

► **FILE #:** 8-B-15-UR **AGENDA ITEM #:** 37  
 POSTPONEMENT(S): 8/13/2015-1/14/2016 **AGENDA DATE:** 2/11/2016  
 ► **APPLICANT:** ED CAMPBELL  
 OWNER(S): Ed Campbell

TAX ID NUMBER: 104 H D 003 & 004 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: Iron Gate Blvd

► **LOCATION:** West side of Iron Gate Blvd., south of Hardin Valley Rd.

► **APPX. SIZE OF TRACT:** 9.69 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Road, a four-lane, median divided, minor arterial street, and Iron Gate Blvd., a local street.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **ZONING:** PC (Planned Commercial) / TO (Technology Overlay)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Self-service storage facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Banks and retail center / PC (Planned Commercial) / TO (Technology Overlay)

South: Vacant land / OB (Office, Medical, and Related Services)

East: Vacant land / PC (Planned Commercial) / A (Agricultural) / TO (Technology Overlay)

West: Pellissippi Parkway interchange / PC (Planned Commercial) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

**STAFF RECOMMENDATION:**

► **APPROVE** the request for a self-service storage facility of approximately 114,544 square feet as shown on the development plan subject to 7 conditions.

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (8-C-15-TOB).
2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
5. Submitting a revised landscape plan to Planning Commission Staff for review and approval following completion of the Schaeffer Rd. realignment project in order to add landscaping to the site to help in screening the view of the storage buildings from the new road. The applicant will be responsible for the installation of the additional landscaping.
6. Any proposed signage for the facility is subject to approval by the TTCDA, Planning Commission Staff and the Knox County Sign Inspector.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing to develop a self-service storage facility on this 9.693 acre site located on the west side of Iron Gate Blvd., just south of Hardin Valley Rd. The proposed facility will have access to the internal driveway system within the Hardin Valley Crown Center Subdivision with access to both Hardin Valley Rd. and Iron Gate Blvd.

The proposed self-service storage facility will include a three story climate controlled building with 78,894 square feet and four one story buildings with a total area of 35,650 square feet. The total storage area will be 114,544 square feet. The one story units will be within a fenced enclosure that will be gated. The individual storage units will range in size from 25 square feet to 375 square feet. The maximum size allowed for an individual storage unit is 600 square feet. The plan as submitted meets the standards contained in Article 4, Section 4.93 of the Knox County Zoning Ordinance for self-service storage facilities.

The southern boundary of this site will be the future right-of-way for the relocation of Schaeffer Rd. that will connect with what is now Iron Gate Blvd. Knox County is currently moving forward with this road project with a possible completion date in 2017. Staff is recommending a condition that when the road project is completed, the applicant will be required to submit a revised landscape plan for review and approval for the addition of landscaping to the site to help in screening the view of the storage buildings from the new road. This landscaping plan will supplement the landscape plan that has been submitted with this application.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on February 8, 2016. A site lighting plan has been submitted for the facility and is subject to meeting the lighting standards under the TTCDA Design Guidelines. The request does not include plans for any signage. Proposals for monument and wall signage will be subject to review by the TTCDA.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. In utilizing the cross access driveway system within the subdivision with access to Iron Gate Blvd and Hardin Valley Rd., the existing road system will be adequate to handle the proposed development.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed facility is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General 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 substantial additional traffic through residential areas. No surrounding land

uses will pose a hazard or create an unsuitable environment for the proposed use.

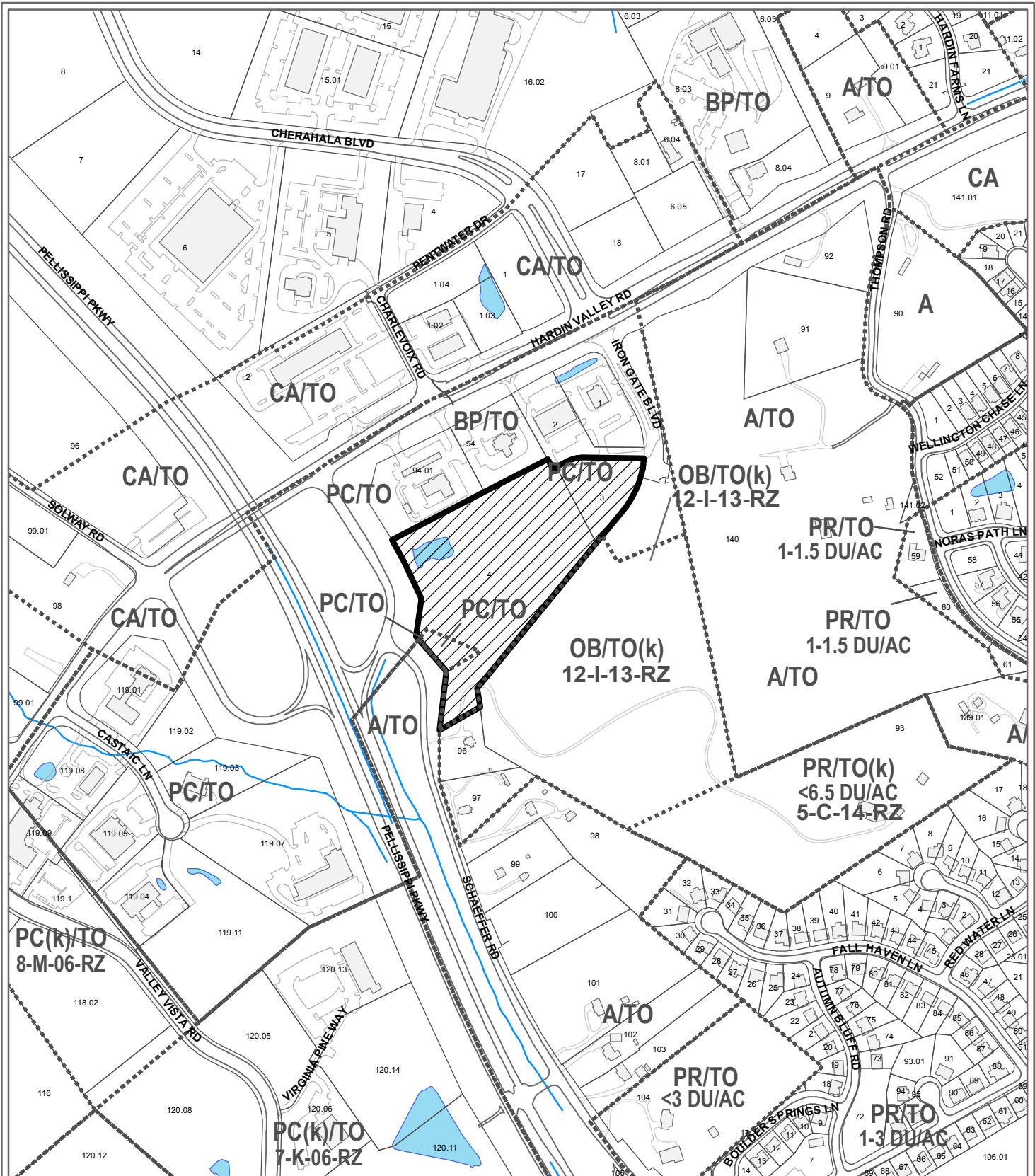
#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial uses for the site. The proposed planned commercial development is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**8-B-15-UR  
USE ON REVIEW**



Self-service storage facility in PC (Planned Commercial) / TO (Technology Overlay)

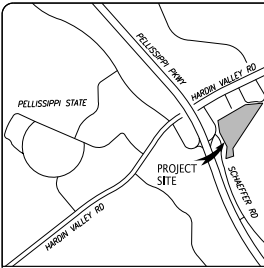
Original Print Date: 7/24/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Campbell, Ed

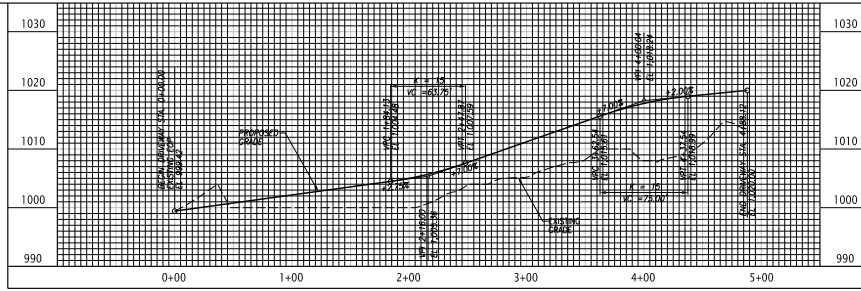
Map No: 104

Jurisdiction: County

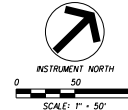




LOCATION MAP  
(NOT TO SCALE)



DRIVEWAY PROFILE  
SCALE: 1"=50' HORIZ.  
1"=10' VERT.



- NOTES:**
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS PROVIDED BY OWNER.
  2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
  3. PROPERTY CONCERNED REFLECTS PARCEL 104HD003 & 104HD004 AS SHOWN IN KNOX COUNTY CLT MAP 104. ZONING FOR THE PROPERTY IS R270 PLANNED COMMERCIAL TECHNOLOGY DISTRICT, W6. TOTAL AREA = 9.693 AC.
  4. OWNER: PELLISSIPPI STORAGE, LLC  
300 LETTERMAN RD.  
KNOXVILLE, TN 37919
  5. BUILDING PERIMETRY SETBACKS ARE 50'-FT.
  6. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.

**DEVELOPMENT AREA & DENSITY**

EXISTING PARCELS 104HD003 & 104HD004	
PARCEL 104HD003	1.350 AC
PARCEL 104HD004	8.343 AC
TOTAL AREA	9.693 AC

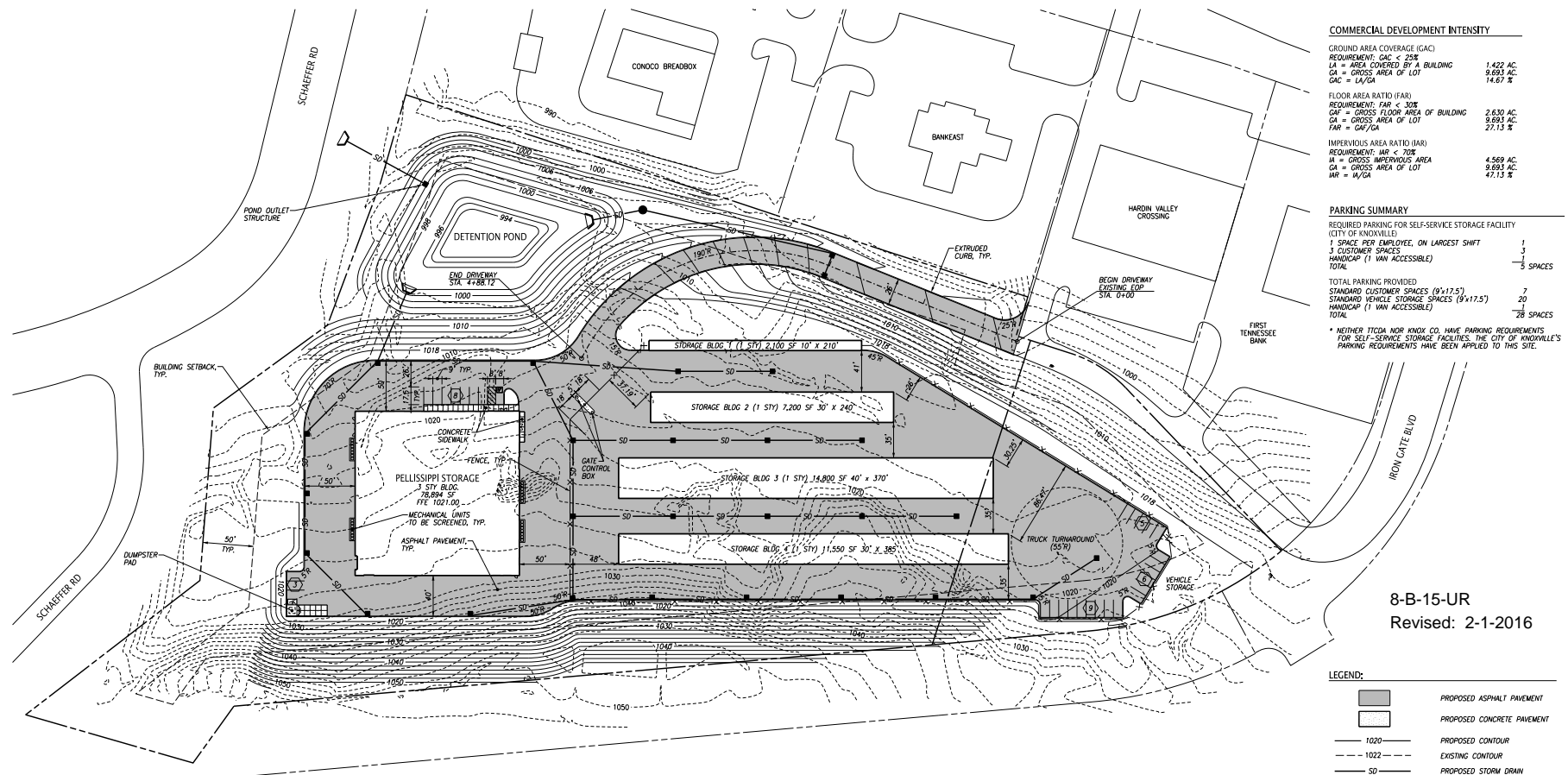
**COMMERCIAL DEVELOPMENT INTENSITY**

GROUND AREA COVERAGE (GAC)	
REQUIREMENT: GAC < 25%	1.422 AC
IA = AREA COVERED BY A BUILDING	9.693 AC
GA = GROSS AREA OF LOT	14.67 %
GAC = 14/GA	
FLOOR AREA RATIO (FAR)	
REQUIREMENT: FAR < 3.0%	2.630 AC
GA = GROSS FLOOR AREA OF BUILDING	9.693 AC
CA = GROSS AREA OF LOT	27.13 %
FAR = GA/FGA	
IMPERVIOUS AREA RATIO (IAR)	
REQUIREMENT: IAR < 70%	4.569 AC
IA = GROSS IMPERVIOUS AREA	9.693 AC
GA = GROSS AREA OF LOT	47.12 %
IAR = IA/GA	

**PARKING SUMMARY**

REQUIRED PARKING FOR SELF-SERVICE STORAGE FACILITY (CITY OF KNOXVILLE)	
1 SPACE PER EMPLOYEE, ON LARGEST SHIFT	1
3 CUSTOMER SPACES	1
HANDICAP (1 VAN ACCESSIBLE)	1
TOTAL	3 SPACES
TOTAL PARKING PROVIDED	
STANDARD CUSTOMER SPACES (9x12.5')	7
STANDARD VEHICLE STORAGE SPACES (8x17.5')	20
HANDICAP (1 VAN ACCESSIBLE)	1
TOTAL	28 SPACES

\* NEITHER TCOA NOR KNOX CO. HAVE PARKING REQUIREMENTS FOR SELF-SERVICE STORAGE FACILITIES. THE CITY OF KNOXVILLE'S PARKING REQUIREMENTS HAVE BEEN APPLIED TO THIS SITE.



**LEGEND:**

[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED CONTOUR
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED CATCH BASIN/AREA DRAIN
[Symbol]	PROPOSED HEADWALL
[Symbol]	NUMBER OF PARKING SPACES
[Symbol]	TYP.
[Symbol]	TYPICAL

8-B-15-UR  
Revised: 2-1-2016

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**PELLISSIPPI STORAGE, LLC**  
IRON GATE BLVD  
KNOXVILLE, TN 37932

**PELLISSIPPI STORAGE**  
IRON GATE BLVD  
KNOXVILLE, TN 37932

**USE ON REVIEW PLAN**

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE

Project: 559.001  
Sheet: C1  
Date: 01/15/16  
Scale: 1"=50'

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A Storage Facility For:  
**PELLISSIPPI STORAGE, LLC**  
IRON GATE BLVD.  
Knoxville, TN 37922

FIRST FLOOR PLAN

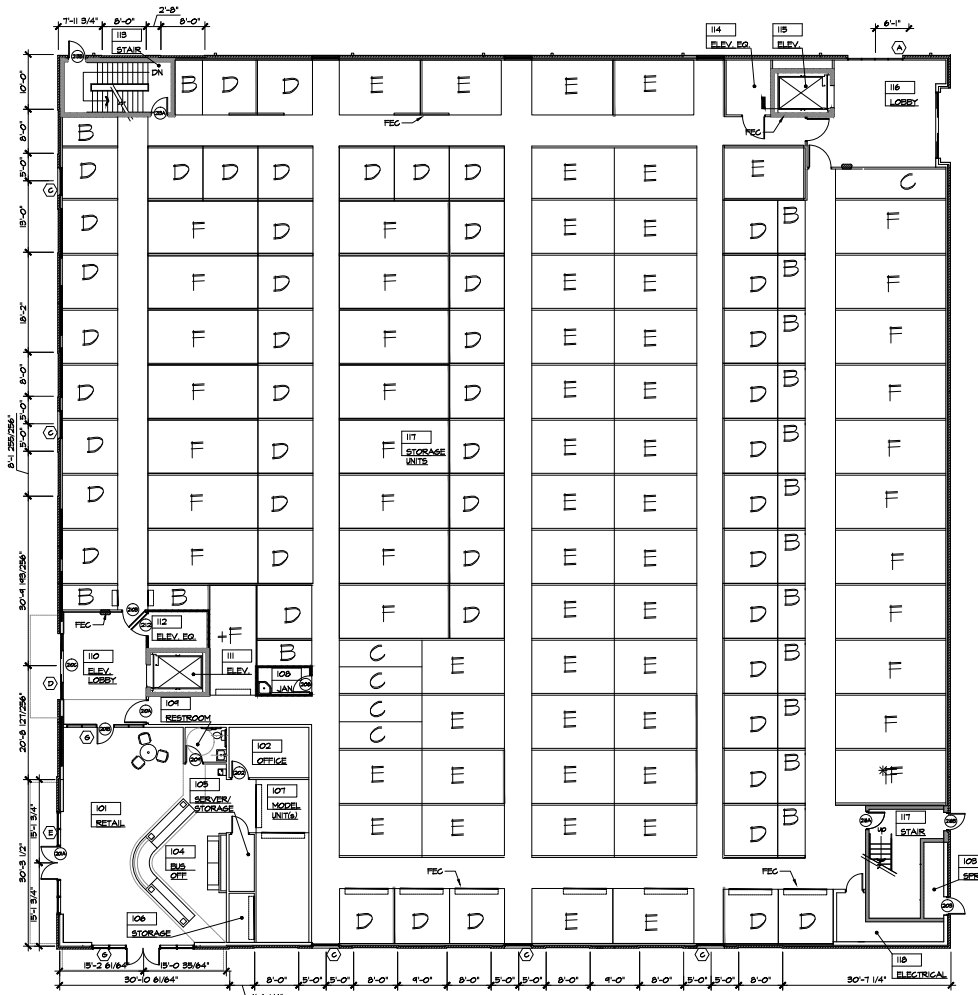
REVISIONS:

DATE: January 19, 2016

FILE NAME: ecs 22

PROJECT NO: 153073

2.1



8-B-15-UR  
Revised: 2/1/2016

UNIT SCHEDULE			REQUESTED
TAB	DIMENSIONS	COUNT	MIX
A	5'3" x 7'-0"	0	4
B	5'3" x 7'-0"	17	10
C	5'3" x 5'	5	45
D	10'x10'	44	85
E	10'x10'	24	0
F	10'x10'	26	0
G	10'x10'	0	0
H	10'x10'	0	0
T	8'4' x 7'-0"	0	0

- ① 8'-0" x 7'-0" INTERIOR ROLL-UP (BY BETCO)
- ② 3'-0" x 7'-0" INTERIOR ROLL-UP (BY BETCO)
- ③ 8'-0" x 7'-0" INTERIOR ROLL-UP (BY BETCO)
- ④ 4'-0" x 7'-0" INTERIOR ROLL-UP (BY BETCO)

NOTE: CORRIDOR WIDTH WILL BE MINIMUM OF 60" CLEAR FROM FACE TO FACE OF DOOR JAMBS.

1 FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"

PLOT SCALE: 1" = 1'-0"



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SECOND FLOOR PLAN

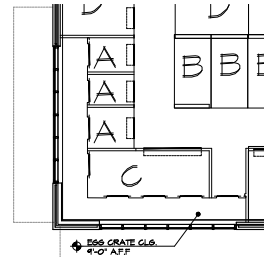
REVISIONS:

DATE: January 19, 2016

FILE NAME:

PROJECT NO: 153073

2.2



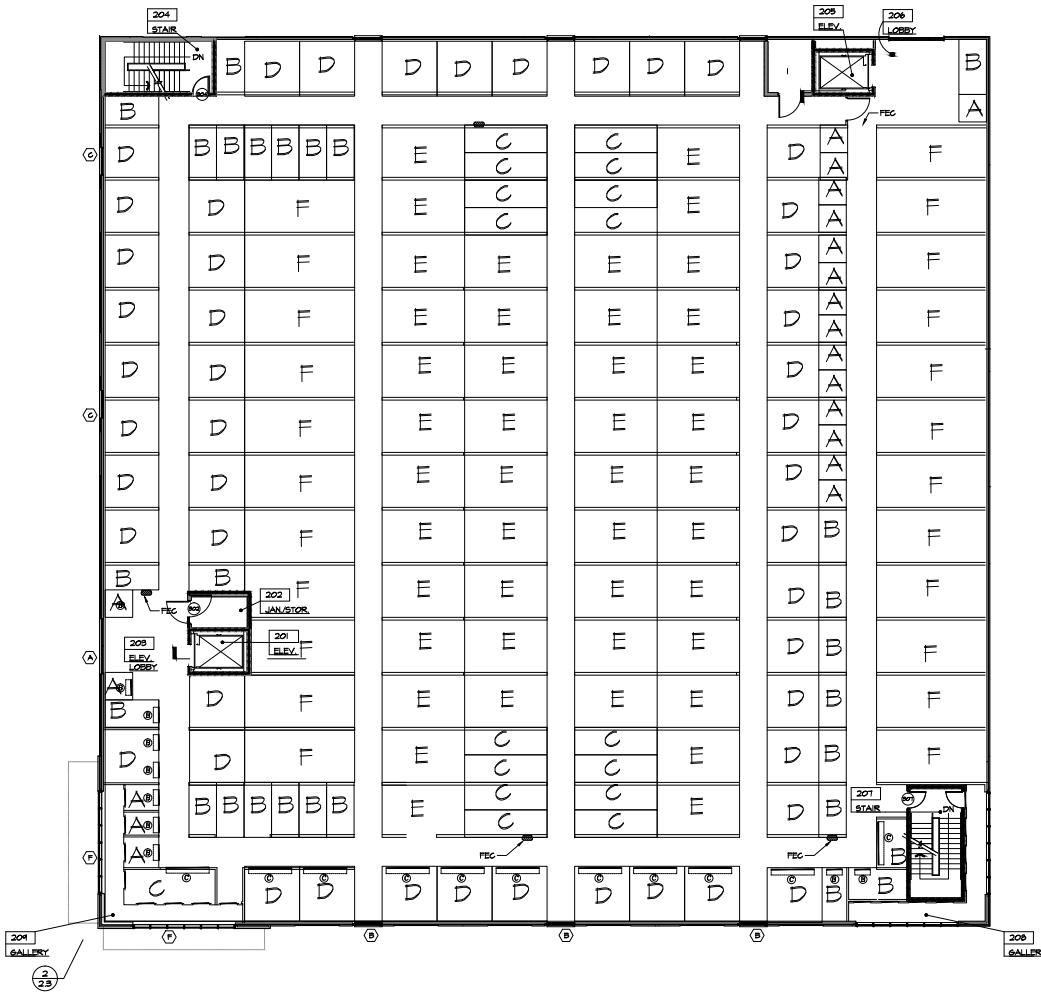
2.2 PARTIAL REFLECTED CEILING PLAN  
SCALE: 1/8" = 1'-0"

8-B-15-UR  
Revised: 2-1-2016

UNIT SCHEDULE			REQUESTED MIX
TAG	DIMENSIONS	COUNT	
A	5'X5'	20	14 42 42 28 0 0 0 0
B	5'X5'	21	
C	5'X5'	17	
D	5'X5'	46	
E	5'X5'	44	
F	10'X10'	28	
G	10'X10'	0	
H	5'X7'	0	
I	5'X7'	0	
J	5'X7'	0	

Ⓐ	6'-0" x 7'-0"	INTERIOR ROLL-UP (BY METCO)
Ⓑ	3'-0" x 7'-0"	INTERIOR ROLL-UP (BY METCO)
Ⓒ	6'-0" x 7'-0"	INTERIOR ROLL-UP (BY METCO)
Ⓓ	4'-0" x 7'-0"	INTERIOR ROLL-UP (BY METCO)

NOTE: CORRIDOR WIDTH WILL BE MINIMUM OF 60" CLEAR FROM FACE TO FACE OF DOOR JAMBS.



1.2 SECOND FLOOR PLAN  
SCALE: N.T.S.

PLOT SCALE: 1" = 1'-0"





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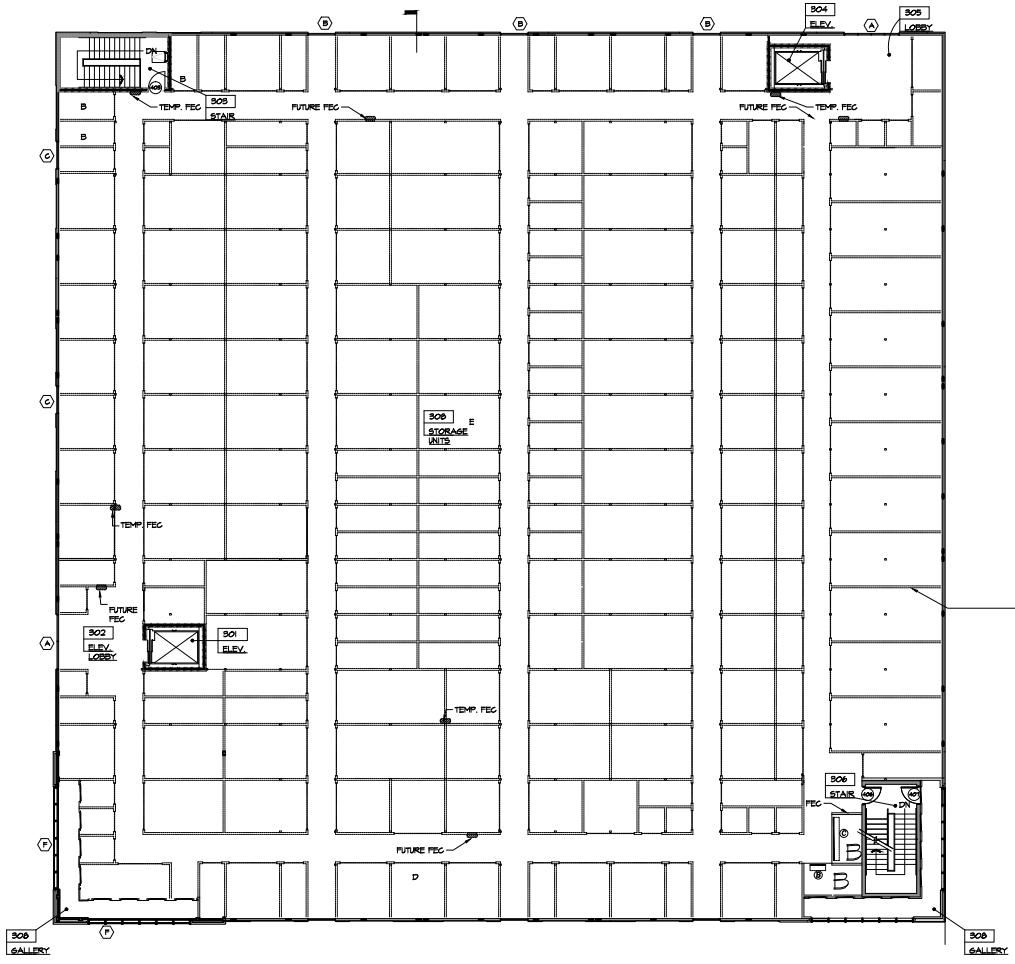
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THIRD FLOOR PLAN

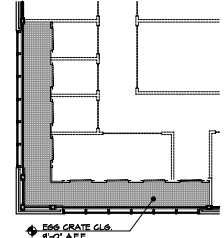
REVISIONS:

DATE: January 19, 2016  
FILE NAME: ecs 24  
PROJECT NO: 153073

**2.3**



**1 THIRD FLOOR PLAN**  
SCALE: N.T.S.



**2 PARTIAL REFLECTED CEILING PLAN**  
SCALE: 1/8" = 1'-0"

DASHED LINES  
REPRESENT  
PROPOSE  
UNIT LAYOUT

8-B-15-UR  
Revised: 2-1-2016

UNIT SCHEDULE			REQUESTED MIX
TAG	DIMENSIONS	COUNT	
A	5'0"	11	82
B	5'0"x9'	46	44
C	5'0"x9'	27	24
D	10'0"x9'	41	24
E	10'0"x9'	28	18
F	10'0"x9'	28	18
J	5'0"	0	0
K	TRIT	0	0
L	TRIT	0	0
I	2'0"x2'	0	0

PLOT SCALE: 1" = 1'-0"



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EXTERIOR ELEVATIONS

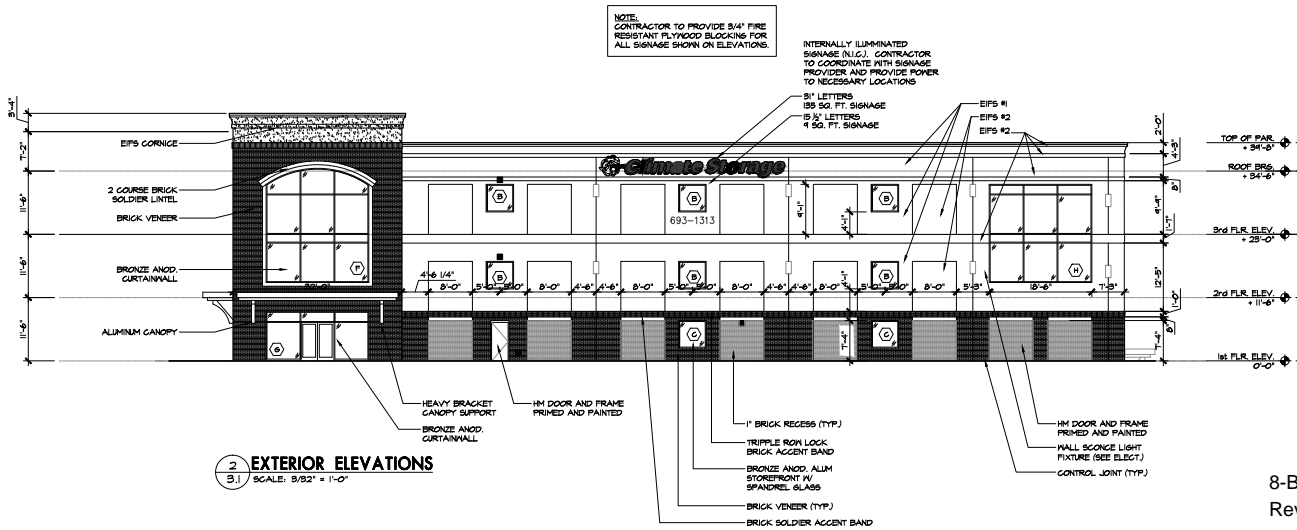
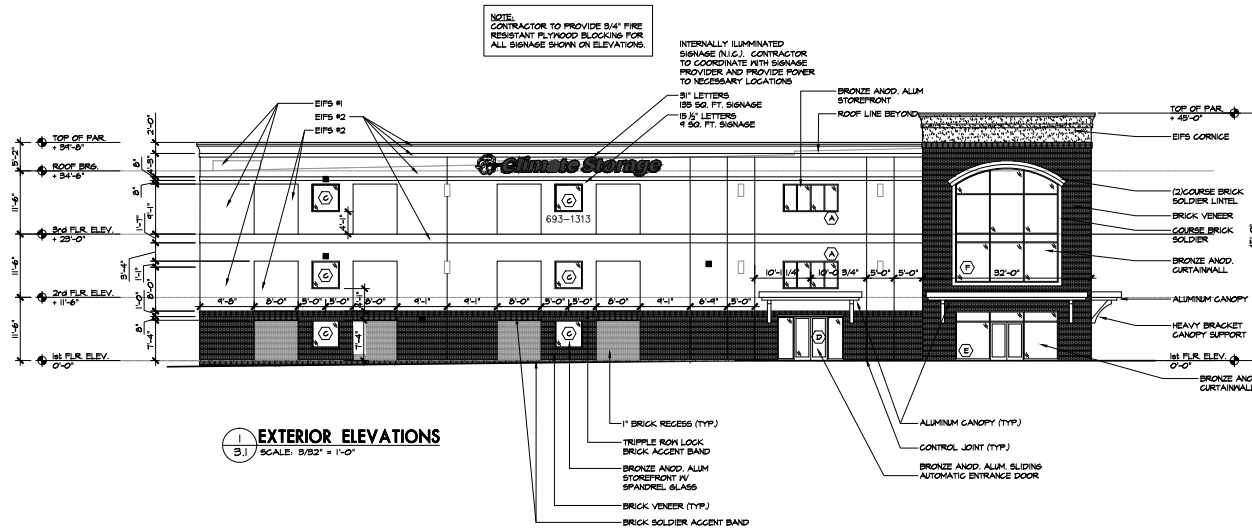
REVISIONS:

DATE: January 19, 2016

FILE NAME: ecs 31

PROJECT NO: 153073

3.1

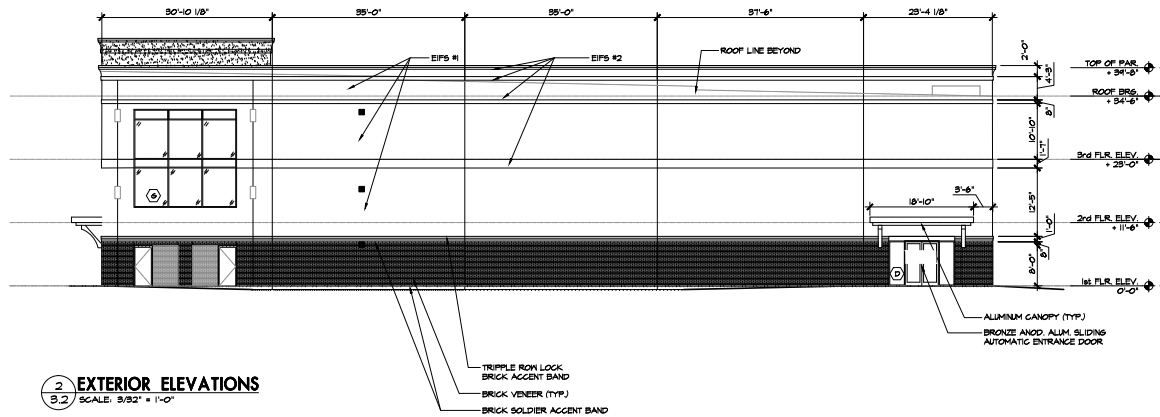
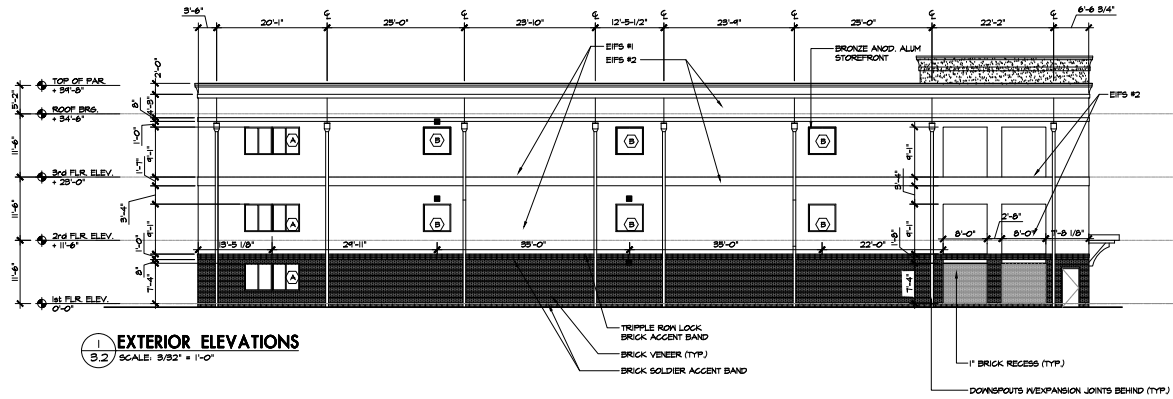


PLOT SCALE: 1" = 1'-0"



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EXTERIOR ELEVATIONS

REVISIONS:

DATE: January 19, 2016

FILE NAME: ecs 32

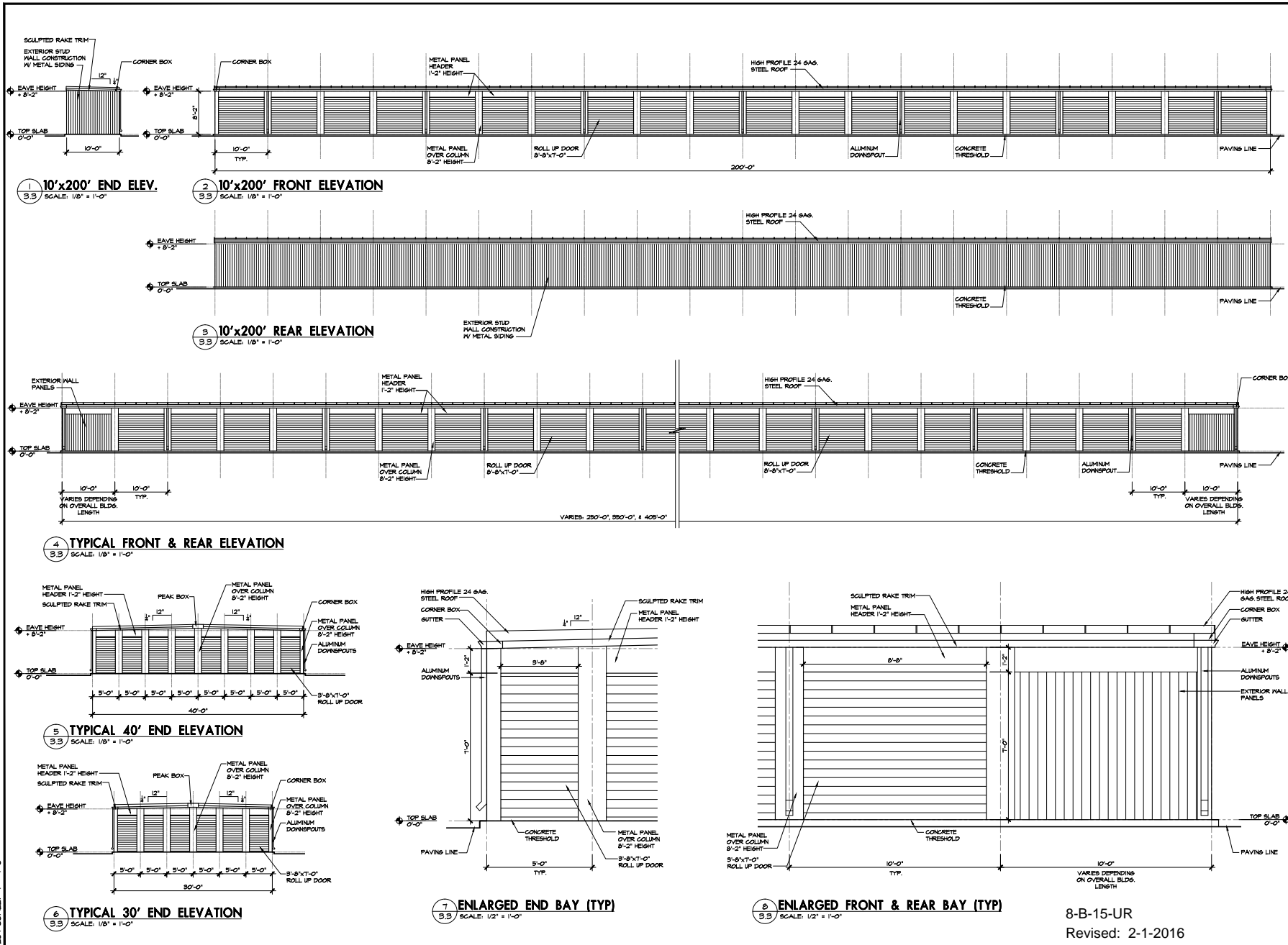
PROJECT NO: 153073

8-B-15-UR

Revised: 2-1-2016

3.2

PLOT SCALE: 1" = 1'-0"



PLOT SCALE: 1" = 1'-0"