

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-F-19-UR **Related File Number:**
Application Filed: 5/28/2019 **Date of Revision:**
Applicant: AMERCO REAL ESTATE COMPANY

PROPERTY INFORMATION

General Location: South side of Clinton Highway, east of Allen Drive
Other Parcel Info.:
Tax ID Number: 80 D B 00802 & 006 **Jurisdiction:** City
Size of Tract: 2.59 acres
Accessibility: Access is via Clinton Hwy., a major arterial street with 4 lanes, center median and turning lanes within 142' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Self-service storage facility **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** GC (General Commercial) & LDR (Low Density Re
Growth Policy Plan: City
Neighborhood Context: This area is developed with commercial, office and residential uses under C-4, O-3, and R-1 zoning.

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

Street: 4705 Clinton Highway
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial) & R-1 (Low Density Residential)
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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Development Plan for a 1-story indoor self-storage facility, approximately 7,332 square feet, and associated office/showroom, approximately 5,737 square feet, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures), Article 5, Section 7.I. (Bicycle parking provisions), and Article 5, Section 7.J. (Parking Lot Landscaping).
2. Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.
3. Providing sight distance analysis of the access points on Clinton Hwy for review and approval by the City of Knoxville Department of Engineering before permits are approved for the new building.
4. Installing a sidewalk along the Clinton Hwy frontage and a sidewalk onto the site from the ROW, per the requirements of the City of Knoxville Department of Engineering.
5. Meeting all requirements of the City of Knoxville Department of Engineering.
6. Meeting all requirements of the Tennessee Department of Transportation.

With the conditions noted, this plan meets the requirements for approval of a self-service storage facility in the C-4 district and the other criteria for approval of a use-on-review.

Comments: The applicant is proposing a new 1-story indoor self-storage facility on the rear of the site and using the existing building for office space for U-Haul truck sharing and storage operations and retail sales of moving products, and automobile-related accessories such as hitches and bicycle racks. The indoor self-storage facility operates differently than typical self-storage as customers do not routinely visit the facility to store, access, or remove stored items from their unit. Instead, pre-constructed U-Boxes are delivered to a customer, filled by the customer with their belongings, and returned to a U-Box facility by a U-Haul employee.

The existing access to Clinton Hwy will be modified to meet the requirements of TDOT and the City of Knoxville zoning ordinance. A sidewalk will be installed along the Clinton Hwy frontage. The proposed landscaping plan meets most of the zoning standards, with the exception of the 5' landscape screening on the sides of the parking lot adjacent to commercial property. A variance must be approved by the Board of Zoning Appeals in order to install the landscaping as proposed.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed indoor self-service storage facility will have minimal impact on local utilities or roads.
2. The use as proposed will have little or no impact on the nearby commercial and residential uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the C-4 zoning as well as the general criteria for approval of a use on review.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the One Year 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 through residential areas since the project is located on an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and Northwest City Sector Plan identify this property for GC (General

Commercial) uses. The proposed development is consistent with the recommended uses of the One Year Plan and Sector Plan.

2. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 7/11/2019

Details of Action:

Summary of Action: APPROVE the Development Plan for a 1-story indoor self-storage facility, approximately 7,332 square feet, and associated office/showroom, approximately 5,737 square feet, subject to 6 conditions.

Date of Approval: 7/11/2019 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:**