

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 4-H-22-UR **Related File Number:**  
**Application Filed:** 2/28/2022 **Date of Revision:**  
**Applicant:** GREGORY DEE

## PROPERTY INFORMATION

**General Location:** Northwest 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:** Indoor self-storage facility **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** O (Office) / HP (Hillside Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located south of Hardin Valley Road in an area that has a mix of business, institutional and multifamily residential uses.

## 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:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted.

## 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 PC (Planned Commercial) zone, subject to six conditions.

Staff Recomm. (Full):

- 1) 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.
- 2) Meeting all other requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all criteria of the Knox County Zoning Ordinance, Article 4.93, pertaining to enclosed and outdoor self-storage facilities.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5) Meeting all requirements and conditions of the TTCDA approval.
- 6) Obtaining approval of signage in a separate application if signage is desired in the future.

With the conditions noted, this plan meets the requirements for approval in the PC zone, the criteria for an indoor storage facility in Article 4.93, and the criteria for approval of a Use on Review.

Comments:

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.

The 4.7-acre site is located in the PC (Planned Commercial) / TO (Technology Overlay) zones. Per Section 5.33.13 of the Knox County Zoning Ordinance, applications in the PC zone require approval through the use on review process. Additionally, applications in the TO zone require approval by the TTCDA (Section 5.90.01). The request was approved by the TTCDA on April 11, 2022 (Case 4-A-22-TOB).

The subject property is located along Valley Vista Road. While it also abuts Castaic Lane on the northern side of the site, access for the proposed development is shown off of Valley Vista Road only. Valley Vista Road is a minor collector that is less than a mile long (measures approximately 3515 ft) and runs between Hardin Valley Road, a minor arterial, and Carmichael Road, a minor collector. Access is proposed on the northern side of the road frontage.

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. The building has a 40,725 sq ft footprint.

The TTCDA granted a waiver to reduce the number of spaces required to the 44 spaces proposed. Staff supported this waiver since the TTCDA Guidelines do not address self-storage facilities with regard to the number of spaces required, and using the closest classification would have resulted in an overabundance of parking spaces. Most of the parking is located to the side and rear of the building, though there are 4 spaces in front of the building, located behind the foremost front façade. Since the spaces are setback behind the front wall and are not situated along the right-of-way, the development could utilize the standard TTCDA front setback for buildings, and the 20-ft parking lot setback did not apply.

The TTCDA also granted a waiver to increase the maximum allowed Floor Area Ratio requirement by 9.6% since the plans met other intensity metrics and meeting the FAR tends to facilitate plans that build outward instead of up, and a waiver to reduce the foundation landscaping required from three sides of the building to two sides of the building since only two sides of the building are visible from the street.

With the approval of three waivers, the plans were in compliance with the TTCDA Guidelines.

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. The property is designated O (Office) on the Northwest County Sector Plan. The O land use has the following description: "This land use primarily includes business and professional offices and office parks."

B. For this Use on Review application to be approved in the O land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.

C. Indoor self-storage facilities are a commercial use which typically would not be permitted in residential or office zones. However, in 2005, the Planning Commission approved a similar use determination that "self-service storage in a building having the appearance of an office building as a permitted use in the OB (Office, Medical, and Related Services) zone". By this interpretation, an indoor self-storage facility meeting that criteria would be allowed in the O land use classification as well. The front façade facing Valley Vista Road contains several windows and has the appearance of a utilitarian office building.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The Knox County Zoning Ordinance describes the PC (Planned Commercial) zone as, "intended to provide for a unified grouping of commercial buildings which do not require or desire a central business district location...It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers."

B. The proposed development plans meets the aforementioned description of the PC zone.

C. Since the indoor storage facility is considered a commercial use, it is permitted in the PC zone, though development plans require approval by the Planning Commission through the use on review process.

D. There are a number of criteria for both indoor and outdoor storage facilities in the supplemental regulations of the zoning ordinance (Article 4.93), including lot size, unit size, lighting, installation of a fence, and other such considerations. The proposed plans meet these criteria.

E. One of the supplemental regulations for indoor self-storage facilities mandates a minimum of ten (10) percent transparency (window area) for the ground floor façade facing the street. The front façade has windows proposed on one side of the wall but not the other. The side of the façade without windows is below street level and is not readily visible from the street. County Codes staff and Planning staff agreed that the proposal meets the intent of the ordinance, in that the portion of the façade that is visible contains fenestration. This portion of the façade has 17% transparency, which exceeds the requirement.

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 property is located in the Technology Overlay zone, which consists of mostly office buildings, research and development facilities, and office-warehouse uses.

B. The buildings are to be one story height, are of a similar square footage, and have a similar aesthetic as other buildings in the vicinity.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed indoor self-storage facility is not expected to significantly injure the value of adjacent property. Surrounding properties consist of commercial uses.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Valley Vista Road consists of predominantly commercial uses and vacant land. It is very short and connects a minor arterial and a minor collector. 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 PC (Planned Commercial) zone, subject to six 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:

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: