

## MEMORANDUM



Agenda Item # 11

**Date:** June 29, 2017  
**To:** Planning Commission  
**From:** Gerald Green, Executive Director  
**Subject:** **7-B-17-OA** (Storage Units in CN Zone)

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On the MPC July agenda is a proposed ordinance amendment identifying self-service storage facilities as a use permitted on review in the CN zoning district and establishing standards for the use. The amendment was requested by a property owner who desires to construct self-service storage facilities on property currently zoned CN. There appears to be a growing demand for storage facilities in Knox County and citizens who use these facilities like them located near their homes. The intent of the CN district is to “provide the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods.” The proposed amendment would provide an opportunity to locate self-service storage facilities convenient to residential neighborhoods. Approval of the plans for these facilities by MPC through the use on review process, with standards identified for their development, would ensure that the use would not be disruptive to the neighborhoods in the vicinity. A copy of the proposed amendment is attached for your review. MPC staff recommends approval of the proposed amendment to the CN zoning standards to allow self-service storage facilities as a use permitted on review.

If you have any questions or comments, please feel free to contact me by email at [gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org) or phone at 215-3758.

Amendment to Knox County Zoning Ordinance  
Self-Service Storage Facilities as Use on Review  
CN Neighborhood Commercial Zone

**DRAFT**  
**June 29, 2017**

**Article 5. – Zone Regulations**

Amend Section 5.38.03. Uses permitted on review by adding the following as subsection H:

H. Self-Service Storage facilities, provided they meet the requirements of Section 4.104, standards for the use-on-review approval of self-service storage facilities in the CN zoning district

**Article 4. Supplementary Regulations**

Amend Section 4 by adding a new subsection 4.104 as follows:

Section 4.104 Standards for the use-on-review approval of self-service storage facilities in the CN zoning district:

- A. The total area developed for the self-service storage facility shall not exceed five (5) acres
- B. The gross square footage of any individual structure shall not exceed 5,000 SF
- C. No outdoor storage shall be permitted
- D. Narrow end of structures must be oriented to the adjacent public street/road. If topography or other site constraints prevent this orientation, the buildings not so oriented shall be screened from the public street/road with a vegetated buffer as described in H below.
- E. Street facing facade must be masonry, wood, or other high-quality material (no vinyl or metal)
- F. Storage buildings shall be located behind other structure(s) or setback a minimum of sixty (60) feet from the right-of-way of any public street or road
- G. All site lighting shall be full cut-off fixtures
- H. Structures shall be buffered from residentially zoned property with a vegetated buffer with a minimum width of fifteen (15) feet planted with a mix of deciduous and evergreen trees and shrubs (three (3) large maturing evergreen trees (minimum height at planting – 6 feet), two (2) large maturing deciduous trees (minimum 2 inch caliper at planting), two (2) small maturing trees (deciduous or evergreen, minimum 1 ½ inch caliper at planting), and ten (10) shrubs per 100 linear feet). Existing vegetation may be used to provide a portion or all of the required buffer planting.
- I. No sales shall be permitted on site other than of incidental items, such as storage boxes and locks for storage units.

- J. The portion(s) of the business open/accessible to the general public shall be closed between the hours of 7 PM and 7 AM. Storage units may be accessible to their renters at any time.