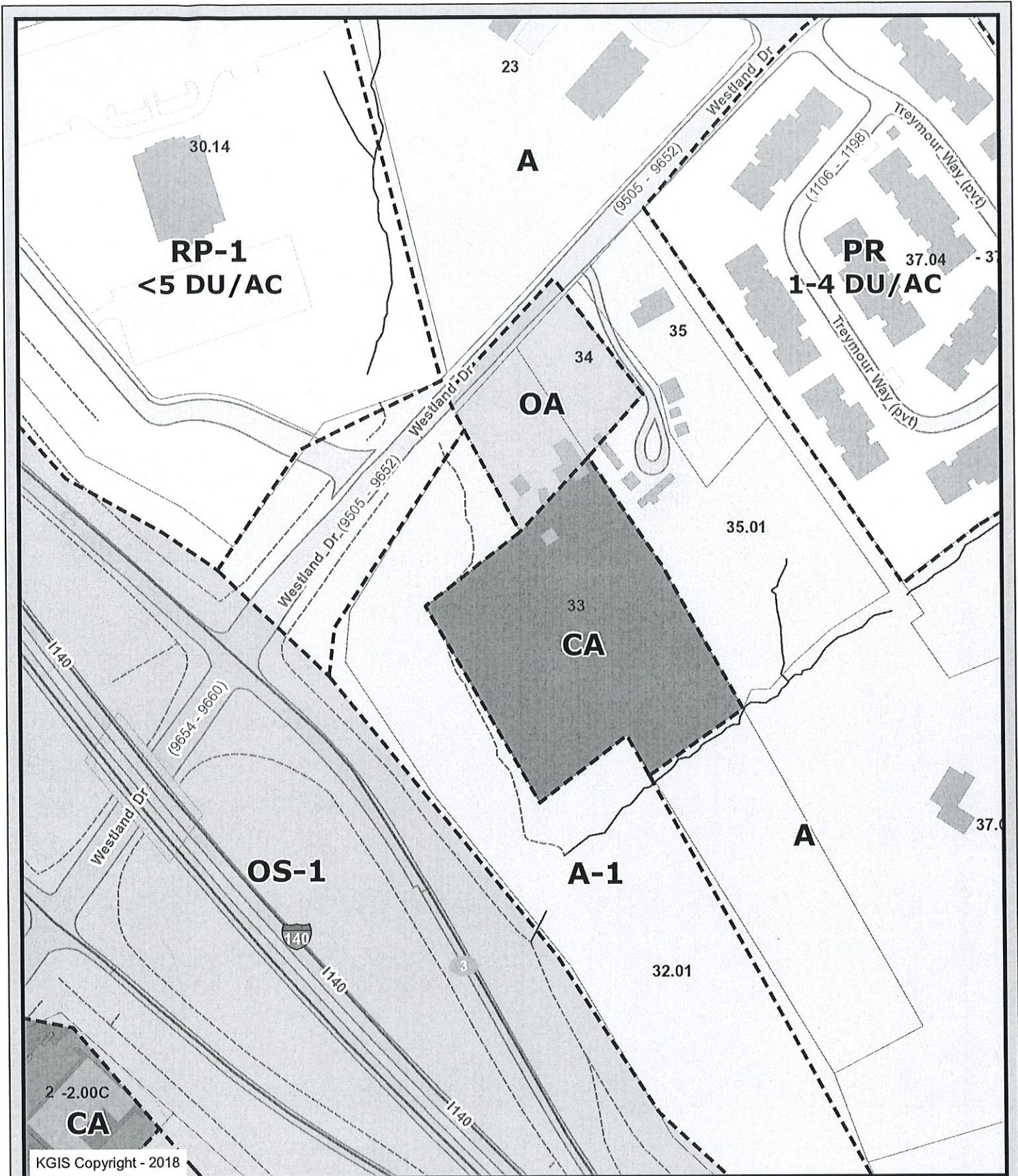
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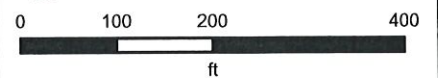


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/29/2018 at 12:48:05 PM



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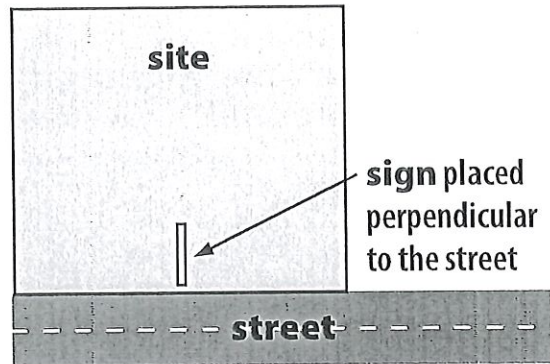
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

November 28, 2018 and December 14, 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Kathy Patterson

Printed Name: Kathy Patterson

Phone: 865-588-6472 Email: kpatterson@bhn-p.com

Date: 10/29/18

MPC File Number: 12-F-18-UR