

Memorandum

To: Metropolitan Planning Commission
From: Michael A. Brusseau, Senior Planner
Date: April 2, 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

Staff Recommendation:

RECOMMEND that City Council APPROVE a climate-controlled, self-storage facility, including incidental display and sale of boxes and other packing supplies, 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.

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

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.

MPC Agenda Item # 7

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 6 (a-f) 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 auction house may operate as a *permitted use by right*:

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

B.20 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.**

2.2.5. – C-2 – Central Business District

B.30 Climate-controlled, self-storage facilities, subject to the following regulations.

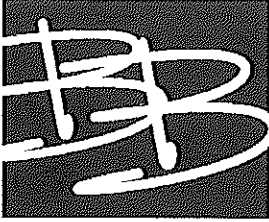
- a. All buildings shall meet the area requirements of the O-1 zoning district and have the exterior appearance of an office building.**
- b. Access to all individual storage units shall be through the interior of the building only.**
- c. No garage type door entries shall be provided to the building.**
- 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.**

2.2.6. – C-3 - General Commercial District

B.28 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.**

3-A-17-0A



BARRY BYRD
ARCHITECTURE



January 17, 2017

Gerald Green
Executive Director
MPC
400 Main Street
Knoxville, Tn 37902

RE: City of Knoxville, Climate Controlled Self Storage in O1 Zoning

Mr Green,

Per our conversation last week, I am requesting that climate controlled, self storage facilities with interior accessed storage units be added to the O1 (office, medical and related services) designation for the City of Knoxville Zoning Ordinance. This is consistent with the OB (office, medical and related services) zoning in the Knox County Zoning Ordinance. I have also attached a determination of permitted use 12-C-05-OB done by MPC staff approving the use of a Climate Controlled, interior accessed, Self Storage Facility in the OB zoning for the county. Since Knox County's OB zoning is an equivalent Zoning to the City of Knoxville O1 zoning, it seems appropriate to add the same use designations to the city zoning ordinance.

I hope this information satisfies your requirements for this request. If you have any additional questions or need further information, please don't hesitate to call.

Sincerely,

BARRY BYRD ARCHITECTURE

Barry Alan Byrd

P.O. Box 5482 | Knoxville, Tennessee 37928 | Phone 865-687-6500 | Fax 865-688-8037



AGENDA ITEM #: 62

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Ken Pruitt, Assistant Development Services Manager

DATE: Thursday, April 30, 2009

SUBJECT: Use Determination that a self-storage facility be allowed to sell supplies related to or associated with moving and storage to customers or prospective customers in the OB zone
5-A-09-OB

STAFF RECOMMENDATION:

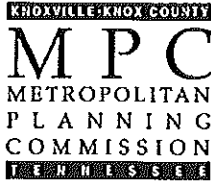
APPROVE the incidental indoor display and sale of boxes and packing material supplies as an accessory use of this self storage facility. (The previously approved use determination for this facility prohibited incidental sales.)

BACKGROUND:

Since the use determination for this facility was approved with the no sale condition in 2005 (12-C-05-OB), the applicant has found that this prohibition has significantly restricted his ability to serve his patrons with the same services and products that other storage operations offer.

Removing the incidental sales restriction from the original use determination approval will not significantly add to the impact of this operation on surrounding property.

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Knoxville, Tennessee 37902
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AGENDA ITEM #: 93

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Ken Pruitt, Assistant Development Services Manager
DATE: Thursday, December 01, 2005
SUBJECT: Determination of permitted use: self-service storage in OB (Office, Medical, and Related Services) District
12-C-05-OB

STAFF RECOMMENDATION:

APPROVE a self-service storage facility as a permitted use in the OB (Office, Medical & Related Services) zone, subject to the locational and area regulations listed below

BACKGROUND:

Any approval of this use shall comply with the following conditions:

- (1) All buildings shall meet the area requirements of the OB zone and have the exterior appearance of an office building.
- (2) All access to the individual storage units shall be through the interior of the building only.
- (3) No garage type door entries shall be provided to the building.
- (4) No retail sales shall occur on the site, or in conjunction with the permitted use.
- (5) No outside storage shall be permitted on the site.
- (6) No overnight truck parking shall be allowed on the site.
- (7) All signage shall comply with the sign requirements of the OB zone.

See attached correspondence related to this request.

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