

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

File Number: 9-C-15-UR                      Related File Number:  
Application Filed: 7/27/2015              Date of Revision:  
Applicant: MERCHANTS RETAIL PARTNERS

## PROPERTY INFORMATION

General Location: South side of Ailor Avenue, East side of N 17th Street, West side of Red Cross Street, and North of I-40.  
Other Parcel Info.:  
Tax ID Number: 94 K L 001, 002, 003, 004, 015    OTHER: 094KL016, 016.0    Jurisdiction: City  
Size of Tract: 1.5 acres  
Accessibility: Access is via Ailor Ave., a major collector street with 58' pavement width within a 70' right-of-way; 17th St., a minor arterial with 72' pavement within a 98' right-of-way; and Euclid Ave., a local street with 28' pavement width within the I-40 right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant  
Surrounding Land Use:  
Proposed Use: Climate control storage, 3-story                      Density:  
Sector Plan: Central City                      Sector Plan Designation: MU-CC14  
Growth Policy Plan: Urban Growth Area (Inside City Limits)  
Neighborhood Context: The site is located north of I-40, near the 17th Street exit, across Ailor Ave. from the Medic office building and adjacent to The Joy of Music School.

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

Street: 1632 Ailor Ave  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

POSTPONE until the October 8, 2015 MPC meeting to allow additional time to resolve access issues.

Staff Recomm. (Full):

Comments:

The recommendation for postponement is regarding issues the proposed access to 17th Street and the need for additional time to adequately review the revised plans.

The proposed self-service storage facility is a 3-story tall climate controlled building that is a total of 88,200 square feet, and has an exterior design as shown in the submitted example image. The building faces Ailor Avenue and the only entrance to the building will be on this elevation. There are two driveway curb cuts, one on Ailor Avenue and one on 17th Street.

Self-service storage facilities are a use permitted on review in the C-4 (Highway and Arterial Commercial District) and are subject to specific development standards in the supplementary regulations (Article 5, Section 3.F.7). The development standards for self-service storage facilities include locational criteria, minimum driveway lane widths, maximum storage unit size, site lighting standards, fencing of outdoor storage areas, and minimum lot size. The only standard that cannot be met is the 2 acre minimum lot size because the site is only 1.49 acres.

The site has three street frontages and therefore three front yards. The front setback in the C-4 zone is 50 feet along an arterial street (17th Street) and 35 feet for all others (Ailor and Euclid Avenue). The building may have some minor encroachments into the front yard along 17th Street and Euclid Avenue depending on the location of lot lines when the property is replatted and the interpretation of whether a front yard setback reduction, which is allowed by the zoning ordinance, is applicable along the Euclid Avenue frontage. In addition, the C-4 zone allows a maximum floor area ratio (FAR) for a building to be 1.60 and the proposed storage facility has an FAR of 1.36. The proposed FAR is fairly high considering it includes the substantial area dedicated to required yards and that storage facilities require a fraction of the parking of most other uses. However, storage facilities also have to provide areas for loading and unloading of larger vehicles such as small moving trucks, and for the internal circulation of these vehicles.

A two-way, full access driveway is proposed along 17th Street. Concerns regarding this include the lack of a middle turn lane for southbound vehicles turning left onto the site and for vehicles exiting the site turning left (southbound) on 17th Street, and larger vehicles exiting the site turning right (northbound) onto the 17th Street may have to swing out into the middle travel lane because of the turning radius created by the internal driveway circulation.

The combination of the small lot size, large storage facility footprint, and other required improvements (off-street parking, loading/unloading areas, drive aisles, etc.), the site has become very constrained and may not be able to accommodate the development as proposed.

Action:

Approved as Modified

Meeting Date: 9/10/2015

Details of Action:

APPROVE UNDER THE CONDITION THAT THEY MEET THE REQUIREMENTS OF CITY ENGINEERING AND MPC STAFF.

Summary of Action:

Approved with condition.

Date of Approval:

9/10/2015

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:**