

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-G-21-UR **Related File Number:**
Application Filed: 3/29/2021 **Date of Revision:** 5/26/2021
Applicant: KNOX STORAGE EQUITIES, LLC

PROPERTY INFORMATION

General Location: North side of Middlebrook Pike, west side of Glenmorea Grove Way.
Other Parcel Info.:
Tax ID Number: 105 086, 087 & 08701 **Jurisdiction:** County
Size of Tract: 4.5 acres
Accessibility: Access is via Middlebrook Pike, a median divided, 4-lane major arterial within 112 feet of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant, SFR (Single Family Residential) & RR (Rural Residential)
Surrounding Land Use:
Proposed Use: Indoor self-storage facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential) / O (Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is near the commercial node at the intersection with Middlebrook Pike and N Cedar Bluff Rd. A mix of commercial, office and attached residential uses surround the node transitioning back to the adjacent single family residential neighborhoods.

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

Street: 9091 9103 & 9105 Middlebrook Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was partially rezoned to CA in 1997 (6-A-97-RZ) and rezoned CA & PR in 2001 (3-V-01-RZ).

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 request for a 3-story indoor self-storage facility with approximately 103,930 sqft of floor area, subject to 11 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to Article 3.90 (Signs, Billboards, and Other Advertising Structures).
2. No illuminated wall signage shall face the residential uses to the north and east. This only applies to advertising signs regulated by Article 3.90 (Signs, Billboards, and Other Advertising Structures).
3. All commercial uses, including parking and driveways, must remain outside of the PR (Planned Residential) zoned portion of the property. This does not apply to stormwater infrastructure and landscaping.
4. Installation of the eastbound left-turn lane in the Middlebrook Pike median per the requirements of the Tennessee Department of Transportation.
5. Locating the access to the outparcels from Driveway "A" the minimum distance from Middlebrook Pike per the requirements of Knox County Engineering and Public Works and the Tennessee Department of Transportation, to be determined during permitting.
6. Prior to grading, installing fencing around the trees that are to be protected to the rear of the property, a minimum of 40-FT from the rear property line, as shown on the landscape plan (sheet L1).
7. Providing landscaping in compliance with the standards for self-storage facilities (Section 4.93.03) of the Knox County Zoning Ordinance. The revised landscape plan must be reviewed and approved by Planning Commission staff before building permits are issued.
8. Installation of the required landscaping 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.
9. Verifying that the proposed indoor self-storage facility meets the building design standards of Section 4.93.03.J. & K. of the Knox County Zoning Ordinance during permitting, with review and approval by Planning Commission staff.
10. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
11. Meeting all applicable requirements of the Tennessee Department of Transportation.

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

Comments: The applicant is requesting approval of a 3-story indoor self-storage building that has approximately 103,930 square feet of floor area and 704 storage units. The site where this facility will be located is approximately 4.5 acres, however, the entire site is approximately 6 acres. Access will be from Middlebrook Pike and will require the installation of an eastbound left-turn lane in the landscaped median. The driveway location and design of the left turn lane require approval from the Tennessee Department of Transportation (TDOT).

The property was zoned CA (General Business) and OA (Office Park) in 1997 (6-A-97-RZ) and the OA zoned area was rezoned to CA and PR (Planned Residential) in 2001 (7-A-01-RZ). The PR zoning is located in the southeast corner of the property, adjacent to the narrowest part of the access drive for the condo development behind the subject site. The PR zoning for the condo development was approved as part of the same 2001 application for the CA zoning on the subject site. The proposed use on the rezoning application was attached residential units and a retail center.

The Northwest County Sector Plan recommends MDR/O (Medium Density Residential/Office) uses for this site. 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".

In 2018, County Commission approved supplemental regulations for indoor self-storage facilities that include standards for landscape screening when abutting residential zones and streets, and the ground floor façade facing the street (Middlebrook Pike) must have ten (10) percent transparency (window area). The proposed building appears to meet the transparency requirements but this will need to be verified during permitting.

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 MDR/O (Medium Density Residential/Office) on the Northwest County Sector Plan. MDR/O has the following description: “Office and medium residential uses typically have similar development characteristics: scale of buildings, areas devoted to parking, yard spaces and location requirements (on arterials/ collectors). These uses provide a buffer to low density residential areas, particularly when located adjacent to an arterial/collector or as a transition between commercial uses and a neighborhood.”

B. For this Use on Review application to be approved in the MDR/O classification, the Planning Commission must find that the proposed indoor self-storage facility is “consistent with, and not in conflict with” the sector plan.

C. While indoor self-storage facilities are a commercial use, the impact of these facilities on adjacent uses are relatively low because of their low traffic volume, limited use in the evening hours, and controlled access to the building. There are three loading access points; two on the front elevation, one for the first story and one for the second story of the building, and one on the rear elevation for the third story. The proposed building is 3 stories tall and has a larger footprint than most office and multi-family uses but only the southeast corner of the building will have all 3 stories visible above grade. The rear elevation will only have 1 story visible above grade.

D. Self-storage facilities require substantially less parking than most other uses and will therefore require less grading and lighting for the parking lot.

E. The applicant proposes to maintain a minimum of 40-FT of the existing trees along the rear property line which is where the closest residential uses are located to the facility. The east side of the facility will also be visible from the residential development and will be screened with new landscaping on the subject site and existing trees on the adjacent residential property.

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

A. The CA (General Business) zone is intended for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.

B. Indoor self-storage facilities are a use permitted on review in the CA zone and must meet the supplemental regulations in Section 4.93.03.

C. With the recommended conditions, the indoor self-storage facility meets the zoning standards.

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 building is 3 stories tall and has a larger footprint than most office or multi-family uses but only the southeast corner of the building will have all 3 stories visible above grade. The rear elevation will only have 1 story visible above grade.

B. The roofline of the proposed building will be lower than the elevation of the adjacent residential uses.

C. With the proposed landscape screening, including the 40-FT existing tree buffer along the rear property line, the facility will be screened from the adjacent residential uses.

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

A. The proposed use should have little impact on the adjacent property because self-storage facilities typically generate low traffic volumes, have limited use in the evening hours, and controlled access to the building.

B. The proposed lighting plan shows that light should not project over the property lines and the landscape screening should further reduce and potential nuisance from lighting.

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

A. The development has direct access to Middlebrook Pike which is a major arterial street.

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 recovery housing use.

Action: Approved as Modified

Meeting Date: 6/10/2021

Details of Action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to Article 3.90 (Signs, Billboards, and Other Advertising Structures).
2. No illuminated wall signage shall face the residential uses to the north and east. This only applies to advertising signs regulated by Article 3.90 (Signs, Billboards, and Other Advertising Structures).
3. All commercial uses, including parking and driveways, must remain outside of the PR (Planned Residential) zoned portion of the property. This does not apply to stormwater infrastructure and landscaping.
4. Installation of the eastbound left-turn lane in the Middlebrook Pike median per the requirements of the Tennessee Department of Transportation.
5. Locating the access to the outparcels from Driveway "A" the minimum distance from Middlebrook Pike per the requirements of Knox County Engineering and Public Works and the Tennessee Department of Transportation, to be determined during permitting.
6. Prior to grading, installing fencing around the trees that are to be protected to the rear of the property, a minimum of 40-FT from the rear property line, as shown on the landscape plan (sheet L1).
7. Providing landscaping in compliance with the standards for self-storage facilities (Section 4.93.03) of the Knox County Zoning Ordinance. The revised landscape plan must be reviewed and approved by Planning Commission staff before building permits are issued.
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9. Verifying that the proposed indoor self-storage facility meets the building design standards of Section 4.93.03.J. & K. of the Knox County Zoning Ordinance during permitting, with review and approval by Planning Commission staff.
10. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
11. Meeting all applicable requirements of the Tennessee Department of Transportation.
12. [ADDED BY PLANNING COMMISSION] Providing housing shields to the three (3) pole mounted site lighting fixtures on the west side of the site to restrict the light sources from being visible and the light from spilling onto the residential property to the west. The revised lighting plan must be reviewed and approved by Planning Commission staff before building permits are issued.
13. [ADDED BY PLANNING COMMISSION] Providing non-reflective, dark exterior building materials below wall mounting site lighting on the west, north, and east elevations. The revised building elevations must be reviewed and approved by Planning Commission staff before building permits are issued.

Summary of Action:

APPROVE the request for a 3-story indoor self-storage facility with approximately 103,930 sqft of floor area, subject to 13 conditions.

Date of Approval:

6/10/2021

Date of Denial:

Postponements:

5/13/2021

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: