

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-H-19-UR **Related File Number:**
Application Filed: 6/24/2019 **Date of Revision:**
Applicant: STEVE YOUNG / OYSK3

PROPERTY INFORMATION

General Location: Northwest side of Rutledge, southwest of Transport Way
Other Parcel Info.: Use on Review request also includes 5851 Rutledge Pike (060 084 & 5859 Rutledge Pike (060 083)
Tax ID Number: 60 13601, 084 & 083 **Jurisdiction:** County
Size of Tract: 5.21 acres
Accessibility: Access is via Rutledge Pike, a median divided, 4 lane major arterial street within 200' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Unused & Residential
Surrounding Land Use:
Proposed Use: Self-Storage facility **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area along Rutledge Pike has developed with commercial, office, and light industrial uses under CB, CA and I zoning and residential uses to the north and west under RB zoning.

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

Street: 5831 Rutledge Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from RB to CB in 2008 (3-D-08-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 self-service storage facility with approximately 92,900 square feet of building area, 20 covered vehicle spaces, and associated office/residence, subject to 8 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the sign standards (Article 3, Section 3.90).
- 2) Meeting all applicable requirements of the Knox County Health Department and/or connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to the grade of the entry driveway.
- 4) Meeting all applicable requirements of the Knox County Fire Marshal.
- 5) Meeting all applicable requirements of the Knoxville Department of Engineering and TDOT for the driveway apron design and other improvements within the Rutledge Pike right-of-way.
- 6) All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
- 7) Obtaining all necessary approvals from the adjacent property owner at 5822 Rutledge Pike (parcel 060 08401) to relocate the existing access easement to the proposed driveway for the self-storage facility and restricting access to the property by requiring entry and exit through the gated entry to the self-storage facility.
- 8) Installation of all landscaping 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.

With the conditions noted above, this request meets all requirements for approval in the CB zone, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing a self-service storage facility located on 5.21 acres zoned CB and will have direct access to Rutledge Pike. The facility will include both external (outdoor) and internal (indoor) storage units, and will have covered vehicle parking. All the buildings will be one-story and the two large buildings (building 1 & 2) will have both indoor and outdoor storage units, with the outdoor units wrapping the outside of the buildings. There will be one small building (building 3) that only contains outdoor storage units. The office is one story and includes a residential unit for the facility manager.

Indoor self-storage facilities have design standards that are different than outdoor self-storage facilities, which include a wider landscape buffer when adjacent to residential properties, building design and ground floor transparency standards. Most indoor storage facilities are multi-story and located on properties with high visibility from major roads. Though this facility includes indoor self-storage, staff determined that the outdoor self-storage standards should apply because the design is more closely related to that type of storage facility based on the one-story building height, outdoor storage units wrapping the external boundary of the two buildings that do have indoor storage units, and the storage buildings not being designed or located to be highly visible from the public road. The building that will be most visible is the office/residence located at the entry, closest to Rutledge Pike. This building will have windows on the ground floor and landscaping around the base of the building and parking, which is in-keeping the requirements for indoor self-storage facilities. The parking provided will also meet the requirements for indoor self-storage facilities.

The external boundary of the storage facility will have fencing and a landscape screening between the fence and the property line. When adjacent to residential uses, the landscaping will include 1 evergreen and 1 deciduous tree 40', alternating on 20' intervals max, and 3 shrubs between each set of trees. The frontage of the property along Rutledge Pike will have the same landscaping. When adjacent to non-residential uses, the landscape screening will include a continuous row of shrubs.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND

THE COMMUNITY AS A WHOLE

- 1. Public sewer service must be extended to the site, or the development must obtain approval from the Knox County Health Department for a septic system.
- 2. The proposed use of this site is a low traffic generator and will have minimal impact on the adjacent road system.
- 3. This request will have less impact on adjacent properties than most uses permitted in the CB zone and will have no impact on schools.

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

- 1. The request with the noted conditions conforms with the requirements of the CB zone district, as well as other criteria for approval of a use on review.
- 2. The proposed use is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic 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 PLANS

- 1. The Northeast County Sector Plan proposes commercial uses for this property. The proposed self-service storage facility is consistent with the land use designation.
- 2. The site is located within the Urban Growth Boundary of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 8/8/2019

Details of Action:

Summary of Action: APPROVE the development plan for a self-service storage facility with approximately 92,900 square feet of building area, 20 covered vehicle spaces, and associated office/residence, subject to 8 conditions.

Date of Approval: 8/8/2019 **Date of Denial:** **Postponements:**

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:**