

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-D-19-UR **Related File Number:**
Application Filed: 2/25/2019 **Date of Revision:**
Applicant: STERLING DEVELOPMENT

PROPERTY INFORMATION

General Location: North side of Oak Ridge Highway, East of Wright Road
Other Parcel Info.:
Tax ID Number: 78 K A 001, 002, 003, 004 **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility: Access is via Oak Ridge Hwy., a major arterial street at a transition between a three lane section with a 34' pavement width to a two lane section with a 22' pavement width within an 80' to 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Indoor and Outdoor Self Storage Facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR/O (Medium Density Residential / Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with residential and some office and commercial uses under RA, PR and CA zoning.

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

Street: 7242 Oak Ridge Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the Development Plan for a self-storage facility that includes one 3-story indoor self-storage building, two 1-story outdoor self-storage buildings, and uncovered vehicle storage, as described in the staff comments, subject to 8 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.
2. No illuminated wall signage shall face the residential uses to the north and east.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements of the Tennessee Department of Transportation.
5. Prior to grading, installation of fencing around the trees that are to be protected, as shown on the landscape plan (sheet UOR L1.01).
6. Installation of all landscaping as shown on development plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
7. Removal the existing driveway and the drain tile in front of Lot 2, and repair the roadway and drainage swale as required by the Tennessee Department of Transportation.
8. No additional driveway access to Oak Ridge Hwy shall be permitted from this property. If additional buildings or uses are established on the site, access must be provided by the driveway constructed for the self-storage facility.

With the conditions noted, this plan meets the requirements for approval in the CA zone and the other criteria for approval of a use on review.

Comments:

The applicant is requesting approval of a self-storage facility that includes one 3-story indoor self-storage building that is approximately 81,000 square-feet with 534 storage units, two 1-story outdoor buildings that are each approximately 6,900 square-feet, and approximately 25 uncovered parking spaces for the storage of vehicles, such as RV's and boats. Access to the site will be from Oak Ridge Hwy. and is near the lane reduction striping where the road goes from three to two lanes. The driveway location and design will require approval from the Tennessee Department of Transportation (TDOT). The required sight distance will need to be verified during permitting. The engineer has preliminarily determined there is over 600' of sight distance in both directions along Oak Ridge Hwy.

In November 2018, County Commission adopted an amendment to the zoning code to specifically address indoor self-storage facilities, which had previously been considered the same as self-storage facilities with access to the units from external roll-up doors, now known as outdoor self-storage facilities. The new indoor self-storage development standards allow these facilities on smaller lots but also require additional landscaping and 10 percent transparency (window area) on the ground floor facing the street. The proposed building meets the transparency requirements, and other standards, for indoor self-storage facilities.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposed self-service storage facility will have minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses. The applicant proposes maintaining existing trees along the exterior boundary of the property and install new plantings were necessary to buffer adjacent residential.
3. Self-storage facilities typically have a much lower traffic volume than other commercial uses allowed in the CA zone.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING

ORDINANCE

- 1. The proposal meets all requirements of the CA zoning as well as the general criteria for approval of a use on review.
- 2. The proposed self-storage facility as shown on the site plan is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANNING COMMISSION PLANS

- 1. The Northwest County Sector Plan proposes medium density residential / office (MDR/O) uses for this site. The proposed self-storage facility is a low impact commercial use that should not be a nuisance to the adjacent residential. Indoor self-storage uses are a use permitted on review in the OB zone which is a recommended zone in the MDR/O sector plan classification.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 4/11/2019

Details of Action:

Summary of Action: APPROVE the Development Plan for a self-storage facility that includes one 3-story indoor self-storage building, two 1-story outdoor self-storage buildings, and uncovered vehicle storage, as described in the staff comments, subject to 8 conditions.

Date of Approval: 4/11/2019 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**