

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-I-21-UR **Related File Number:**
Application Filed: 4/26/2021 **Date of Revision:**
Applicant: AMERCO REAL ESTATE COMPANY

PROPERTY INFORMATION

General Location: South side of Beaver Ridge Road, north of Oak Ridge Highway
Other Parcel Info.:
Tax ID Number: 91 00105 **Jurisdiction:** County
Size of Tract: 1.97 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 land
Surrounding Land Use:
Proposed Use: Outdoor self-storage **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR/O (Medium Density Residential / Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: 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 19' of pavement width within a 55' right-of-way.

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

Street: 0 Beaver Ridge Rd.
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 request for an outdoor self-storage facility with approximately 17,081 sqft of floor area, subject to 12 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage (Section 3.90) and outdoor self-storage facilities (Section 4.93.01).
2. No illuminated wall signage shall face the residential uses to the north.
3. 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.
4. Installing landscaping adjacent to all building walls that face an adjoining lot, public right of way, or joint access easement, excluding areas with entrances to the storage units. The landscape areas must have a minimum depth of 5-FT and must include a minimum of one (1) ornamental tree per every twenty-five (25) feet adjoining building width or portion thereof, with a minimum of one (1) tree per planting area. Shrubs and/or ground cover plantings must cover the remainder of the planting.
5. The landscaping along the Beaver Ridge Road frontage shall be consistent with the landscaping being installed for the adjacent U-Haul facility that is currently under construction at 7630 Oak Ridge Highway.
6. Providing a revised landscape plan for review and approval by Planning Commission staff before building permits are issued.
7. Installation of all landscaping as shown on development plan and per the applications conditions above, 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.
8. Combining the subject site with the adjacent U-Haul facility that is currently under construction at 7630 Oak Ridge Highway.
9. For all building walls that face an adjoining lot, public right of way, or joint access easement, excluding areas with entrances to the storage units, metal external cladding shall not be more than twenty-five (25) percent of the of any elevation and there must be a vertical articulation or a change of materials at minimum intervals of 30-FT. The materials used shall be consistent with the adjacent U-Haul facility that is under construction or a common material used in other buildings in this development. The revised building elevations are to be reviewed and approved by Planning Commission staff before building permits are issued.
10. Paving the driveway in the joint permanent easement to complete the connection along the south side of the property.
11. Adherence to the protective covenants recorded for this development.
12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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:

This proposal is for an outdoor self-storage facility that is being considered as an expansion to the adjacent 3-story indoor-self storage and covered RV parking facility that was approved by the Planning Commission in 2019 (6-D-19-UR) and is currently under construction. The proposed facility cannot be a separate use because the outdoor self-storage facility standards (Section 4.93.01) require a minimum lot size of 2-acres and the subject site is approximately 1.97-acres.

The applicant provided example renderings of how the building elevations may be finished but no specific information is provided for this project. Staff is commending conditions for the building elevations that face an external boundary of the development that landscaping be provided and that the elevations be clad in materials that are consistent with the U-Haul facility that is under construction or materials used on other buildings in the development. In addition, metal external cladding cannot be used on more than 25 percent of these elevations and there must be vertical articulations or a change in material at a minimum of 30-FT intervals.

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 outdoor self-storage facility is "consistent with, and not in conflict with" the sector plan.

C. While outdoor self-storage facilities are a commercial use, the impact of these facilities on adjacent uses are relatively low because of their low traffic volume and limited use in the evening hours.

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 landscape screening along the Beaver Ridge Road frontage that is consistent with the adjacent indoor self-storage facility that is currently under construction. In addition, staff is recommending additional landscaping along the buildings that have a blank façade facing outward from the development.

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

A. The PC (General Business) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible, and outdoor self-storage facilities must meet the supplemental regulations in Section 4.93.01.

B. With the recommended conditions, the outdoor 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 1-story buildings are compatible with the nearby 1-story structures and the 3-story indoor self-storage facility.

B. With the recommended conditions regarding the exterior cladding of the buildings and landscape screening, the proposal will be compatible with the character of the commercial development it is located and the general area.

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 and have limited use in the evening hours.

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

A. As part of the approval for the adjacent and associated indoor self-storage facility (6-D-19-UR), ingress and egress to the site for large vehicles (trucks and RVs) will be limited to Oak Ridge Highway, 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 self storage use.

Action: Approved **Meeting Date:** 7/8/2021

Details of Action:

Summary of Action: Approve the request for an outdoor self-storage facility with approximately 17,081 sqft of floor area, subject to 12 conditions.

Date of Approval: 7/8/2021 **Date of Denial:** **Postponements:** 6/10/2021

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: