



MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Mark Donaldson, Executive Director

DATE: November 13, 2008

SUBJECT: Amendments to the City of Knoxville Zoning Ordinance, Article 5, Section 3, Development Standards for Uses Permitted on Review, Section 3.G.7, Self Service Storage Facilities, regarding the location of and access to self service storage facilities
11-A-08-OA

Staff Recommendation:

Staff recommends approval of the proposed amendment.

Background:

At its July 10, 2008, meeting MPC approved an amendment to the Major Road Plan for Knoxville and Knox County by changing the segment of Loves Creek Road north of Millertown Pike to its terminus from Future Major Collector to Major Collector. The request was made by the developer of a proposed self service storage facility within a C-6 zone district on that segment of Loves Creek Road.

MPC is the authority designated by state law at Tennessee Code Annotated 13-3-402 (Regional planning commission platting authority) to approve a Major Road Plan and any amendments. In accordance with MPC Administrative Rules (Article XII, Section 6, Applications not requiring Legislative Action), the approved amendment was forwarded to City Council for adoption. City Council has not yet adopted the amendment.

During deliberation, City Council asked MPC to look into and make a recommendation to amend the development standards found within the zoning ordinance for self service storage facilities considered as uses permitted on review. Council's intent appeared to be that an amendment of the standards would negate their need to adopt the Major Road Plan amendment.

Self service storage facilities are allowed within four zone districts in the city: as a use by right in PC-2 (Retail and Distribution Park District) and I-2 (Restricted Manufacturing and Warehousing District), and as a use-on-review in C-4 (Highway and Arterial Commercial District) and C-6 (General Commercial Park District).

The intent of the amendment is to broaden the access options for these facilities when considered as a use-on-review to include access from roads designated as future major collectors or arterials and from roads that serve only commercially zoned property. Many business parks that seem appropriate for this type of facility are zoned C-4 or C-6, but are not on roads classified in the road plan as major collectors or arterials, yet have no impact on residentially zoned land.

Self Service Storage Facilities
Development Standards for Uses Permitted on Review
Article 5, Section 3.G.7

PROPOSED AMENDMENT

11/13/08

7. Self Service Storage Facilities: (Amended by Ordinance No. 9095, 2-14-95.)

In addition to the requirements set forth in Article 4, Section 10, of the Knoxville Zoning Ordinance, the following regulations shall apply to self service storage facilities:

- a. Access to the site shall be from **the following:**
 - (1) a street identified as a major collector or arterial on the Knox County Major Thoroughfare Road Plan; **or**
 - (2) **a street identified as a future major collector or arterial on the Major Road Plan for Knoxville and Knox County; or**
 - (3) **a street that provides a connection from the proposed development to a major collector or arterial as identified on the Major Road Plan for Knoxville and Knox County without passing adjacent to or through any residentially zoned land.**
 - (4) **If a self service storage facility is developed on a street identified as a future major collector or arterial on the Knox County Major Road Plan or a street that provides a connection from the proposed development to a major collector or arterial road as identified on the Knox County Major Road Plan without passing adjacent to or through any residentially zoned land, then adequate right-of-way and road improvements shall be provided as determined by the City of Knoxville Department of Engineering.**
- b. Off-street parking, access and driveways must be provided, as regulated in Article 5, Section 7. In addition, a minimum 26 ft. parking/driveway lane shall be provided adjacent to all buildings when the buildings open only to one side of the lane and a minimum 30 ft. when the buildings open to both sides of the lane. All parking/driveway lanes shall be paved.
- c. Maximum size for each individual storage unit shall be 600 square feet.
- d. Total lot area shall be not less than 2 acres.
- e. All outdoor lights shall be shielded to direct light and glare only onto the self service storage premises and may be of sufficient intensity to discourage vandalism and theft. Said lighting and glare shall be deflected, shaded, and focused away from all adjoining property.
- f. A minimum six (6) foot high opaque fence shall be provided and set back a minimum five (5) feet from any side or rear property line when the self service storage facility site abuts a residential zone. In addition, the area between the property line and the opaque fence shall be landscaped with evergreen and/or deciduous plant material and suitable ground cover, such as grass, bark, ornamental gravel, or a combination thereof. Such landscaping shall be placed in the front yard of the facility. All required landscaping shall be approved by the City Arborist.
- g. Any proposed outdoor storage areas shall be shown on a site plan for the facility. Outside storage of any materials will be governed by the specific requirements of the zone in which the facility is located. In no case shall parking areas or driveways be used for storage.
- h. The following uses shall be prohibited:
 - (1) Auctions, wholesale and retail sales, miscellaneous or garage sales.
 - (2) The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
 - (3) The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment, except for purposes of construction and repair of the self service storage facility.
 - (4) Transfer and storage business.
 - (5) Any use that is noxious or offensive because of odors, dust, fumes, or vibrations.
 - (6) The storage of hazardous materials.