

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 9-C-15-UR

AGENDA ITEM #: 43

AGENDA DATE: 9/10/2015

▶ **APPLICANT:** **MERCHANTS RETAIL PARTNERS**

OWNER(S): McBrien Road Properties, LLC

TAX ID NUMBER: 94 K L 001, 002, 003, 004, 015 094KL016, 016.01 [View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1632 Ailor Ave

▶ **LOCATION:** **South side of Ailor Avenue, East side of N 17th Street, West side of Red Cross Street, and North of I-40.**

▶ **APPX. SIZE OF TRACT:** **1.5 acres**

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** **C-4 (Highway and Arterial Commercial)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Climate control storage, 3-story**

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Office / C-3 (General Commercial District)

South: Roadway / Interstate 40

East: Office, Public-quasi public, Church / C-3 (General Commercial District)

West: Roadway & Commercial / C-3 (General Commercial District)

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.

STAFF RECOMMENDATION:

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

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 facility 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 is subject 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 loading and unloading of larger vehicles such as small moving trucks, and for the internal circulation of these vehicles.

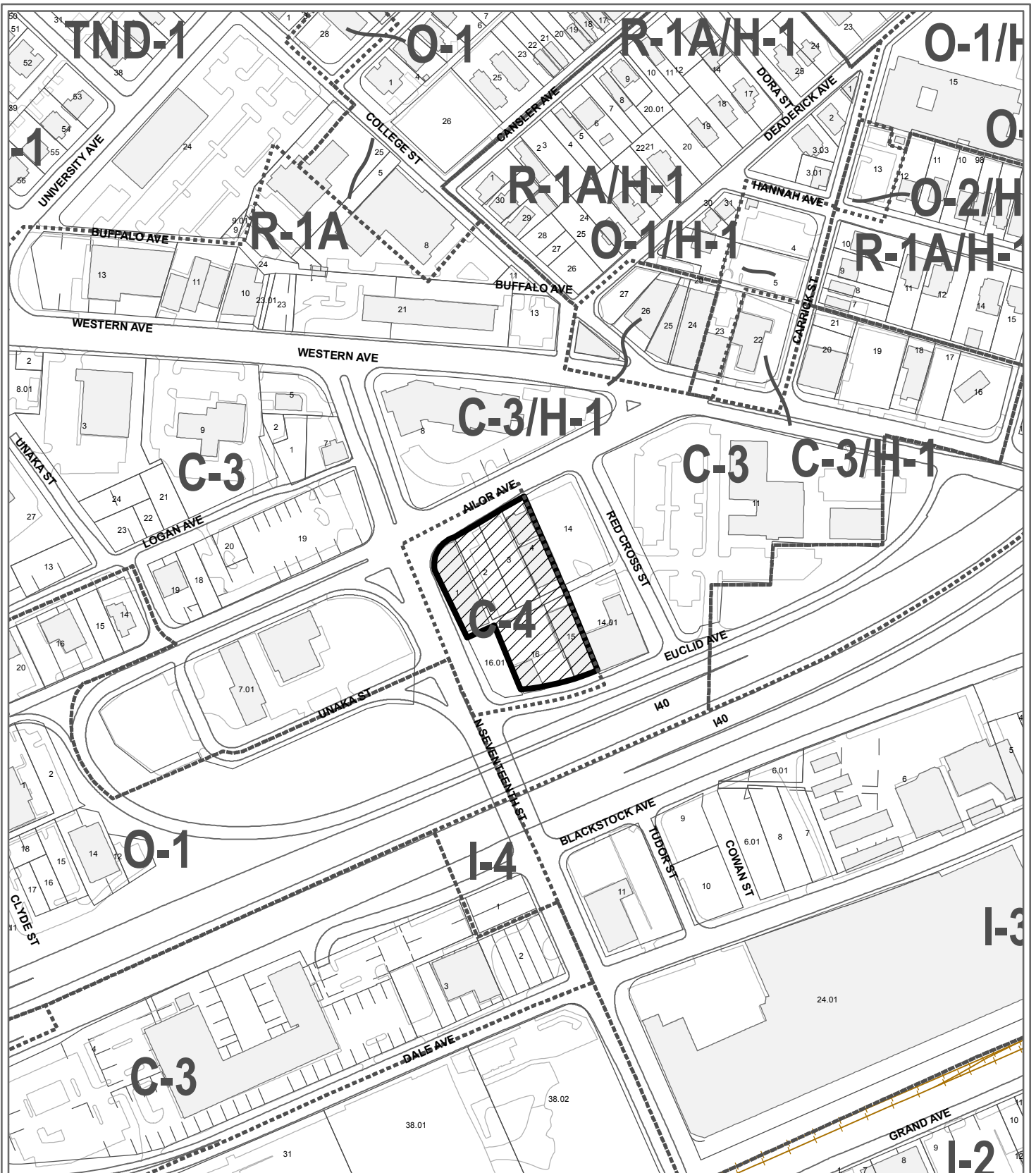
A two-way, full access driveway is proposed along 17th Street. Concerns regarding this include the lack of a middle turn lane for southbound vehicles turning left onto the site and for vehicles exiting the site turning left (southbound) on 17th Street, and larger vehicles exiting the site turning right (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, 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**9-C-15-UR
USE ON REVIEW**

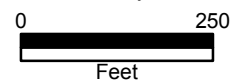


Climate control storage, 3-story in C-4 (Highway and Arterial Commercial)

Petitioner: Merchants Retail Partners

Map No: 94

Jurisdiction: City

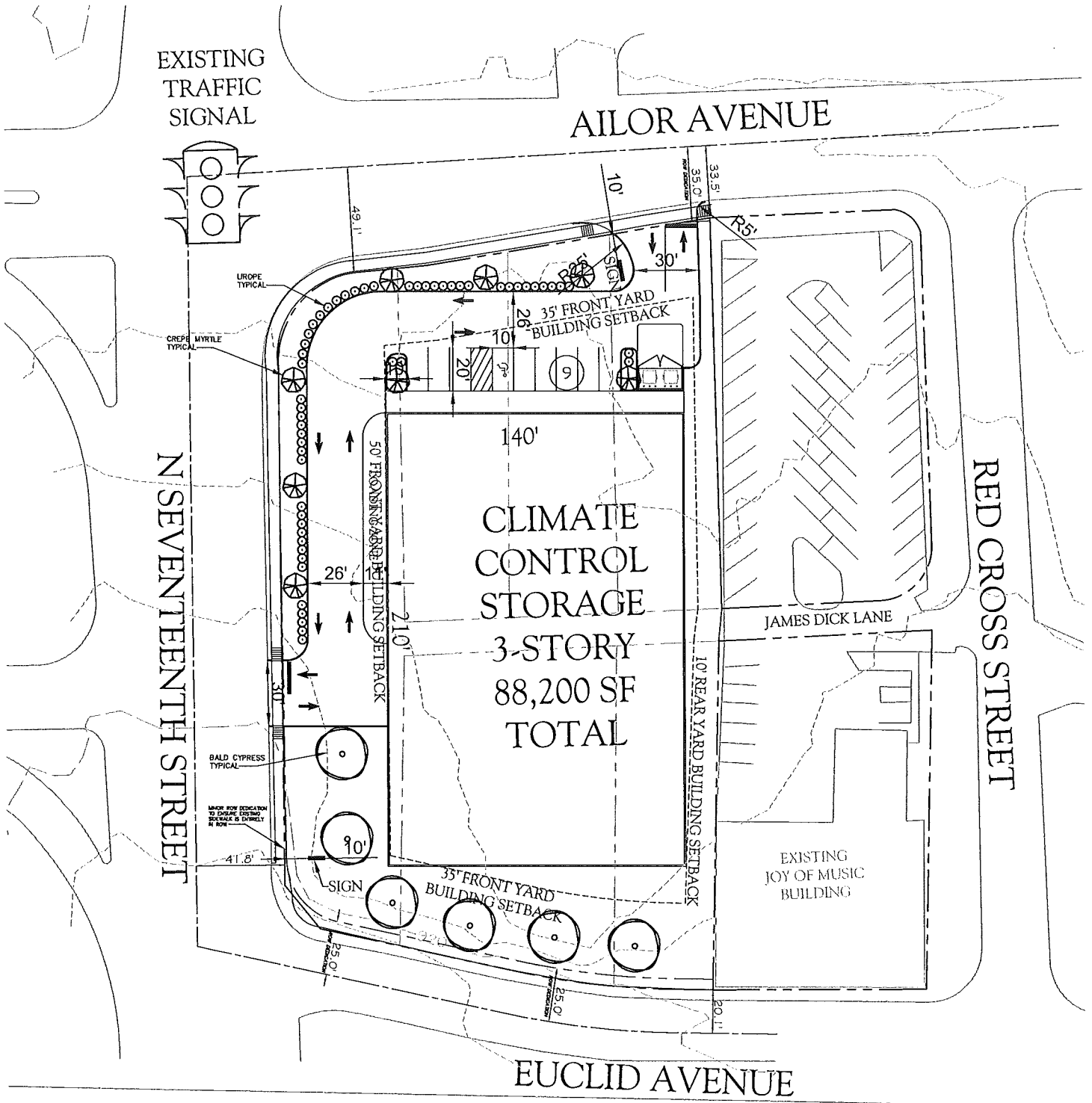


Original Print Date: 8/25/2015

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

9-C-15-UR
Revised: 9/2/2015



MU-CC11:

In the *Downtown North/I-275 Corridor Redevelopment and Urban Renewal Plan* (KCDC, 2007) this district is referred to as the Mixed Use 2: MU-CC2 district. The area includes two small residential areas west of North Central that have had many conversions to other uses; one being the area around the Knox County Health Department and the other being adjacent to Happy Holler. In view of the relatively small lot sizes and existing housing, the residential character of these neighborhoods should be conserved while allowing office uses; particularly those associated with health and social services.

Recommended Uses

A mix of uses should be allowed, including office and residential.

- Office (O)
- Medium Density Residential (MDR)
- Traditional Neighborhood Residential (TDR)

Recommended Zoning

Basic and Planned Development district zones that allow a “recommended use,” or mix of these uses

MU-CC12:

In the *Downtown North/I-275 Corridor Redevelopment and Urban Renewal Plan* (KCDC, 2007) this district is referred to as the Mixed Use 3: (MU-CC3) district. This area is east of Second Creek and adjacent to the railroad south of Baxter Avenue. The existing uses are predominantly wholesale and retail commercial, and industrial uses. A buffer should be provided for the residential uses east of Lee Street.

Recommended Uses

A mix of uses should be allowed, including wholesale and retail commercial, railroad-related and general industrial.

- Light Industrial (LI)
- General Commercial (GC)

Recommended Zoning

Basic and Planned Development district zones that allow a “recommended use,” or mix of these uses

Community Facility Improvements

Create a greenway and trail along Second Creek, which could connect the northern neighborhoods of Lonsdale and Oakwood-Lincoln Park to World’s Fair Park, Downtown, and the waterfront.

MU-CC13:

In the *Downtown North/I-275 Corridor Redevelopment and Urban Renewal Plan* (KCDC, 2007) this district is referred to as the Mixed Use 4: MU-CC4 district. This is a small area surrounding West Scott Avenue, between North Central Street and Second Creek. The existing uses are predominantly wholesale and retail commercial, and light manufacturing. Residential uses are still in this area and should be allowed to remain or converted to office uses.

Recommended Uses

A mix of uses should be allowed, including light manufacturing, wholesale and retail.

- Light Industrial (LI)
- General Commercial (GC)
- Existing residential structures can be considered for the same recommended uses in the MU-CC11 district.

Recommended Zoning

Basic and Planned Development district zones that allow a “recommended use,” or mix of these uses



An artist's depiction of office and warehouse development along Ailor Avenue and Blackstock Avenue

MU-CC14:**Ailor Avenue Mixed Use District**

This district includes the area around Ailor Avenue north of I-40 and west of 17th Street. The area has a broad mix of uses including residential, office, commercial, wholesale, and light industrial. Because the area has good visibility from the interstate and has close proximity to the University of Tennessee and downtown, it could be a good location for more intense office uses. Small businesses that require light industrial or commercial zoning are also ideally suited for the area.

Recommended Uses

A mix of uses should be allowed including office, commercial, light manufacturing, and wholesale. Vertical mixed use may be accommodated (for example, a shop or restaurant at ground level with office uses above).

- Light Industrial (LI)
- General Commercial (GC)
- Office (O)

Recommended Zoning

Basic and Planned Development district zones that allow a “recommended use,” or mix of these uses can be considered.