

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-D-19-UR Related File Number:  
 Application Filed: 4/29/2019 Date of Revision:  
 Applicant: AMERCO REAL ESTATE COMPANY U-HAUL MOVING & STORAGE OF KARNs

### PROPERTY INFORMATION

General Location: North side of Oak Ridge Highway, South side of Beaver Ridge Road, West of Gray Hendrix Road  
 Other Parcel Info.:  
 Tax ID Number: 91 00106 Jurisdiction: County  
 Size of Tract: 5.7 acres  
 Accessibility: Access is via Oak Ridge Hwy., a major arterial street with a 32' pavement width within an 88' right-of-way, and Beaver Ridge Rd., a local street, with a 19' pavement width within a 55' right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant  
 Surrounding Land Use:  
 Proposed Use: Indoor / Outdoor Storage and Vehicle Rental Density:  
 Sector Plan: Northwest County Sector Plan Designation: MDR (Medium Density Residential) / O (Office)  
 Growth Policy Plan: Planned Growth Area  
 Neighborhood Context: This property is located in the Karns community, in an area that has a mix of commercial, office and residential land uses.

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

Street: 0 Oak Ridge Hwy  
 Location:  
 Proposed Street Name:  
 Department-Utility Report:  
 Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)  
 Former Zoning:  
 Requested Zoning:  
 Previous Requests:  
 Extension of Zone:  
 History of Zoning: Property was rezoned to PC in 1990 (2-K-90-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 development plan for a 3-story indoor self-storage facility with approximately 94,178 square feet and up to 78 vehicle storage spaces, subject to 10 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. Providing certification of sight distance at the new driveway to Beaver Ridge Road by the developer's engineer for review and approval by Knox County Engineering and Public Works during permit review.
4. Installation of all sidewalks and pedestrian crosswalks as identified on the development plan. Sidewalks and crosswalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.
5. Terminating the sidewalk into the Oak Ridge Highway right-of-way per the requirements of the Tennessee Department of Transportation.
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. Providing full cut off light fixtures that are deflected, shaded, and focused away from all adjoining property, per section 4.93.03.D. of the Knox County Zoning Ordinance.
8. Adherence to the protective covenants recorded for this development.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Meeting all applicable requirements of the Tennessee Department of Transportation.

With the conditions noted, this plan meets the requirements for approval in the PC 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 a 94,178 square-foot 3-story indoor self-storage building with 794 storage units and space for 360 U-Box storage containers, and 72 covered and 6 uncovered parking spaces for the storage of vehicles, such as RV's and boats. Access to the site will be from the existing shared driveway to Oak Ridge Highway for the shopping center and one new driveway to Beaver Ridge Road. The access to Beaver Ridge Road is open to the entire shopping center and is restricted to right-in / right-out turns only.

The new access to Beaver Ridge Road concerns staff because of the possibility of routing large trucks onto Beaver Ridge Road and the shopping center becoming a cut thru. To address this, the applicant has updated the Traffic Impact Letter (TIL) to evaluate the design of this access, and the design and alignment of the through driveway connection between Beaver Ridge Road and Oak Ridge Highway. The access to Beaver Ridge Road has been changed to right-in / right-out only with a channelized island with raised curbing and signage to discourage people from turning the wrong direction. This intersection has also only been designed to accommodate passenger vehicles and will be signed for no commercial vehicles, which will be routed to the Oak Ridge Highway access. To address the design and alignment of the through driveway, the applicant has realigned the northern driveway (new) with the drive-thru curb in the middle of the driveway (existing) and modified the eastern curb at the entrance to Oak Ridge Highway to ease the transition created from the offset between the entrance and the northern part of the driveway. To further discourage and slow through traffic, two speed humps are proposed in the middle and northern sections of the driveway.

The U-Haul parking lot has also been modified to create a curbed edge to delineate the driveway for the shopping center and two access points to the U-Haul site. The curbed islands will include a sidewalk that makes a connection from Oak Ridge Highway to Beaver Ridge Road. In addition, a crosswalk will be provided from this new internal sidewalk to the existing commercial buildings within

this development. While a sidewalk does not currently exist along the Oak Ridge Highway frontage, the inclusion of the sidewalk within the throat of the driveway will enable TDOT to make a connection when the roadway widened and a sidewalk installed in the future. The new sidewalk connection from the U-Haul site to Beaver Ridge Road will provide pedestrian access to the shopping center for the residential neighborhoods to the north. There is an existing sidewalk on the opposite side of this road that connects these neighborhoods to the existing shopping center to the east of this site and Karns Elementary to the west. The proposed sidewalk improvements are consistent with the recommendations of the Karns Community "Special Opportunity Area" in the Northwest County Sector Plan (see Exhibit A).

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 has two frontages, Oak Ridge Highway and Beaver Ridge Road, however, staff has determined that the front façade requires the transparency be Oak Ridge Highway because that is the primary road for accessing the site. The proposed building meets these design standards.

In the previous submission that was postponed, the landscape plan did not meet all the requirements of the standards for self-storage facilities. The landscape plan has been updated to include the required trees and shrubs along the edge of the parking lot facing Oak Ridge Highway.

#### 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. Self-storage facilities typically have a much lower traffic volume than other commercial uses that are permissible in the PC zone.
3. With the access to Beaver Ridge Road being designed for pedestrian vehicles only and restricted to right-in / right-out turns, there should be minimal impact on the road system.
4. The new sidewalk connections will benefit the community and are in conformance with the recommendations of the Karns Community "Special Opportunity Area" in the Northwest County Sector Plan.

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

1. The proposal meets all requirements of the PC 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 directly 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 new sidewalk connections will benefit the community and are in conformance with the recommendations of the Karns Community "Special Opportunity Area" in the Northwest County Sector Plan.
3. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved with Conditions **Meeting Date:** 9/12/2019

**Details of Action:**

**Summary of Action:** APPROVE the development plan for a 3-story indoor self-storage facility with approximately 94,178 square feet and up to 78 vehicle storage spaces, subject to 10 conditions.

**Date of Approval:** 9/12/2019 **Date of Denial:** **Postponements:** 6/13/2019 -

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:**