

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

▶ **FILE #:** 4-B-17-UR

AGENDA ITEM #: 68

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** PAMLICO INVESTMENTS INC.

OWNER(S): Pamlico Investments LLC

TAX ID NUMBER: 120 G A 004.05

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 7807 Kingston Pike

▶ **LOCATION:** Northeast end of Jack Dance St, west side of Montvue Rd.

▶ **APPX. SIZE OF TRACT:** 1.3 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Jack Dance St., a local street with 26' of pavement width within 55' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Indoor storage

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: I-40 interstate right-of-way / C-4 (Highway and Arterial Commercial District)

South: Commercial / C-4 (Highway and Arterial Commercial District)

East: Montvue Rd. right-of-way / C-4 (Highway and Arterial Commercial District)

West: Office, commercial / C-4 (Highway and Arterial Commercial District)

NEIGHBORHOOD CONTEXT: The site is located northwest of West Town Mall and south of I-40/I-75. The area has a mix of office and commercial uses.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for a 4-story indoor storage facility, approximately 96,500 square feet, subject to 4 conditions.

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the Article 8 (Signs, billboards, and other advertising structures).
2. Meeting all requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.
4. Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.

With the conditions noted, this plan meets the requirements for approval of a self-service storage facility in the C-4 district and the other criteria for approval of a use-on-review.

COMMENTS:

The applicant is proposing a 4-story indoor self-storage facility at the corner of West Town Mall Way (I-40 off ramp) and Montvue Rd. The primary access to the property is from Kingston Pike along Jack Dance St. The property could also be accessed from N. Winston Road through the adjacent commercial development.

A 14-foot tall retaining wall is proposed along the Montvue Road frontage that will be constructed of split face block. Between the retaining wall and the Montvue Road right-of-way, 5 blackgum trees will be planted to visually soften the mass of the wall from the highly traveled roadway.

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 1.26 acres, however, a lot size variance was approved by the Knoxville Board of Zoning Appeals in March 2017. In addition, the development received variances to increase the maximum floor area ratio (FAR) from 1.60 to 1.75, and a front yard setback variance along West Town Way from 50 feet to 10 feet. The West Town Way right-of-way is owned by TDOT and is very wide in this area resulting in considerable unused land north of the proposed facility.

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

1. The proposed indoor self-service storage facility will have minimal impact on local utilities or roads.
2. The use as proposed will have little or no impact on the surrounding commercial and office uses.

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

1. The proposal meets all requirements of the C-4 zoning as well as the general criteria for approval of a use on review.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the One Year 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 additional non-residential traffic through residential areas since the project is located on an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

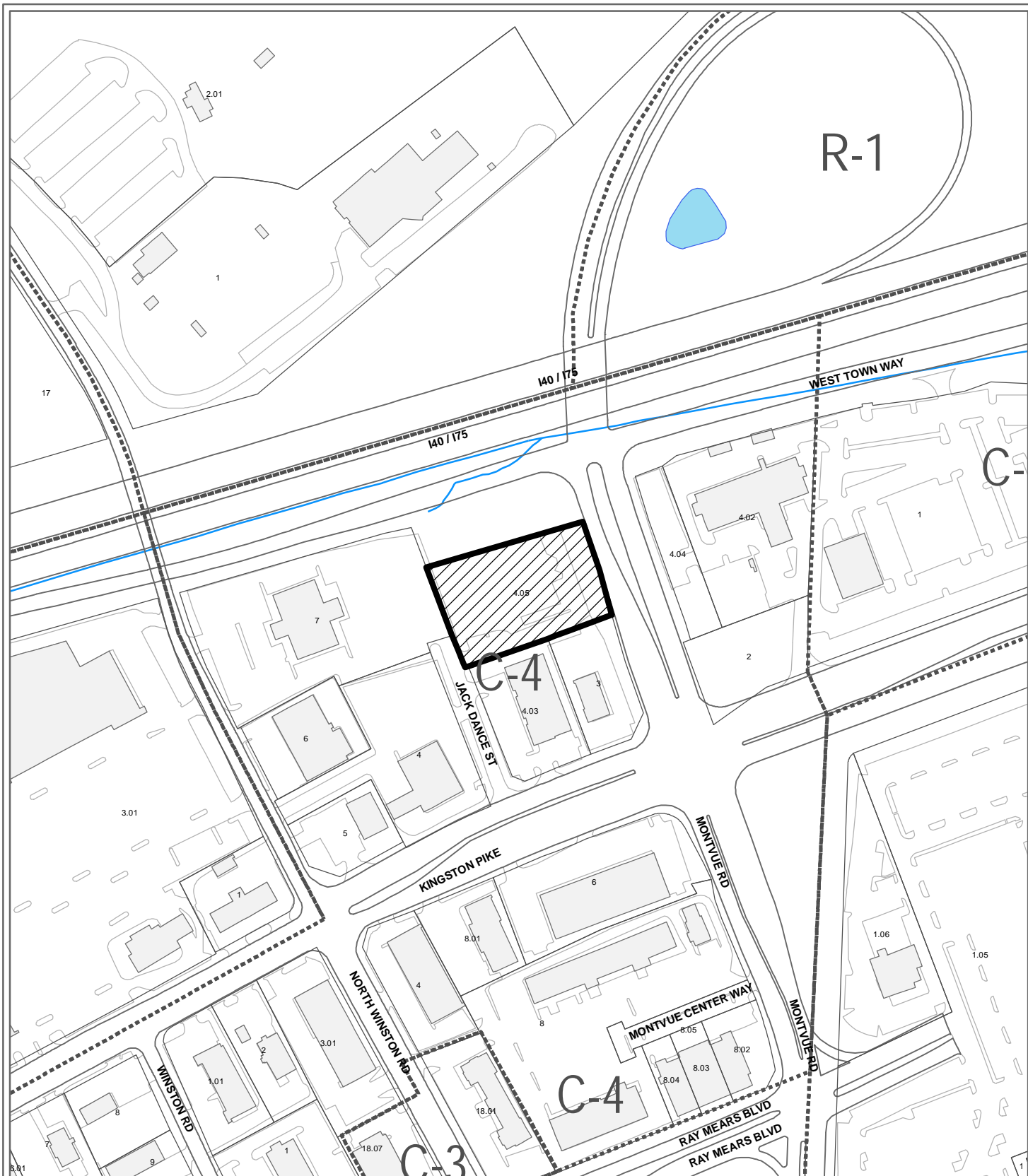
1. The One Year Plan and Sector Plan identify this property for GC (general commercial) uses. The proposed development is consistent with the recommended uses of the One Year Plan and Sector Plan.

ESTIMATED TRAFFIC IMPACT: 154 (average daily vehicle trips)

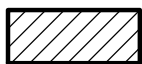
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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.



**4-B-17-UR
USE ON REVIEW**



Indoor storage in C-4 (Highway and Arterial Commercial)

Original Print Date: 3/14/2017
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

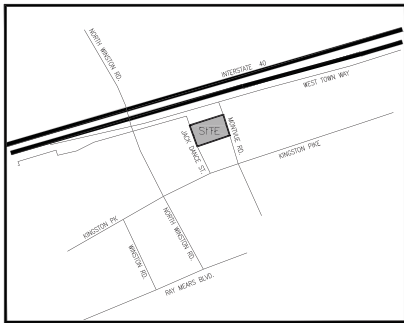
Petitioner: Pamlico Investments Inc.

Map No: 120
 Jurisdiction: City



USE ON REVIEW SUBMITTAL 7807 KINGSTON PIKE

KNOXVILLE, TENNESSEE



VICINITY MAP
NOT TO SCALE



ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P) 704-749-1432 • F) 704-749-1433

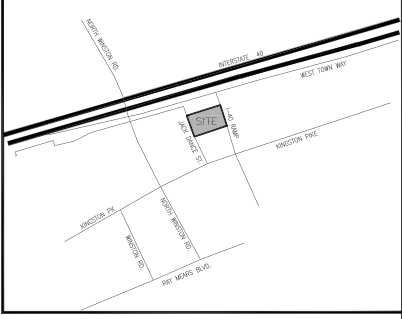


SHEET INDEX

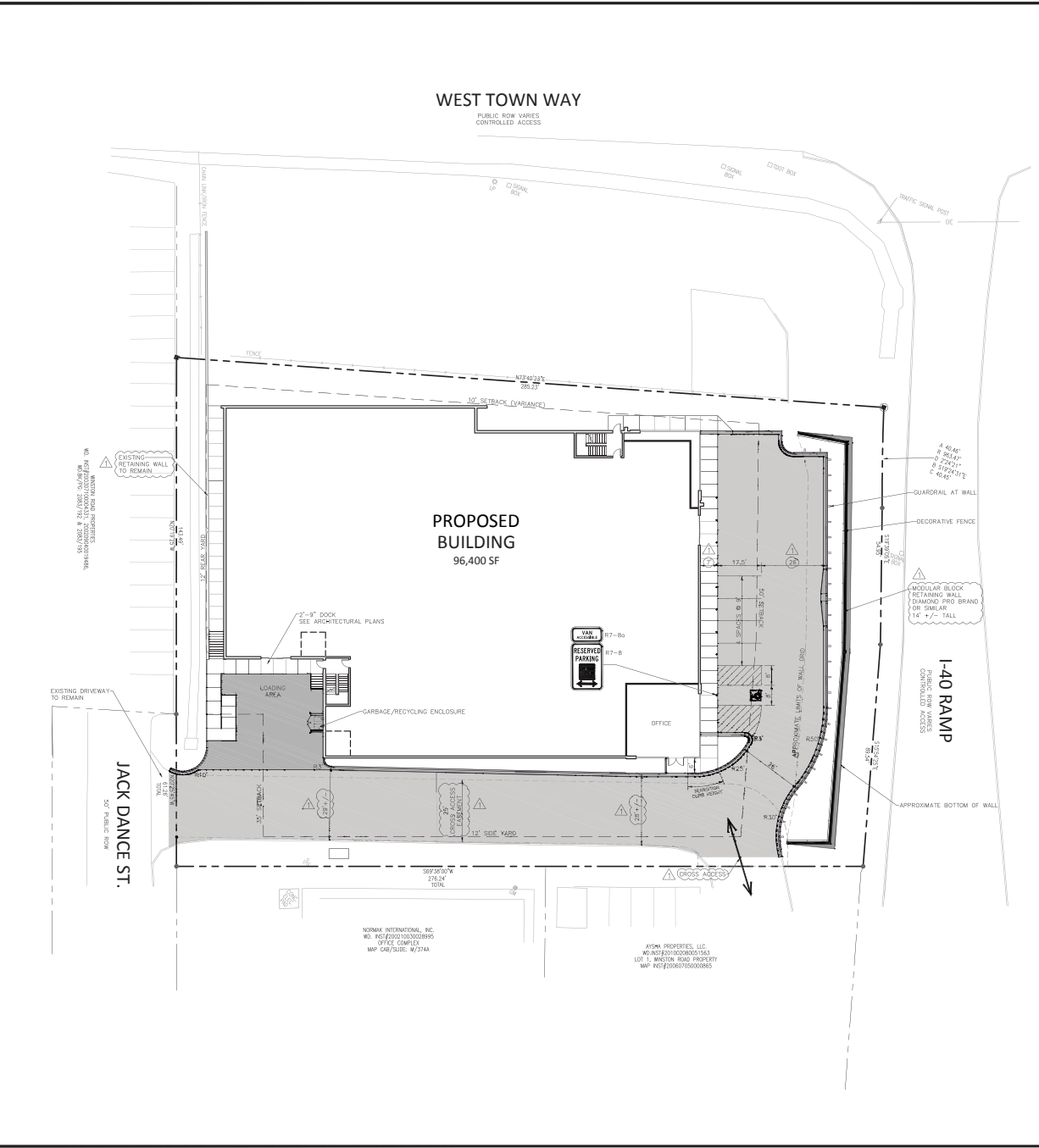
SITE		ARCHITECTURE		SIGNS	
1	EXISTING CONDITIONS	AS101	ARCHITECTURAL SITE PLAN	6	SIGN DETAILS
2	USE ON REVIEW SITE PLAN	A101	OVERALL FLOOR PLANS	7	SIGN DETAILS
3	USE ON REVIEW SITE DETAILS	A201	EXTERIOR ELEVATIONS		
4	PRELIMINARY GRADING & DRAINAGE PLAN				
5	LANDSCAPE PLAN				

4-B-17-UR
Revised: 3/29/2017

ABBREVIATIONS	
AC	ACRES
AC FT	ACRES FOOT/FEET
ALT	ALTERNATE
APPROX	APPROXIMATE
ASPH	ASPHALT
AVE	AVERAGE
AVG	AVERAGE
BTP	BACKFLOW PREVENTER
BUILD	BUILDING
BLVD	BULEVARD
BM	BENCHMARK
BL	BLOWOUT
BOC	BACK OF CURB
BOT	BOTTOM
CAV	CABLE TELEVISION
CDM	CATCH BASIN
CF	CUBIC FEET
CS	CURB AND GUTTER
CJ	CONSTRUCTION JOINT
CCP	CONCRETE PIPE
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CRY	CUBIC YARD
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
D	DROP INLET
DM	DIMENSION
DIP	DUCTILE IRON PIPE
DWG	DRAWING
E	EAST
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EW	EACH WAY
EXIST	EXISTING
EJ	EXPANSION JOINT
FG	FINISHED GRADE
FM	FIRE MOUNTANT
FM	FORCE MAIN
FT	FOOT/FEET
GALV	GALVANIZED
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HW	HEADWALL
HWY	HIGHWAY
HORIZ	HORIZONTAL
I	INSIDE DIAMETER
I	INCHES
INV	INVERT
J	JUNCTION BOX
J	JUNCTION
L	LENGTH
PL	PLUMBING
LP	LINEAR FOOT/FEET
LP	LIGHT POLE
LT	LEFT
MATL	MATERIAL
MECH	MECHANICAL
MFR	MANUFACTURER
MM	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MPH	MILES PER HOUR
N	NORTH
NO	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OCS	OUTLET CONTROL STRUCTURE
OD	OUTSIDE DIAMETER
OEG	ORSBORN ENGINEERING GROUP
OH	OVERHEAD
RED	PIEDISTAL
P/I	POINT OF INTERSECTION
P/L	PROPERTY LINE
PSP	POINT OF BEGINNING
PP	POWER POLE
PROJ	PROJECT
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROAD	ROAD
REQD	REQUIRED
RR	RAILROAD
RT	RIGHT
R/W	RIGHT-OF-WAY
S	SOUTH
SAN	SANITARY SEWER
SCH	SCHEDULE
SECT	SECTION
SPEC	SPECIFICATION
STD	STANDARD
STS	STORM SEWER
TC	TIME OF CONCENTRATION
TEC	TEMPORARY CONSTRUCTION EASEMENT
TDM	TOTAL DYNAMIC HEAD
TDOT	TENNESSEE DEPARTMENT OF TRANSPORTATION
TEMP	TEMPORARY
TOP	TOP OF BANK
TOC	TOP OF CURB
TYP	TYPICAL
UD	UNDERDRAIN
UG	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
YR	YEAR
Ø	AND Ø AT Δ DELTA
03/28/17	DATE
JOB # 17006	DATE 02/23/17
0	



VICINITY MAP
 NOT TO SCALE



ZONING CODE SUMMARY

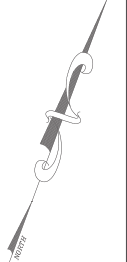
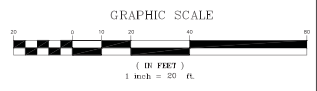
PROJECT NAME: WEST TOWN SELF STORAGE TAX PARCEL: 1200640405
 PROJECT ADDRESS: 7807 KINGSTON PIKE PHONE: # 720-800-2142
 OWNER: FAMILIO INVESTMENTS, INC. PHONE: # 720-800-2142
 OWNER ADDRESS: 1425 BRENTWOOD STREET SUITE 2 LAKEWOOD, CO 80214
 PLANS PREPARED BY: OSBORN ENGINEERING GROUP PHONE: # (615) 748-1432
 ZONING: C-4 JURISDICTION: CITY OF KNOXVILLE

PROPOSED USE: SELF STORAGE
 NUMBER OF BUILDINGS: 1 STORES: 4 F.A.R. (15% VARIANCE APPROVED 03/16/17) ▲
 BUILDING COVERAGE: 24,100 SQ. FT. GROSS FLOOR AREA: 28,480
 LOT SIZE: 1.08 ACRES (VARIANCE FOR LOT LESS THAN 2.0 ACRES APPROVED 03/16/17) ▲

YARD REQUIREMENTS:
 SETBACK (I-40 RAMP): 50 FT. FROM R/W
 SETBACK (WEST TOWN WAY): 25 FT. FROM R/W (VARIANCE APPROVED 03/16/17) ▲
 SETBACK (JACK DANCE ST.): 35 FT. FROM R/W
 SIDE YARD: 12 FT.
 REAR YARD: 12 FT.

PARKING DATA:
 AUTOMOBILE:
 PARKING REQUIRED: ONE (1) SPACE PER EMPLOYEE, ON LARGEST SHIFT,
 PLUS THREE (3) ADDITIONAL SPACES FOR CUSTOMERS
 2 EMPLOYEES + 3 ADDITIONAL SPACES = 5 SPACES REQUIRED
 PARKING PROVIDED: 5 SPACES (INCLUDING 1 ACCESSIBLE SPACE)
 LOADING: 2 PROVIDED
 SOLID WASTE:
 ROLL-OUT CONTAINERS PROVIDED FOR OFFICE USE.
 SITE LIGHTING:
 POLE MOUNTED SITE LIGHTING IS NOT PROPOSED.
 REFER TO ELECTRICAL PLANS FOR BUILDING MOUNTED LIGHTING.

4-B-17-UR
 Revised: 3/29/2017



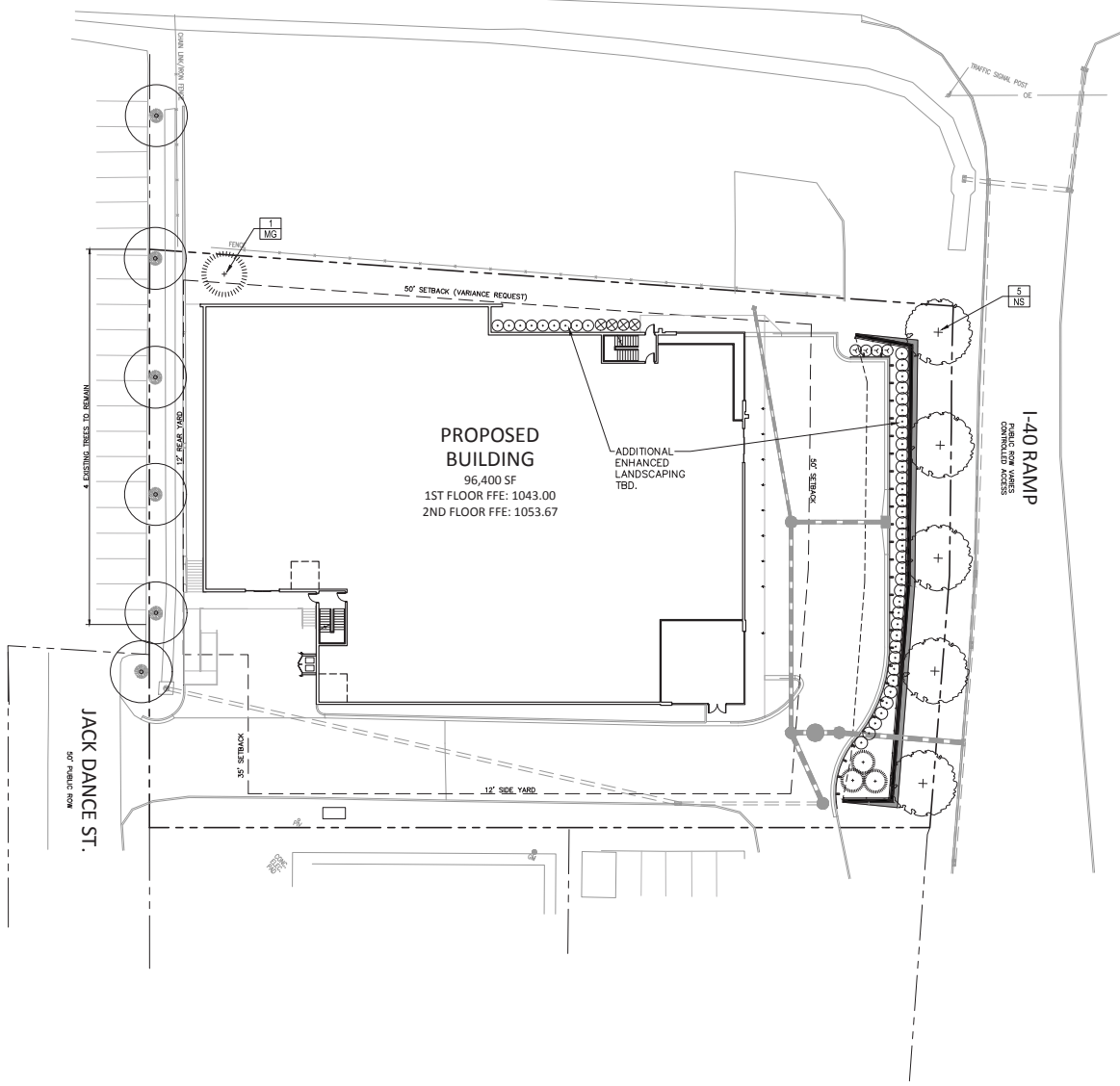
NO.	DATE	REVISIONS

JOB #	17006
DATE	02/23/17
SCALE	1" = 20'
DRAWN BY	JMW
APPROVED BY	JCO
2	

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY OSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO OSBORN ENGINEERING GROUP, PA.

JOB #	17006
DATE:	02/23/17
SCALE:	1" = 20'
DRAWN BY:	JMW
APPROVED BY:	JCO
5	

WEST TOWN WAY
 PUBLIC ROW VARIES
 CONTROLLED ACCESS

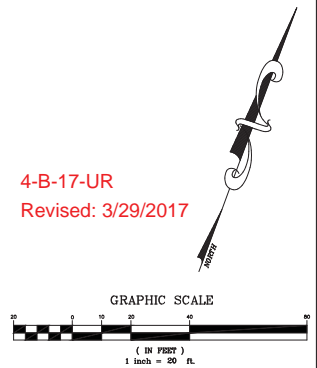


PLANT LIST

Key	Botanical Name	Common Name	Size
TREES			
MD	Magnolia grandiflora 'Edith Bogard'	Upright Southern Magnolia	6-10' H.
NS	Nyssa sylvatica	Blackgum	2" cal.

TREE PLANTING SUMMARY
 SITE DATA:
 PROJECT AREA = 1.26 ACRES
 TREE REQUIREMENTS:
 8 TREES PER ACRE = 10 TREES REQUIRED (4 LARGE MATURING)
 4 EXISTING TREES TO REMAIN
 6 NEW TREES PROVIDED (LARGE MATURING)
 PARKING LOT TREE REQUIREMENTS:
 NO TREES OR PARKWAY PLANTINGS ARE REQUIRED IF PARKING LOT IS LESS THAN 20,000 SF.
 PROPOSED PARKING LOT IS LESS THAN 20,000 SF.

4-B-17-UR
 Revised: 3/29/2017



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ARCHITECTURAL SITE PLAN
 WEST TOWN SELF STORAGE
 7807 KINGSTON PIKE
 KNOWLEDGE, TN

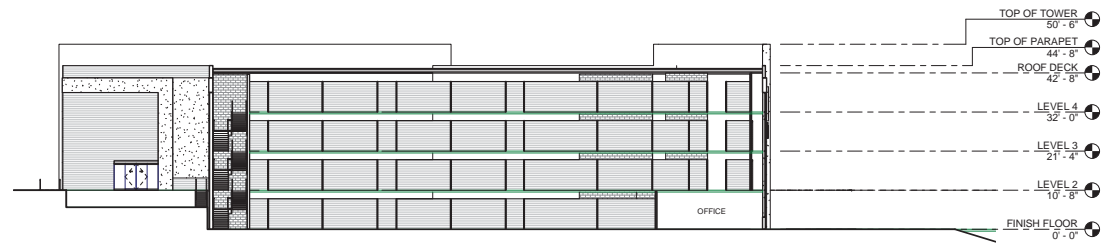
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 PROJECT

ISSUES / REVISIONS
 DESCRIPTION

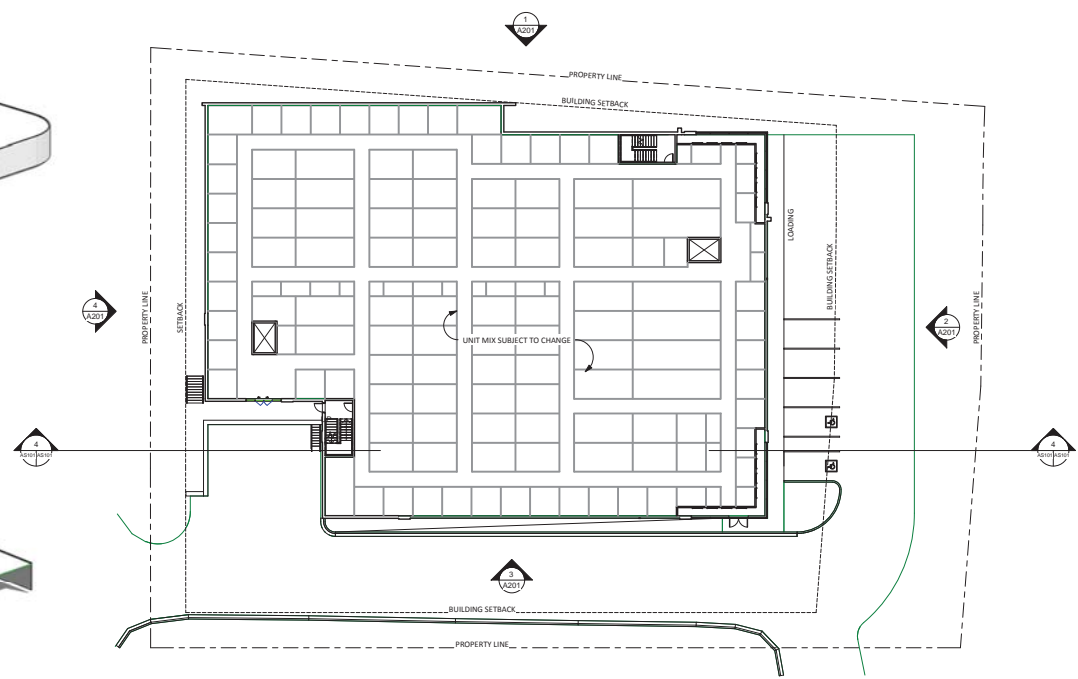
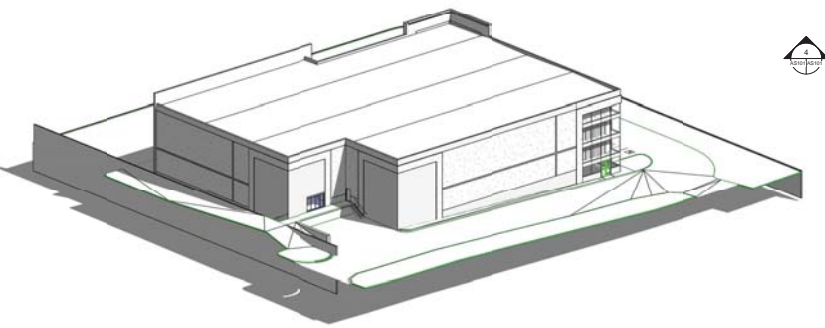
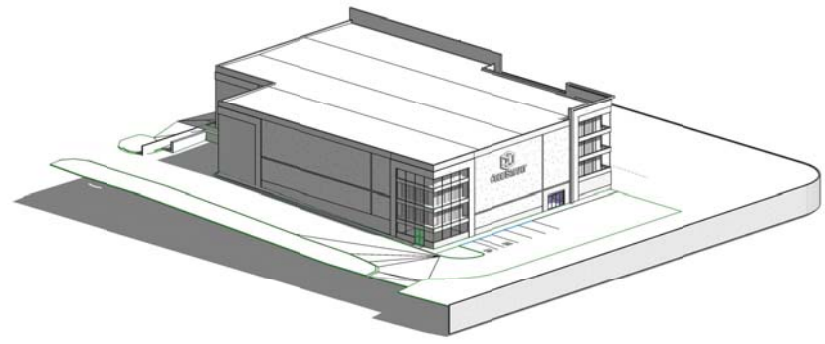
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PROJECT NO: 2017-0004
 DATE: 02-23-2017
 SCALE: As indicated
 DRAWN BY: PH
 CHECKED BY: PH

AS101



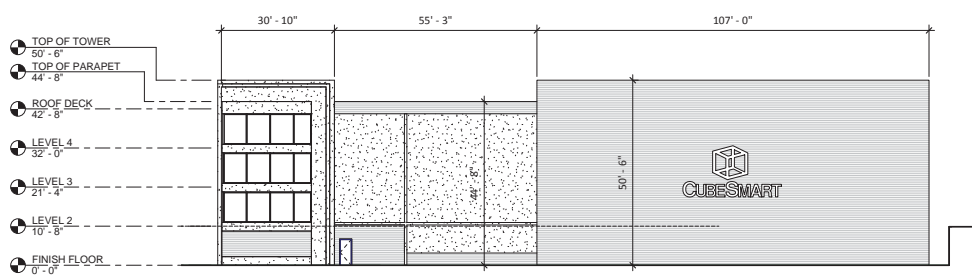
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 AS101/AS101
 BUILDING SECTION
 1/16" = 1'-0"



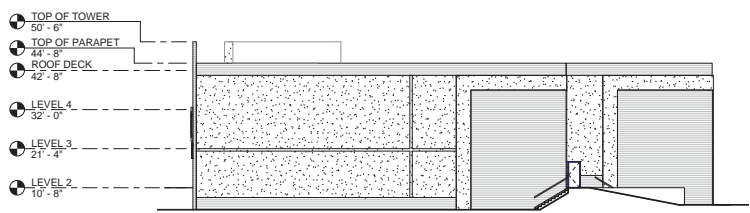
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 ARCHITECTURAL SITE PLAN
 1" = 20'-0"

4-B-17-UR
 Revised: 3/29/2017

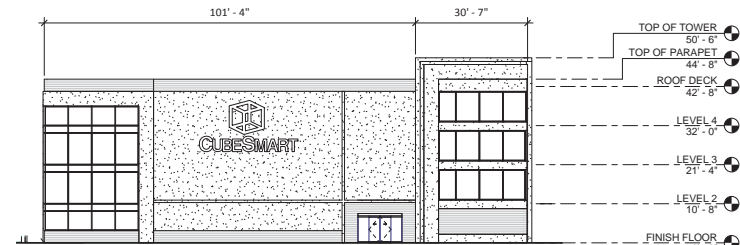
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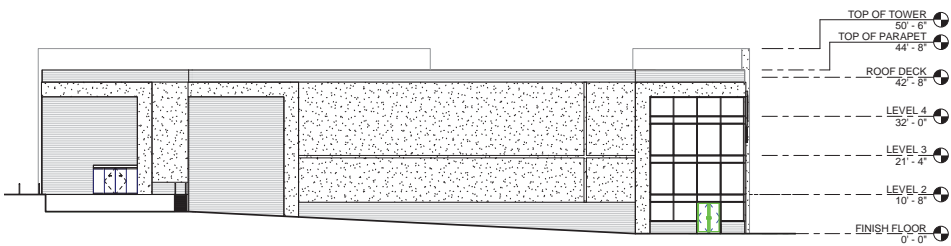
1 INTERSTATE ELEVATION
 AS104 A201 1/16" = 1'-0"



4 WEST ELEVATION
 AS104 A201 1/16" = 1'-0"



2 MONTVUE ELEVATION
 AS104 A201 1/16" = 1'-0"



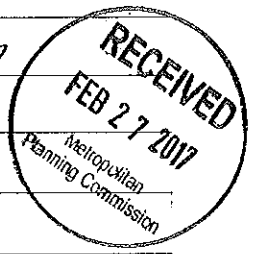
3 SOUTH ELEVATION
 AS104 A201 1/16" = 1'-0"

4-B-17-UR
 Revised: 3/29/2017

PLOT DATE: 3/29/2017 11:01 AM FILE NAME: \\SPR00001\cadd\2017\2017-0004\WestTownSelfStorage.dwg

Use on Review **Development Plan**

Name of Applicant: Pamlico Investments Inc.
 Date Filed: 2/27/2017 Meeting Date: 4/13/2017
 Application Accepted by: Mike Reynolds
 Fee Amount: _____ File Number: Development Plan _____
 Fee Amount: 1500.00 File Number: Use on Review 4-B-17-UR



PROPERTY INFORMATION

Address: 7807 Kingston Pike
 General Location: N/E of Jack Dance St. terminus, Westside Montvue St.
 Tract Size: 1.3 acres No. of Units: _____
 Zoning District: C-4
 Existing Land Use: Vacant land

Planning Sector: West City
 Sector Plan Proposed Land Use Classification: 6C
 Growth Policy Plan Designation: Inside city
 Census Tract: 44.03
 Traffic Zone: 159
 Parcel ID Number(s): 1206 A004.05
 Jurisdiction: City Council 2 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: ~~XXXXXXXXXX~~
 Company: Pamlico Investments LLC
 Address: 7475 W. ST. JOE SUITE 501
 City: KNOXVILE State: CO Zip: 80202-107
 Telephone: _____
 Fax: _____
 E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: ARTURO G. SANCHEZ
 Company: FRANK McCONVILLE STRUCCO
 Address: P.O. BOX 39
 City: KNOXVILLE State: TN Zip: 37904
 Telephone: 865-546-9321
 Fax: 865-637-5249
 E-mail: ARTURO@FRANKMCCONVILLE.COM

APPROVAL REQUESTED

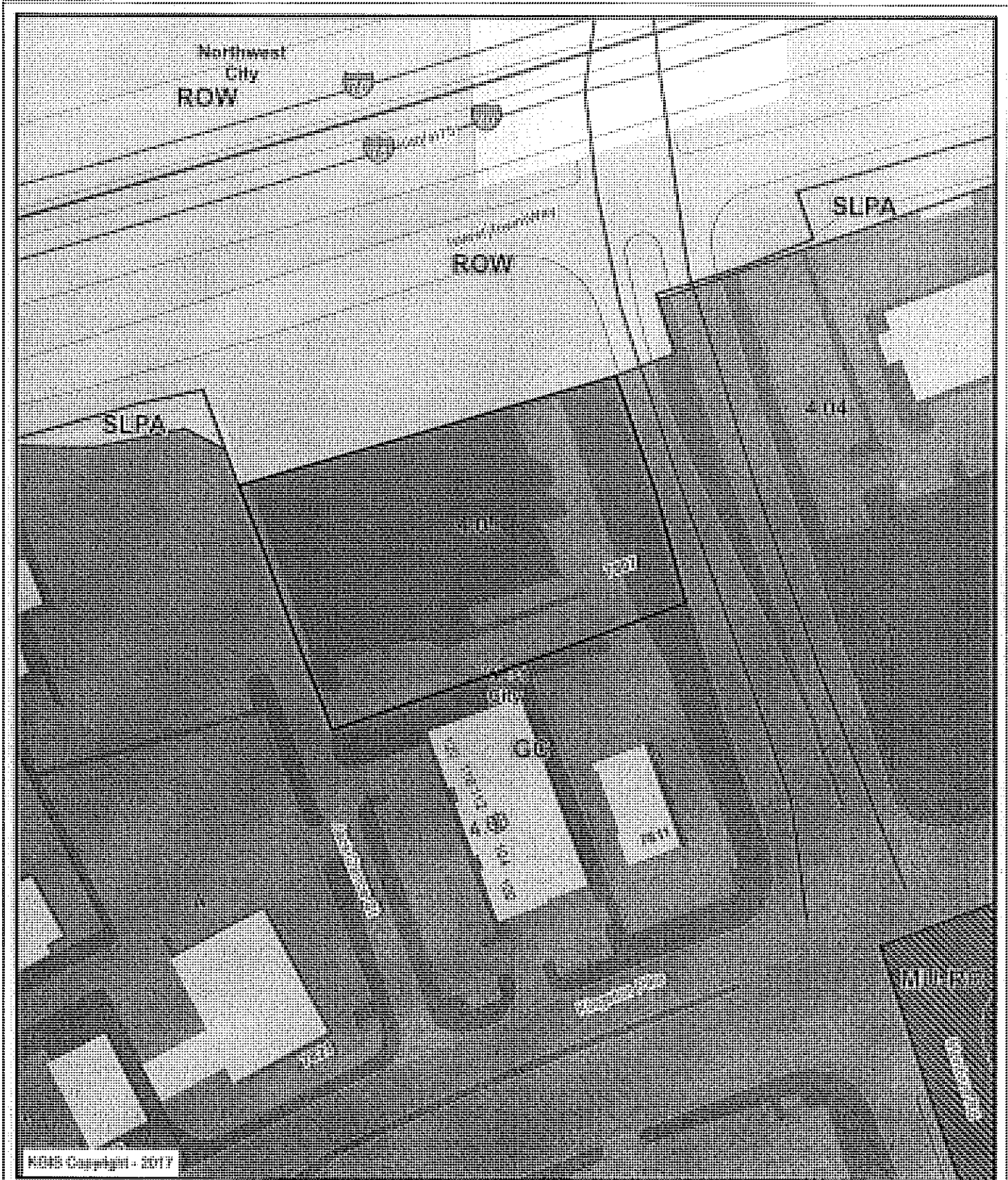
Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation) _____

 Other (Be Specific)
Indoor storage

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

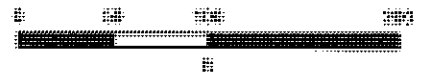
Signature: [Signature]
 PLEASE PRINT
 Name: SAUL AS BROOK
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 E-mail: _____



Letter Portrait

Printed: 04/13/2017 at 11:03:04 AM

Knoxville - Knox County - KGIS Geographic Information System



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