



USE ON REVIEW REPORT

▶ **FILE #:** 1-C-19-UR

AGENDA ITEM #: 39

AGENDA DATE: 1/10/2019

▶ **APPLICANT:** MORNINGSTAR PROPERTIES, LLC

OWNER(S): The Trust Company of Tennessee

TAX ID NUMBER: 93 G C 003, 003.01

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 4514 Western Ave

▶ **LOCATION:** Southwest side of Western Ave., northwest of Hinton Dr.

▶ **APPX. SIZE OF TRACT:** 3.12 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Western Av., a major arterial street with 4 travel lanes and a turn lane within a 100' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **EXISTING LAND USE:** Vacant land & self-storage facility

▶ **PROPOSED USE:** Expansion of existing self-storage facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Western Ave., vacant land / C-4 (Highway and Arterial Commercial) & R-1 (Low Density Residential)

South: Vacant land / A-1 (Agricultural)

East: Vacant land / C-4 (Highway and Arterial Commercial)

West: Vacant land / C-4 (Highway and Arterial Commercial)

NEIGHBORHOOD CONTEXT: The site is located on the south side of Western Ave., which serves as a major commercial corridor zoned the C-3, C-4, and SC-1 district.

STAFF RECOMMENDATION:

▶ **APPROVE the Development Plan for an expansion of the existing self-storage facility with approximately 23,700 square feet of floor area, subject to 5 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 5, Section 7.J. (Parking Lot Landscaping).
2. Meeting all requirements of the City of Knoxville Department of Engineering.
3. Installing all new landscaping that is required by the City of Knoxville Zoning Ordinance or Tree Protection Ordinance within 6 months of obtaining a certificate of occupancy.

4. Locating the bicycle parking on the outside of the gated entrance, near the office for the facility, or as otherwise approved by the City of Knoxville Department of Engineering.
5. Meeting the requirements of the Knoxville Tree Protection Ordinance and all applicable requirements of the Knoxville Urban Forester.

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 23,700 sqft addition (main level: 16,200 sqft, basement level: 7,500 sqft) to an existing self-storage facility that was originally approved in 1999 (11-I-99-UR). The proposed addition includes 184 storage units that will only have only accessed internally. The existing storage facility has 314 units with internal access and 134 units with external access. The front elevation shows roll-up doors on the exterior, however, these are non-operational "skins". The main level will have access through the existing building and the basement level will have a new access provided on the back side of the building. Since the new storage units have internal access only, the parking regulations will require four additional parking spaces. In addition, it was determined that the existing facility was deficient of two parking spaces which will be located along with the other four required spaces to the rear of the new building. Bicycle parking is also required and is proposed near the office just outside of the new gate location. The bike parking may need to be moved during permitting to meet the location standards or protected with curbing or bollards.

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

1. The proposed expansion of the existing 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, agricultural, and residential 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 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 Northwest City 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: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the City.