

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-A-24-UR **Related File Number:**
Application Filed: 9/27/2024 **Date of Revision:**
Applicant: CLINT PATTERSON - STERLING DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: West side of N Watt Rd, south of Palestine Ln
Other Parcel Info.:
Tax ID Number: 151 00102 **Jurisdiction:** County
Size of Tract: 5.53 acres
Accessibility: Access is via N Watt Road, a major arterial street with a pavement width of 38 ft within a 112-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Indoor self-service storage facility **Density:**
Planning Sector: Southwest County **Plan Designation:** CC (Corridor Commercial), RC (Rural Conservation), HP (Hi
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area is predominantly large, undeveloped tracts of land with detached single-subdivisions with smaller lots off of side streets. There are a few scattered commercial uses to the north. The subject property is near the interchange of I-40 and Watt Road.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 N WATT RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2019, the property was rezoned from A (Agricultural) to CB (Business and Manufacturing) (4-C-19-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jake Beaumier

Staff Recomm. (Abbr.): Approve the Development Plan for a self-storage facility that includes one 3-story indoor self-storage facility and uncovered vehicle storage, as described in the staff comments below, subject to 3 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.
2) Meeting all applicable requirements of the Knoc County Department of Engineering and Public Works.
3) Meeting all applicable requirements of the Knox County Health Department

Comments: The applicant is requesting approval of a self-storage facility that includes a 3-story indoor self-storage building that is approximately 87,319 square-feet with 614 storage units and 15 uncovered parking spaces for the storage of vehicles, such as RV's and boats. Access will be from a proposed driveway on Watt Rd.

DEVELOPMENT STANDARDS FOR SELF STORAGE FACILITIES (ARTICLE 4.93)

The Planning Commission, in the exercise of its administrative judgement, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.
A. The Comprehensive Plan designates this property as CC (Corridor Commercial), HP (Hillside Protection), and RC (Rural Conservation).
B. The proposed use is supported by the Comprehensive Plan's Implementation Policy 3, to encourage infill and redevelopment of underutilized commercial land. Watt Road is a major arterial in this location, and there are other commercial uses just to the northeast.
C. The proposed use is also supported by the Implementation Policy, Action 9.3, to focus growth in areas already served by adequate infrastructure.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
A. The CB (Business and Manufacturing) zone provides for a wide range of business and manufacturing uses, and allows indoor storage facilities as a Use on Review.
B. The intended use of a structure as indoor storage and outdoor parking spaces for vehicle storage is permitted as a use on review in the CB (Business and Manufacturing) zone. The proposed site plans adhere to the use-on-review standards found in article 4.93.01

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.
A. Surrounding properties are utilized for commercial uses, including gas stations and a broadcasting center.
B. The proposed site plan includes protection for landscape screens along N Watt Rd to the east and new landscape screens on the north side of the proposed use.
C. There are no residential uses in the immediate vicinity of the proposed use.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.
A. The proposed use is for the indoor storage of personal items and will not impact adjacent properties.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed use would access N Watt Rd, a major arterial road.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that would pose a potential hazard or undesirable environment for the proposed use.

Action: Approved with Conditions **Meeting Date:** 11/14/2024

Details of Action:

Summary of Action: Approve the Development Plan for a self-storage facility that includes one 3-story indoor self-storage facility and uncovered vehicle storage, as described in the staff comments below, subject to 3 conditions.

Date of Approval: 11/14/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**