

# CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 4-A-22-TOB                      Related File Number:  
Application Filed: 2/28/2022                      Date of Revision:  
Applicant: GREGORY DEE / DEE CONSTRUCTION, INC.

## PROPERTY INFORMATION

General Location: Northeast side of Valley Vista Road, south of Hardin Valley Road, west of Pellissippi Parkway  
Other Parcel Info.:  
Tax ID Number: 103 11911                      Jurisdiction: County  
Size of Tract: 4.7 acres  
Accessibility: Access is planned off of Valley Vista Rd, a minor collector with a 34-ft pavement width with a separated turn lane inside a 70-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Land  
Surrounding Land Use:  
Proposed Use: 81,000 sq ft bi-level climate controlled storage facility, all with 1st floor accessibility.      Density:  
Sector Plan: Northwest County      Sector Plan Designation: O (Office) / HP (Hillside Protection)  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 1904 Castaic Ln.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)  
Former Zoning:  
Requested Zoning: N/A  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

- VariANCES Requested:**
- 1) Waiver to increase the FAR to 39.6%.
  - 2) Waiver to reduce the required parking to 40 spaces.
  - 3) Waiver to reduce the landscaping required around buildings to 1,665 sq ft.

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

**Planner In Charge:** Michelle Portier

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):**

Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) Approve the waiver to increase the FAR by 9.6% since the plans meet all other intensity metrics and meeting this metric tends to facilitate plans that build outward versus up. We prefer to see less land disturbance generally, which the FAR tends to make more difficult.
- 2) Approve the waiver to reduce the required parking to 40 spaces because the TTCDA parking requirements do not adequately address this use.
- 3) Approve the waiver to reduce the building foundation plantings due to the steep topography along the northern and southern lot lines constricting the development area and because the screening that has been provided at the right-of-way line block visibility of the southern facade.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to six conditions:

- 1) Obtaining Planning Commission approval of the use on review case associated with this request (Case 4-H-22-UR).
- 2) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all criteria of the Knox County Zoning Ordinance, Article 4.93 pertaining to enclosed and outdoor self-storage facilities.
- 5) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 6) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

**Comments:**

- 1) The applicant is requesting approval of an indoor self-storage facility consisting of approximately 81,450 sq ft of floor area and 600 storage units.
- 2) The 4.7-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay). All uses within the PC zone require site plan approval by the Planning Commission, and this item is scheduled for the April 14th Planning Commission meeting (Case 4-H-22-UR). In addition to the TTCDA Guidelines, the project must comply with the Knox County Zoning Ordinance, including Section 4.93 pertaining to self-storage facilities.
- 3) The site is located along Valley Vista Road though it also abuts Castaic Lane on the northern side of the site. Access is proposed on the northern side of the road frontage off of Valley Vista Road. Castaic Lane will not be used for access. Valley Vista Road is a minor collector less than a mile long (measures approximately 3,515 ft) that runs between Hardin Valley Road, a minor arterial, to Carmichael Road, a minor collector.
- 4) The property is in the Hillside and Ridgetop Protection Area, but the site is mostly flat. Historical aeriels show the property was heavily graded in early 2003. The HP map does appear to have incorporated those changes to the site topography, as the map shows steeper topography is mostly restricted to the outer perimeter of the property. Staff finds that the HP section of the TTCDA Design Guidelines would not be applicable due to the extensive previous disturbance on the site (see Exhibit A).
- 5) The proposed two-story building is built into the hillside in some areas, so two-stories are visible in some areas and one-story is visible in others. It has a 40,725 sq ft footprint and the building comprises 81,450 sq ft overall.
- 6) The proposed Ground Area Coverage (GAC) is 19.9%, which is below the 25% maximum allowed. The Impervious Area Ratio (IAR) is 45.2%, which is well below the 70% maximum allowed.
- 7) The applicant is requesting a waiver to increase the Floor Area Ratio (FAR) from 30% to 39.6%. Staff supports the 9.6% increase since the plans meet all other intensity metrics and meeting the FAR metric tends to facilitate plans that build outward versus up. We prefer to see less land disturbance generally, which the FAR does not necessarily cultivate.
- 8) Neither the County's Zoning Ordinance nor the TTCDA Guidelines address self-storage facilities with regard to the number of parking spaces required. Therefore, the "Other Non-Residential Uses"

classification was used to determine the number of parking spaces required by the TTCDA Guidelines. TTCDA would require 2 to 3.5 spaces per 1,000 sq ft of gross floor area, resulting in 162 to 185 spaces. Staff finds this category does not address the nature of self-storage facilities and requires an impractical number of spaces for the number of people who would need to access their storage unit at a given time. The applicant is seeking a waiver to reduce the number of spaces required to the 44 parking space proposed, and staff supports the request as compliance with the TTCDA requirement would create an overabundance of parking..

9) Most of the parking is located to the side and rear of the building. There are 4 spaces in front of the recessed portion of the front facade, located behind the foremost front wall. Since the spaces are setback behind the front wall and are not situated along the right-of-way, the 20-ft parking lot setback is not needed and the standard 20-ft front setback for buildings can apply.

10) Because the storage facility features only interior storage units, there are no loading dock doors facing the street.

11) The front façade wall contains two separate sections with one section closer to the street and the other set farther back. The wall that is farther back contains storefront windows, while the wall closer to the street contains no windows. The building is located approximately 10-ft below the street in this portion of the site, so any windows on the front façade would not be visible from the street and would look out onto the slope. There are several trees and shrubs planted along this portion of the façade, further screening the view of this portion of the building.

12) The building facade features light gray brick veneer placed below dark gray metal panels, topped by a gray standing seam metal roof. Storefront system doors and windows are used on the front facades with standing seam metal awnings above. Metal panels are discouraged within the TO zones, but not prohibited. As stated earlier, the topography is such that the building sits lower than the street along much of the frontage, so the shrubs and trees proposed along the front property line will screen the building from the street.

13) All parking spaces are within 60 ft of a large canopy tree, as several are planted around the perimeter of the site. The existing pine trees scheduled to be retained fill this requirement for the parking near the southern lot line.

14) The applicant is seeking a waiver requirement for foundation plantings on the front and side facades (Section 3.3.3). The front and left side facade of the building are visible from Valley Vista Road and contain landscaping beds along the foundation. However, the right side façade is at a lower elevation level than the street and would not be visible from the street. Since the landscaping plans show plantings along the right-of-way line in lieu of plantings along the right side façade, and the foundations plantings on the right side façade would not be visible from the street, staff supports this waiver request.

15) The landscape plan otherwise meets the landscaping requirements of the TTCDA Guidelines.

16) The proposed lighting includes 7 light poles along the edges of the parking lot, canopy lighting at the front parking spaces, and building-mounted lights around the perimeter of the building for security. The proposed light fixtures are full cut-off, utilize LED lighting, and meet the TTCDA Guidelines.

17) The proposed lighting levels likewise meet the TTCDA Guidelines.

18) No signage is proposed at this time. Should signage be desired in the future, it should be submitted in a separate application.

**Action:** Approved

**Meeting Date:** 4/11/2022

**Details of Action:**

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**Summary of Action:**

Date of Approval: 4/11/2022

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: