

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

▶ **FILE #:** 8-K-17-UR

AGENDA ITEM #: 57

AGENDA DATE: 8/10/2017

▶ **APPLICANT:** BARRY BYRD ARCHITECTURE

OWNER(S):

TAX ID NUMBER: 121 G C 02501

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 600 S Northshore Dr

▶ **LOCATION:** East side of S. Northshore Dr., south of Walden Dr.

▶ **APPX. SIZE OF TRACT:** 4.01 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via S. Northshore Dr., a four lane arterial street with a continuous middle turning lane.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services) and F-1 (Floodway)
 Pending

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Climate Controlled Storage Facility

HISTORY OF ZONING: The site is in the process of being rezoned to O-1 (Office, Medical and Related Services). MPC recommended approval of the rezoning on 7/13/17. City Council will hear the matter on 8/15/17

SURROUNDING LAND USE AND ZONING: North: Business offices & Fourth Creek / C-3 commercial & F-1 Floodway

South: Apartments / R-2 residential

East: Detached dwellings / R-1 residential

West: General commercial & Fourth Creek / C-4 commercial & F-1 floodway

NEIGHBORHOOD CONTEXT: This site is bounded by residential uses on two sides and commercial uses and Fourth Creek on the other two sides. Zoning in the area reflects the existing development with C-3 and C-4 the predominant commercial zones. The detached residential development to the east is zoned R-1.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a three story climate controlled self storage facility containing up to 103, 512 of floor space as shown on the site plan subject to 5 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. All site lighting along the eastern and southern boundary be designed and installed so that zero foot candle

of light leaves the site at any location along those boundaries

3. All waste containers being serviced during normal business hours (8:00AM - 6:00 PM)
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Approval of the requested rezoning to O-1 (Office, Medical and Related Services) by the Knoxville City Council

COMMENTS:

This applicant is requesting approval of a three story climate controlled self storage facility. Each story will contain approximately 34,500 sq. ft. with a total square footage of 103,512 being requested for approval. Staff encouraged the applicant to work with the adjoining neighborhood throughout the design process. The plan as presented shows the applicant's desire to mitigate the impact of this development on the adjoining residential area. Grading a portion of the site will allow the building to be lower on the site which will reduce the amount of the building that will be visible to the neighborhood. After grading the site, a large portion of the eastern and southern building frontage will be below grade.

Recent amendments to the Knoxville Zoning Ordinance allow this use to be considered through the use on review process. The plan will be required to meet all of the standards contained in the recent ordinance amendment. The plan as presented shows that all storage units are accessed internally. No garage doors are being planned at this facility. Double glass doors will provide access to the building on the north and west sides of the proposed building. The proposed signage will be reviewed by the staff of the Knoxville Building Inspections department to determine compliance.

The West City Sector Plan designates a large portion of this site for slope protection. Due to actions of a previous owner, the site has been heavily graded and is a source of concern. The development of this with a viable low impact use will stabilize this otherwise deteriorating site.

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

1. The proposed self storage facility will have minimal impact on local services since all utilities are available to serve this site.
2. The impact of the proposed building is being minimized by lowering the site elevation and limiting lighting that may impact the adjoining residential areas.
3. Access will be via the existing driveway.

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

1. With the recommended conditions, the proposed climate controlled self storage facility meets the standards for development in the O-1 (Office, Medical and Related Services) District and all other requirements of the Zoning Ordinance.
2. The proposed climate controlled self storage facility is consistent with the general standards for uses permitted on review: The proposed development 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 area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

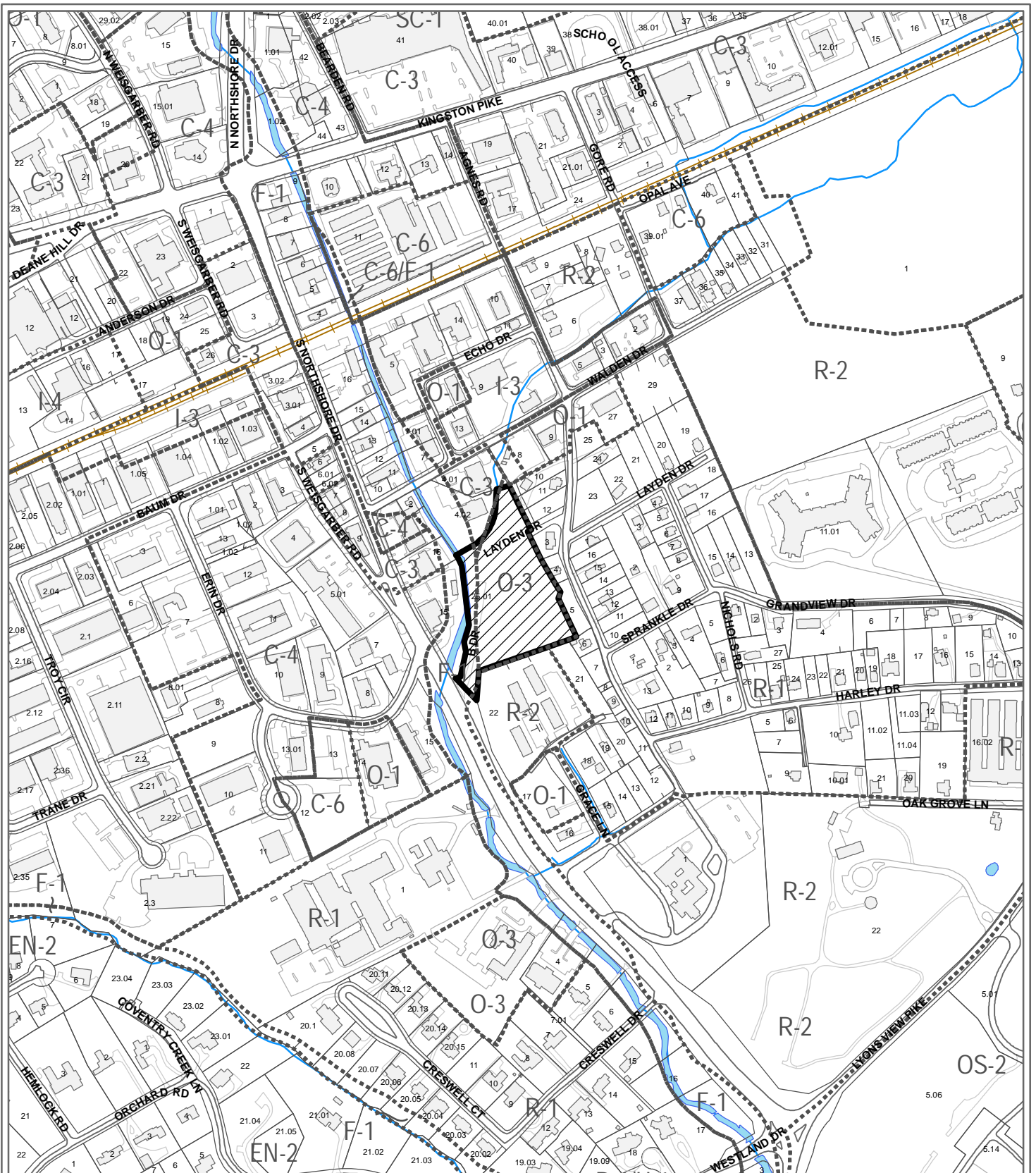
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The West City Sector Plan and Knoxville One Year Plan are being amended in order to show O (Office) for the site.
2. The site is located within the corporate limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan.

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.



**8-K-17-UR
USE ON REVIEW**

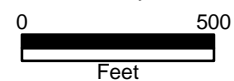


Climate Controlled Storage Facility in O-1 (Office, Medical, and Related Services) and F-1 (Floodway) Pending

Petitioner: Barry Byrd Architecture

Map No: 121

Jurisdiction: City



Original Print Date: 7/18/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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

GENERAL NOTES

1. PROPERTY LINES BASED ON INFORMATION PROVIDED BY DEVELOPER.
2. BOUNDARIES, SETBACKS, EASEMENTS, ETC. TO BE VERIFIED BY SURVEY AND ZONING REQUIREMENTS.



Proposed Storage Facility

600 S. Northshore Drive
Knoxville, Tennessee

For Centennial American Properties

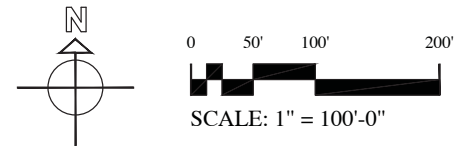
935 South Main Street, Suite 201
Greenville, SC 29601
(800) 504-0046

Storage Facility

| | | |
|---------------------|---------|-------|
| Total Land Area | 4.10 | Acres |
| Total Building Area | 103,512 | S.F. |
| Parking Required | -- | Cars |
| Parking Provided | 19 | Cars |

Option 2
April 20, 2017

8-K-17-UR
Revised: 7-26-2017



P.O. Box 5482
Knoxville, TN 37928
(865) 687-6500



**BARRY BYRD
ARCHITECTURE**

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Seal:
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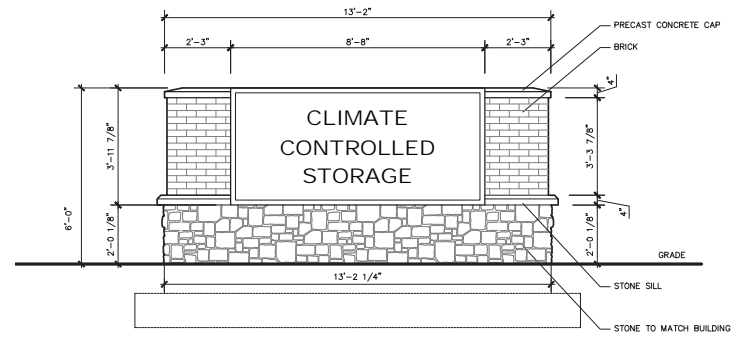
Project Name:
NORTHSHORE

Drawn By:
RAS

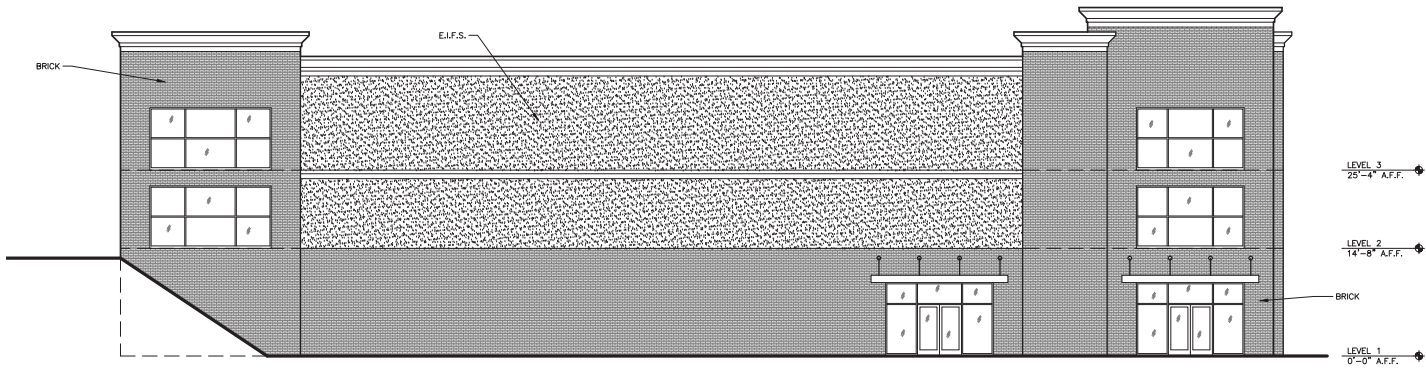
Revisions:

| No. | DATE | DESCRIPTION |
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Project Title:

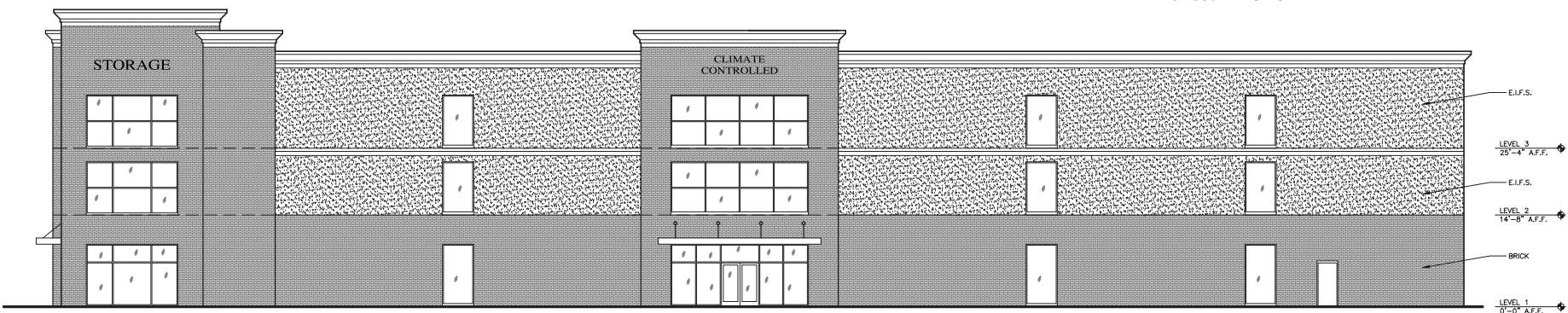


3 MONUMENT SIGN ELEVATION
AS.1 1/2" = 1' - 0"



2 NORTH EXTERIOR ELEVATION
AS.1 1/8" = 1' - 0"

8-K-17-UR
Revised: 7-26-2017



1 WEST EXTERIOR ELEVATION
AS.1 1/8" = 1' - 0"

**CLIMATE
CONTROLLED
STORAGE
FACILITY**

Location:
Knoxville, TN

Sheet Contents:
Proposed
Exterior
Elevations

Date:
July 5, 2017

Sheet Number:
AS.1



**BARRY BYRD
ARCHITECTURE**

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Project Name:
NORTHSHORE

Drawn By:
RAS

Revisions:

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
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Project Title:

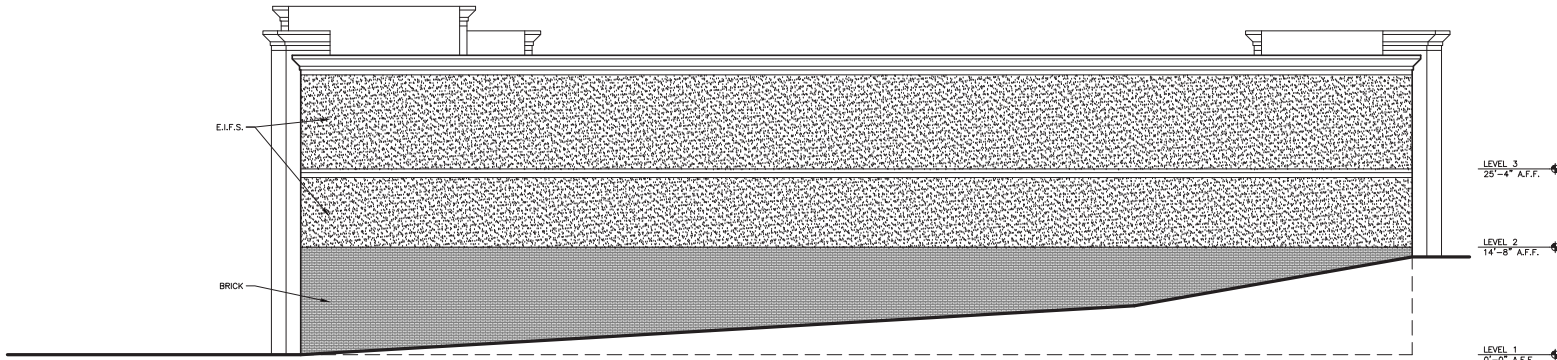
**CLIMATE
CONTROLLED
STORAGE
FACILITY**

Location:
Knoxville, TN

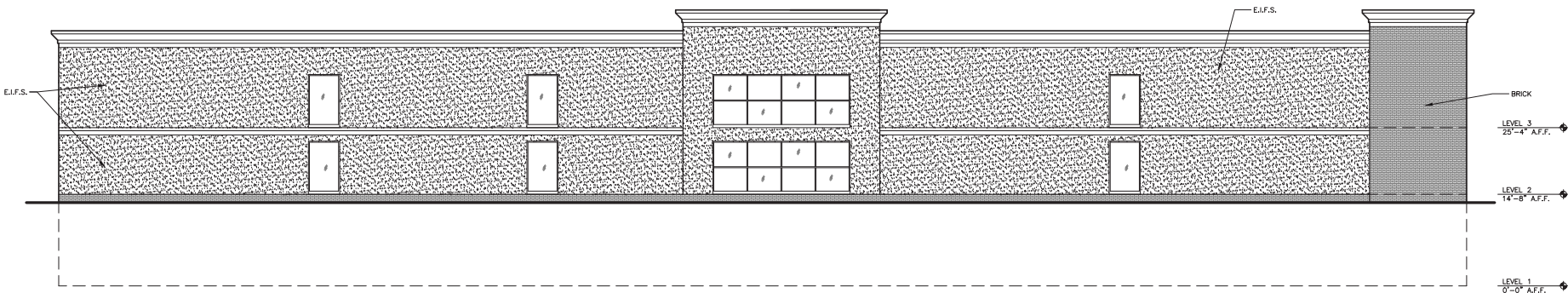
Sheet Contents:
Proposed
Exterior
Elevations

Date:
July 5, 2017

Sheet Number:
A5.2

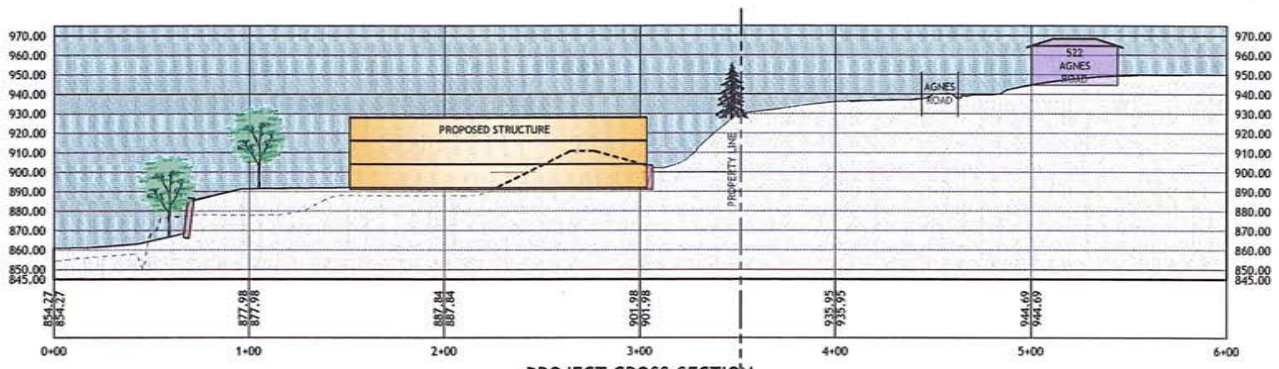


1 SOUTH EXTERIOR ELEVATION
A5.2 1/8" = 1' - 0"



2 EAST EXTERIOR ELEVATION
A5.2 1/8" = 1' - 0"

8-K-17-UR
Revised: 7-26-2017



PROJECT CROSS-SECTION
 Horizontal Scale: 1" = 30'
 Vertical Scale: 1" = 30'
 8-K-17-UR
 Revised: 7-26-2017

bluewater civil design, llc
 Bluewater Civil Design, LLC
 19 Washington Park, Suite 100 • Greenville, SC 29601
 www.bluewatercivil.com • info@bluewatercivil.com

600 S. NORTHSORE
 PROPOSED BUILDING
 KNOXVILLE, TENNESSEE

| Station | Elevation |
|---------|-----------|
| 0+00 | 854.27 |
| 1+00 | 877.98 |
| 2+00 | 887.84 |
| 3+00 | 901.98 |
| 4+00 | 935.95 |
| 5+00 | 944.89 |
| 6+00 | 960.00 |

PROJECT GRADE SECTION
 C-1

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Use on Review Development Plan

Name of Applicant: Barry Byrd Architecture

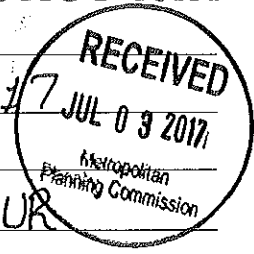
Date Filed: 7/3/2017

Meeting Date: 8/10/2017

Application Accepted by: M. Payne

Fee Amount: X File Number: Development Plan 8-K-17-UR

Fee Amount: _____ File Number: Use on Review _____



PROPERTY INFORMATION

Address: 600 S. Northshore

General Location: East side of S. Northshore due south of Walden Drive

Tract Size: 4.01 ac. No. of Units: 1

Zoning District: F-1/O-3 (O-1 pending)

Existing Land Use: Vacant

Planning Sector: West City

Sector Plan Proposed Land Use Classification: STPA, SLPA

Growth Policy Plan Designation: Urban

Census Tract: 44.04

Traffic Zone: 118

Parcel ID Number(s): 121 GLO2501

Jurisdiction: City Council 2nd District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Same

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Same

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)
Climate Controlled Storage Facility

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: Barry Byrd

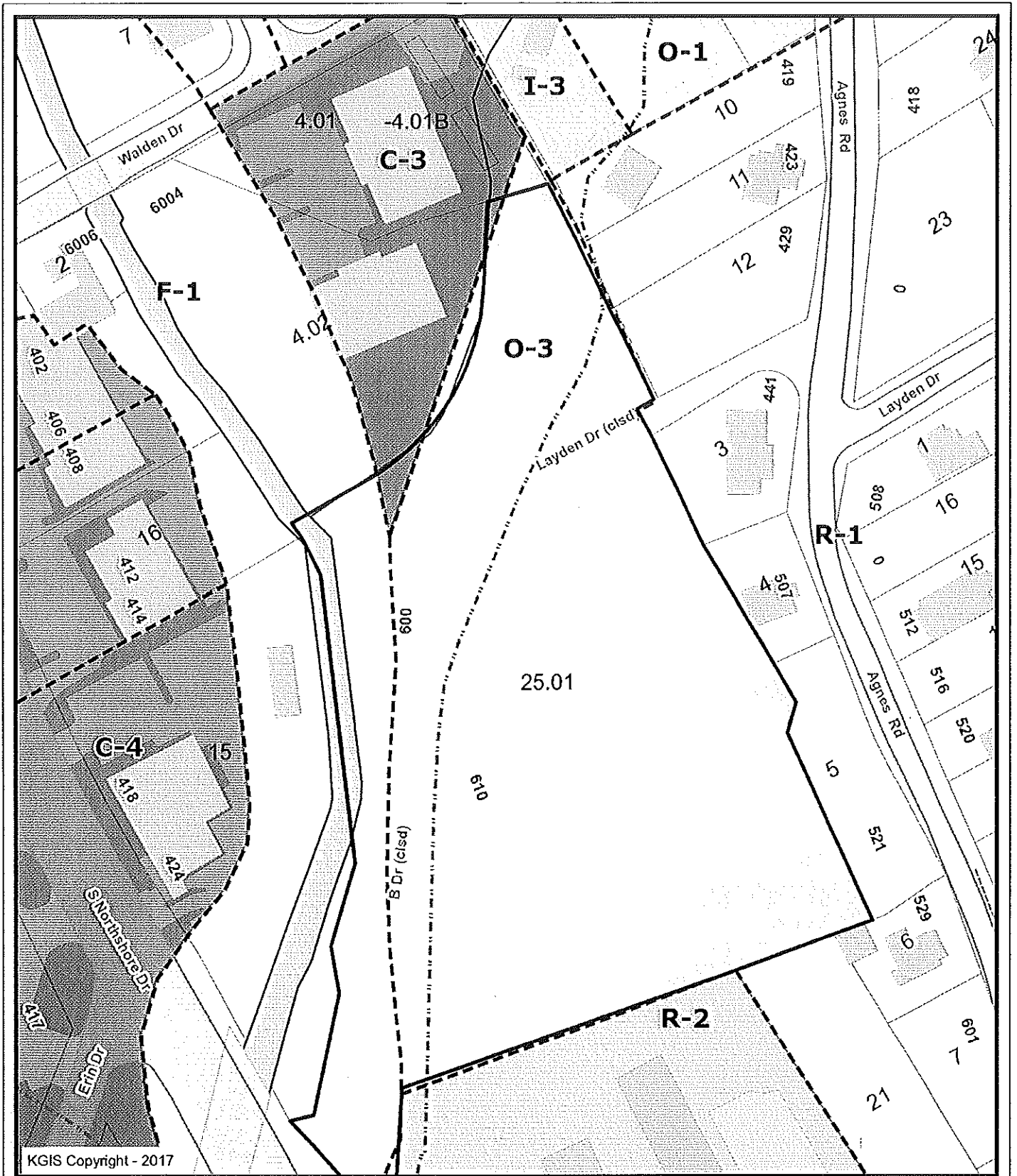
Company: Barry Byrd Architecture

Address: P.O. Box 5482

City: Knoxville State: TN Zip: 37928

Telephone: 865-687-0500

E-mail: bbyrd@barrybyrdarchitecture.com

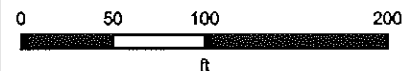


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Letter Portrait

Printed: 7/3/2017 at 1:43:33 PM

Knoxville - Knox County - KUB Geographic Information System



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REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 8/10/17 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: [Handwritten Signature]

Printed name: Barry Byrd

MPC/BZA File #: _____

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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