

# Memorandum

**To:** Metropolitan Planning Commission  
**From:** Michael A. Brusseau, Senior Planner  
**Date:** April 12, 2017  
**File #:** 3-A-17-OA  
**Subject:** City of Knoxville Zoning Ordinance Amendment to allow climate controlled, self-storage facilities to be added as a permitted use in the O-1 (Office, Medical & Related Services) zoning district

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**Staff Recommendation:**

RECOMMEND that City Council APPROVE an indoor, climate-controlled, self-storage facility, as a permitted use in the O-1 (Office, Medical & Related Services) zoning district, subject to the regulations listed below:

- a. All buildings shall meet the area requirements of the O-1 zoning district and have the exterior appearance of an office building.
- b. Access to all individual storage units shall be through the interior of the building only.
- c. No garage type door entries shall be provided to the building.
- d. No outside storage shall be permitted on site.
- e. No overnight truck parking shall be allowed on the site.
- f. All signage shall comply with the sign requirements of the O-1 zoning district.
- g. No retail uses other than the indoor, incidental display and sale of boxes and other packing supplies shall be permitted.

In addition, staff is also recommending that an indoor, climate-controlled, self-storage facility be added as a permitted use in the C-2 and C-3 zones, subject to the same regulations listed above.

## MPC Agenda Item # 7

### Comments:

This ordinance amendment request was made by a private individual who wishes to locate a climate-controlled, self-storage facility at a site zoned O-1 in the City of Knoxville.

The OB (Office, Medical & Related Services) zone in the Knox County Zoning Ordinance is roughly equivalent to the O-1 zone in the City. In 2005, MPC approved a use determination to allow these type of facilities in the OB zone, with some conditions (12-C-05-OB). Then in 2009, MPC approved another use determination, to allow incidental display and sales of boxes and other packing materials as an accessory use to the climate-controlled, self-storage facility (12-C-09-OB).

MPC staff is of the opinion that since the OB and O-1 zones are very similar, that this use should also be permitted in the City's O-1 zoning district, subject to the 7 (a-g) recommended regulations.

3-A-17-OA – City of Knoxville Zoning Ordinance Amendment –  
Climate-controlled, self-storage facilities in the O-1 zoning district

Language to be added is **bold and underlined**.

Add to Article IV – SPECIFIC DISTRICT REGULATIONS

Districts in which an indoor, climate-controlled, self-storage facility may operate as a *permitted use by right*:

2.2.1. – O-1 - Office, Medical & Related Services District

**B.20 Indoor, climate-controlled, self-storage facilities, subject to the following regulations.**

- a. All buildings shall meet the area requirements of the O-1 zoning district and have the exterior appearance of an office building.**
- b. Access to all individual storage units shall be through the interior of the building only.**
- c. No garage type door entries shall be provided to the building.**
- d. No outside storage shall be permitted on site.**
- e. No overnight truck parking shall be allowed on the site.**
- f. All signage shall comply with the sign requirements of the O-1 zoning district.**
- g. No retail sales other than the indoor, incidental display and sale of boxes and other packing supplies shall be permitted.**

2.2.5. – C-2 – Central Business District

**B.30 Indoor, climate-controlled, self-storage facilities, subject to the following regulations.**

- a. All buildings shall meet the area requirements of the C-2 zoning district and have the exterior appearance of an office building.**
- b. Access to all individual storage units shall be through the interior of the building only.**
- c. No garage type door entries shall be provided to the building.**
- d. No outside storage shall be permitted on site.**
- e. No overnight truck parking shall be allowed on the site.**
- f. All signage shall comply with the sign requirements of the C-2 zoning district.**
- g. No retail sales other than the indoor, incidental display and sale of boxes and other packing supplies shall be permitted.**

2.2.6. – C-3 - General Commercial District

**B.28 Indoor, climate-controlled, self-storage facilities, subject to the following regulations.**

- a. All buildings shall meet the area requirements of the C-3 zoning district and have the exterior appearance of an office building.**
- b. Access to all individual storage units shall be through the interior of the building only.**
- c. No garage type door entries shall be provided to the building.**
- d. No outside storage shall be permitted on site.**
- e. No overnight truck parking shall be allowed on the site.**
- f. All signage shall comply with the sign requirements of the C-3 zoning district.**
- g. No retail sales other than the indoor, incidental display and sale of boxes and other packing supplies shall be permitted.**