

CASE SUMMARY

APPLICATION TYPE: **TTCDA**

BUILDING PERMIT



File Number: 4-B-22-TOB **Related File Number:**
Application Filed: 2/28/2022 **Date of Revision:**
Applicant: WAKEFIELD DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: Southeast side of Dutchtown Road, south of Cogdill Road, west of Pellissippi Parkway
Other Parcel Info.:
Tax ID Number: 118 17606 **Jurisdiction:** City
Size of Tract: 3.18 acres
Accessibility: Access will be off of Dutchtown Road, a minor arterial with a 60-ft pavement width inside a right-of-way that varies in width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Land
Surrounding Land Use:
Proposed Use: New construction of an indoor/outdoor self-storage facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP (Technology Park) / SP (Stream Protection)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10320 Dutchtown Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-1 (Highway Commercial) / F (Floodplain) / TO-1 (Technology Park 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

- Variations Requested:**
- 1) Waiver to increase the FAR to 31.8%.
 - 2) Waiver to reduce the front parking setback to 10 feet.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTEDA 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 from 30% to 31.8% due to site constraints and since the overage is negligible.
- 2) Approve the waiver to reduce the front parking setback to 10 feet due to environmental site constraints.

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

- 1) Obtaining Planning Commission approval of the special use case associated with this request (4-F-22-SU).
- 2) Approval of a final plat subdividing the property as shown in Sheet PL01.
- 3) 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 City of Knoxville Engineering Department to guarantee such installation.
- 4) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 5) Meeting all criteria of the City of Knoxville Zoning Ordinance, Section 9.3.AA pertaining to enclosed and outdoor self-storage facilities.
- 6) Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.
- 7) Obtaining TTEDA approval of signage in a separate application if signage is desired in the future.

Comments:

- 1) The applicant is requesting approval of a self-storage facility consisting of approximately 95,089 sq ft of floor area and 663 storage units. The building consists of mostly indoor storage units, but there is one row of outdoor storage units on the ground level of the rear façade. The proposed three-story building has a 31,696 sq ft footprint.
- 2) The applicant will be purchasing part of this parcel, and a plat proposing a division of the property will be submitted. The parcel will be divided to create a 6.87-acre site for this development, as shown on Sheet PL01. The site is somewhat constrained due to a riparian buffer and creek running through the property to the rear of the building.
- 3) The site is located in the C-H-1 (Highway Commercial) / TO-1 (Technology Park Overlay) zones. Outdoor storage units are allowed as a special use in the C-H-1 zone. Since there are external units proposed on the rear façade, the site plans require approval by the Planning Commission, and this item is scheduled for the April 14th Planning Commission meeting (Case 4-F-22-SU).
- 4) The subject property is located on Dutchtown Road near its intersection with Cogdill Road and diagonally across from the Dutchtown Road/Pellissippi Parkway interchange. Access is proposed off of Dutchtown Road, a minor arterial, and the driveway is aligned with Discovery Lane on the other side of the street.
- 5) The proposed ground area coverage (GAC) and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines. The applicant is requesting a waiver to increase the Floor Area Ratio (FAR) from 30% to 31.8%. Staff supports the 1.8% increase since the site is constrained, it's a negligible amount, and the plans otherwise meet the Guidelines.
- 6) The Parking section of the TTEDA Guidelines does not address self-storage facilities with regard to the number of spaces required, but the City's Zoning Ordinance requires between 18 and 29 parking spaces, and the applicant is proposing 20.
- 7) Parking is proposed to the front and side of the building. The applicant is requesting a waiver to reduce the front parking setback from 20 feet to 10 feet. Staff supports this waiver due to the aforementioned site constraints to keep the building out of the riparian buffer zone, which somewhat dictates the location of the building on the site.
- 8) Since the outdoor storage units face the rear of the site, there are no loading dock doors facing the street.
- 9) The building facade features earth-toned brick veneer and light tan synthetic stucco. It features cream colored trim and decorative wall panels in darker tan, both of which are stucco, and has a large section of storefront windows at each end of the building and in the center on each level on all facades with street frontage. Exterior loading dock doors will be green but will not be visible from the street.
- 10) The proposed landscape plan meets the landscaping requirements of the TTEDA Guidelines.

11) The proposed lighting includes 4 light poles along the edges of the parking areas, 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. Lighting levels likewise meet the TTCDA Guidelines.
12) Any signage desired for the development would require TTCDA approval and would need to be submitted in a separate application at such time as signage is desired.

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

Details of Action: Staff recommends the following actions on the required waivers from the Design Guidelines:
1) Approve the waiver to increase the FAR from 30% to 31.8% due to site constraints and since the overage is negligible.
2) Approve the waiver to reduce the front parking setback to 10 feet due to environmental site constraints.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to seven conditions:
1) Obtaining Planning Commission approval of the special use case associated with this request (4-F-22-SU).
2) Approval of a final plat subdividing the property as shown in Sheet PL01.
3) 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 City of Knoxville Engineering Department to guarantee such installation.
4) Meeting all applicable requirements of the City of Knoxville Engineering Department.
5) Meeting all criteria of the City of Knoxville Zoning Ordinance, Section 9.3.AA pertaining to enclosed and outdoor self-storage facilities.
6) Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.
7) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

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:**