

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 4-F-22-SU **Related File Number:**
Application Filed: 3/2/2022 **Date of Revision:**
Applicant: WAKEFIELD DEVELOPMENT LLC

PROPERTY INFORMATION

General Location: Southeast side of Dutchtown Rd., south of Cogdill Rd.
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: Indoor and outdoor storage facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP (Technology Park) / SP (Stream Protection)
Growth Policy Plan: n/a (within City limits)
Neighborhood Context: This area consists predominantly of office buildings and research and development facilities. Lincoln Memorial University is nearby to the south. The subject property is just west of Pellissippi Parkway.

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 (Floodway) / TO-1 (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned from C-6 (General Commercial Park) to C-3 (General Commercial) in 1998 (Case 12-B-97-RZ) shortly after being annexed into the City.

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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve the request for an office-warehouse development in the C-H-1 (Highway Commercial) zone, subject to seven conditions.

Staff Recomm. (Full):

- 1) Approval of a final plat subdividing the property as shown in Sheet PL01.
- 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 City of Knoxville Engineering Department to guarantee such installation.
- 3) Meeting all other applicable requirements of the City of Knoxville Engineering Department.
- 4) Meeting all criteria of the City of Knoxville Zoning Ordinance, Section 9.3.AA pertaining to enclosed and outdoor self-storage facilities.
- 5) Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.
- 6) Meeting all requirements and conditions of the TTCDA approval.
- 7) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

With the conditions noted, the proposal meets the requirements for approval in the C-H-1 zoning district, the requirements for outdoor storage units (Article 9.3.AA), and the criteria for approval of a special use.

Comments:

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 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.

The site is located in the C-H-1 (Highway Commercial) / TO-1 (Technology Park Overlay) zones. Applications in the TO-1 zone require approval by the TTCDA (Article 8.8.A), and the request was approved by the TTCDA on April 11, 2022 (Case 4-B-22-TOB). 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.

The subject property is located at the southwest corner of the intersection of Dutchtown Road and Cogdill Road 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.

The proposed ground area coverage (GAC) and Impervious Area Ratio (IAR) are in compliance with the TTCDA Design Guidelines. The TTCDA approved a waiver to increase the Floor Area Ratio (FAR) from 30% to 31.8% due to the environmental site constraints.

The City's Zoning Ordinance requires between 18 and 29 parking spaces. The applicant is proposing 20 spaces total, with parking spaces to the front and side of the building. The applicant requested a waiver to reduce the front parking lot setback from 20 feet to 10 feet. Staff supports this waiver due to the site constraints to keep the building out of the riparian buffer zone.

Since the outdoor storage units face the rear of the site, there are no loading dock doors facing the street.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)
The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
 - A. For this special use application to be approved in the TP land use classification, the Planning Commission must find that the proposed use is “consistent with, and not in conflict with” the sector plan.
 - B. The property is designated TP (Technology Park) on the Northwest County Sector Plan. The TP land use has the following description: “This land use primarily includes offices and research and development facilities. The target area for such development has been the Pellissippi Technology Corridor.”
 - C. The TP land use classification allows the C-H-1 zone, which in turn allows self-storage as a special use. The proposed building is designed in such a way that it looks like an office building, which enables it to blend in with the office and educational uses in the surrounding area.
 - D. The proposed office-warehouse use is consistent with the sector plan and One Year Plan.

- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
 - A. The City of Knoxville Zoning Ordinance describes the C-H-1 zone as “intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas.”
 - B. The City’s Plans Review and Inspections Department has determined that, since the C-H-1 zone does not have design standards or requirements for fenestration, Article 9.3.AA.12.c, requiring internal storage units to be set back 20 ft from the front wall of the building, does not apply to self-storage facilities in the C-H-1 zone.
 - C. The proposed development meets the other standards for self-storage facilities and is in compliance with the City of Knoxville Zoning Ordinance.

- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
 - A. The proposed indoor self-storage facility is compatible with the surrounding area. This area contains multi-story office complexes, Lincoln Memorial University, and various office-warehouse and light industrial uses.
 - B. The proposed 3-story building is of a similar square footage and is situated on the site in a similar manner as other buildings in the vicinity.

- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
 - A. The proposed indoor-outdoor self-storage facility is not expected to significantly injure the value of adjacent property. Surrounding properties consist of a variety of office, educational, and light industrial uses.

- 5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
 - A. Since the site has access directly off of Dutchtown Road, a minor arterial, and is just off of Pellissippi Parkway, no traffic through residential subdivisions or side streets is required to access this property.

- 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 could be a potential hazard or create an undesirable environment for the proposed development.

Action: Approved with Conditions **Meeting Date:** 4/14/2022

Details of Action:

Summary of Action: Approve the request for an office-warehouse development in the C-H-1 (Highway Commercial) zone, subject to seven conditions.

Date of Approval: 4/14/2022 **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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: