



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.

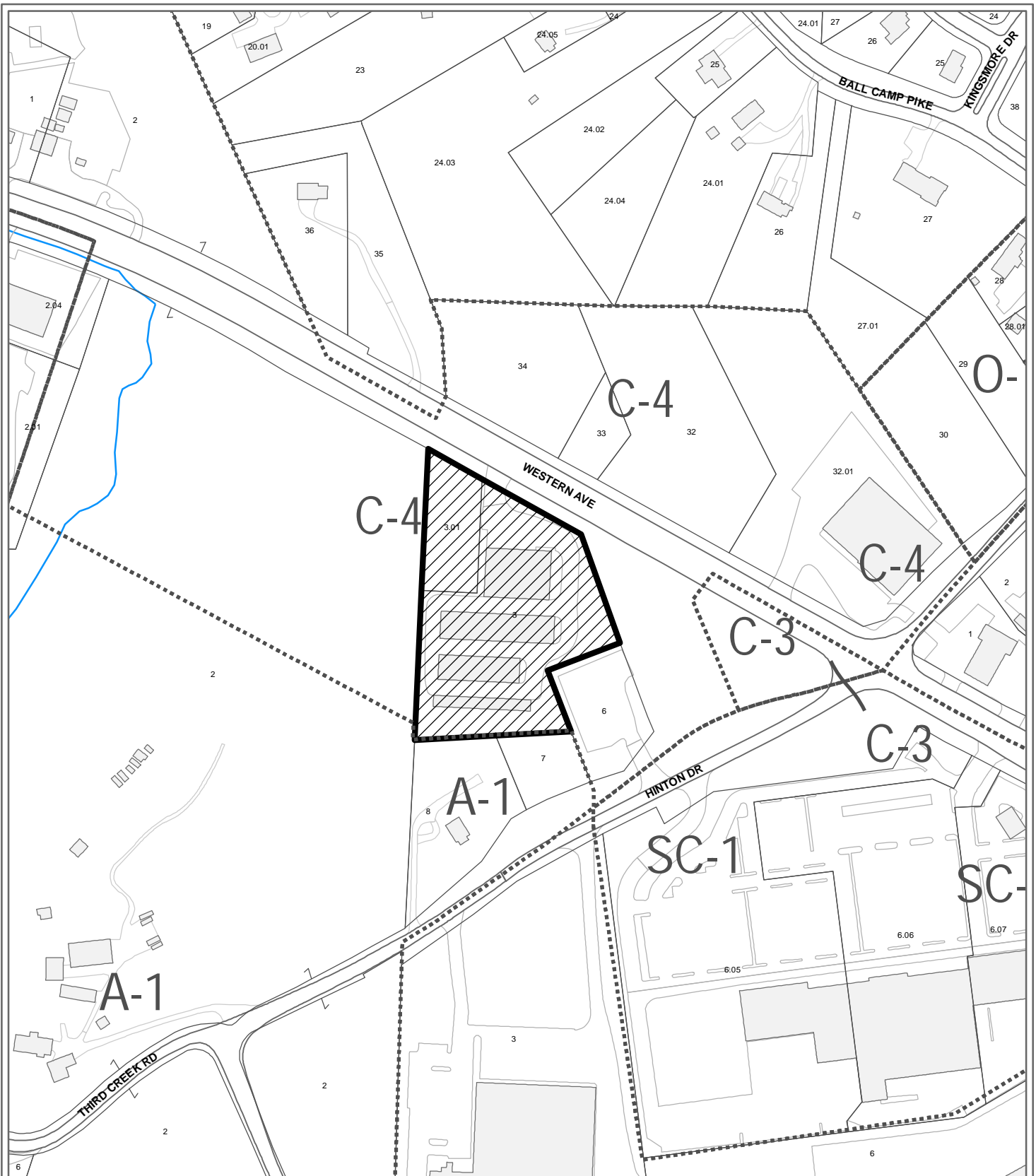
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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.



**1-C-19-UR
USE ON REVIEW**



Expansion of existing self-storage facility in C-4 (Highway and Arterial Commercial)

Petitioner: Morningstar Properties, LLC

Map No: 93

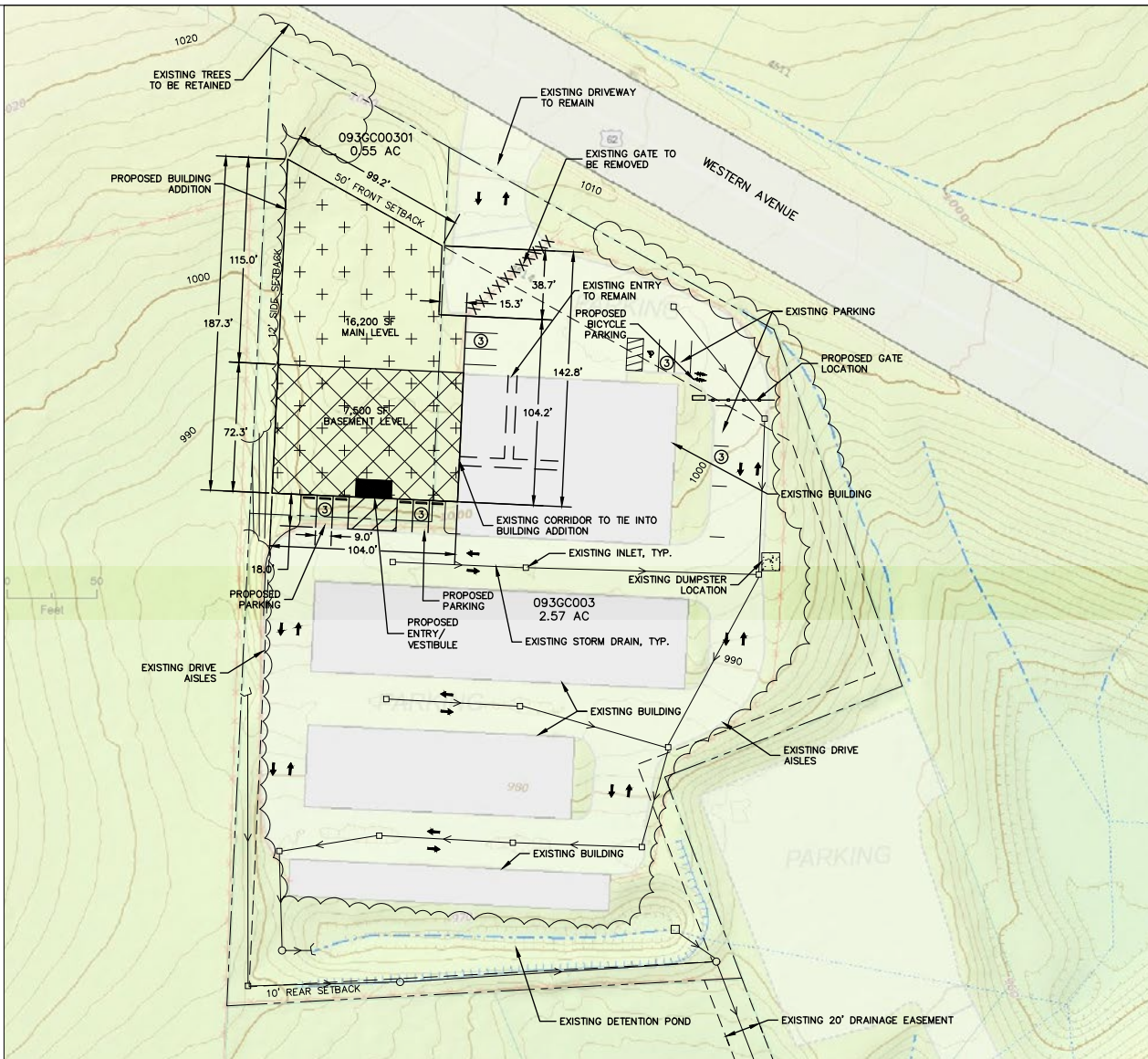
Jurisdiction: City



Original Print Date: 12/17/2018

Revised:

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



SITE STATISTICS

PROPERTY DESCRIPTION:	4514 WESTERN AVENUE PARCEL ID 093GC003, 093GC00301
PROPOSED USE:	SELF-STORAGE
PROPERTY AREA:	093GC003 2.57 AC 093GC00301 0.55 AC
TOTAL: (PROPERTIES TO BE COMBINED INTO ONE LOT)	3.12 AC
PROPERTY ZONING:	C-4 HIGHWAY AND ARTERIAL COMMERCIAL DISTRICT
BUILDING SETBACKS:	50' FRONT 12' SIDE 10' REAR
MAXIMUM FLOOR AREA RATIO:	1.60
MAXIMUM STORAGE UNIT:	600 SF (PER SUPPLEMENTAL REGULATIONS)
MINIMUM LOT AREA:	2 AC (PER SUPPLEMENTAL REGULATIONS)

DEVELOPMENT DATA

BUILDING AREA:	23,700 SQUARE FEET (7,500 SF BASEMENT LEVEL; 16,200 MAIN LEVEL)
EXISTING STORAGE UNITS:	416 (314 INTERNAL AND 102 EXTERNAL)
PROPOSED STORAGE UNITS:	184 (ALL INTERNAL)
MINIMUM PARKING REQUIRED:	5 SPACES ADJACENT TO OFFICE/ENTRY + 0.02 PER INTERNAL UNIT 5 + (0.02 x (314 + 184)) = 15 SPACES MINIMUM
MAXIMUM PARKING REQUIRED:	7 SPACES ADJACENT TO OFFICE/ENTRY + 0.033 PER INTERNAL UNIT 7 + (0.033 x (314 + 184)) = 24 SPACES MAXIMUM
EXISTING PARKING PROVIDED:	9 SPACES
PROPOSED PARKING PROVIDED:	6 SPACES
TOTAL PARKING PROVIDED:	15 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACE FOR 1 TO 25 TOTAL PARKING SPACES PROVIDED 1 TOTAL (VAN + CAR) REQUIRED
ACCESSIBLE PARKING PROVIDED:	1 TOTAL (VAN + CAR)
STORMWATER MANAGEMENT:	MEET DETENTION AND FIRST FLUSH REQUIREMENTS; EXISTING DETENTION PERMITTED WITH ORIGINAL GRADING PERMIT '2003 - 4514 WESTERN AVE. - SECURITY CENTRAL STORAGE"
BICYCLE PARKING REQUIRED:	4 (LESS THAN 50 REQUIRED MOTOR VEHICLE PARKING SPACES)
BICYCLE PARKING PROVIDED:	4 (TWO BICYCLE RACKS FOR TWO BIKES EACH)

- DRAWING COMPONENTS**
- PROPERTY LINES FROM RECORDED PLATS
 - BACKGROUND IMAGE, TOPO, ZONING FROM KNOX COUNTY GIS MAP
 - EXISTING STORM SYSTEM FROM RECORD DRAWING
 - PROPERTY SETBACKS FROM CITY ZONING (ARTICLE 4, SECTION 2.2.7)
 - SUPPLEMENTAL REGULATIONS PER ARTICLE 5, SECTION 3.F.7

- TREE ORDINANCE NOTES**
1. AT TIME OF BUILDING PERMIT APPLICATION, A TREE SURVEY OF THE AREA DISTURBED BY CONSTRUCTION ACTIVITY AS DENOTED BY THE LIMITS OF DISTURBANCE SHALL BE PROVIDED TO SHOW TREES TO BE RETAINED AND THEIR SPECIES, (SEC. 14-33(b))
 2. A MINIMUM OF 8 TREES PER ACRE WITHIN THE LIMITS OF DISTURBANCE SHALL BE RETAINED ON THE SITE UNLESS BECAUSE OF CUT OR FILL WORK SUCH TREES CANNOT BE SAVED, (SEC. 14-34(b))
 3. IN THE EVENT LESS THAN 8 TREES PER ACRE CANNOT BE RETAINED, TREES SHALL BE PROVIDED AT THE RATE OF 8 TREES PER ACRE WITHIN THE LIMITS OF DISTURBANCE, WITH AT LEAST HALF OF THE REQUIRED NUMBER BEING LARGE MATURING TREES. TREES PROVIDED SHALL MEET THE SIZE REQUIREMENTS OF THE ORDINANCE: 2" CALIPER FOR LARGE MATURING SPECIES, 1-1/4" CALIPER FOR ORNAMENTAL SPECIES. SPECIES AND QUANTITY FOR EACH TREE SPECIES SHALL BE SHOWN ON THE LANDSCAPE PLAN, (SEC. 14-35)
 4. TREES RETAINED AND/OR PROVIDED ON-SITE SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST 18 MONTHS FROM THE DATE OF COMPLETE CONSTRUCTION, FINAL PLAT APPROVAL OR PLANTING. ANY TREE WHICH FAILS TO SURVIVE 18 MONTHS SHALL BE REPLACED WITHIN 12 MONTHS, (SEC. 14-37)
 5. A COMBINATION OF RETAINED AND PROPOSED TREES SHALL MEET THE REQUIREMENTS OF THE TREE ORDINANCE.
 6. PUBLIC TREES WITHIN THE ROW SHALL BE RETAINED AND MAINTAINED AS PER SEC. 14-55.

1-C-19-UR
Revised: 12/21/2018



MORNINGSTAR PROPERTIES, LLC

**Use on Review - Development Plan
Self-Storage Facility Expansion
Knoxville, Tennessee
January 3, 2019**





ODa
overcash demmitt

2010 south lyon st. suite 1c
charlotte north carolina 28203
office .704.332.1615
web.www.odarch.com



**morningstar
STORAGE**

MORNINGSTAR
STORAGE

ODA Project No. ---
FOR PLANNING REVIEW

01.30.2018

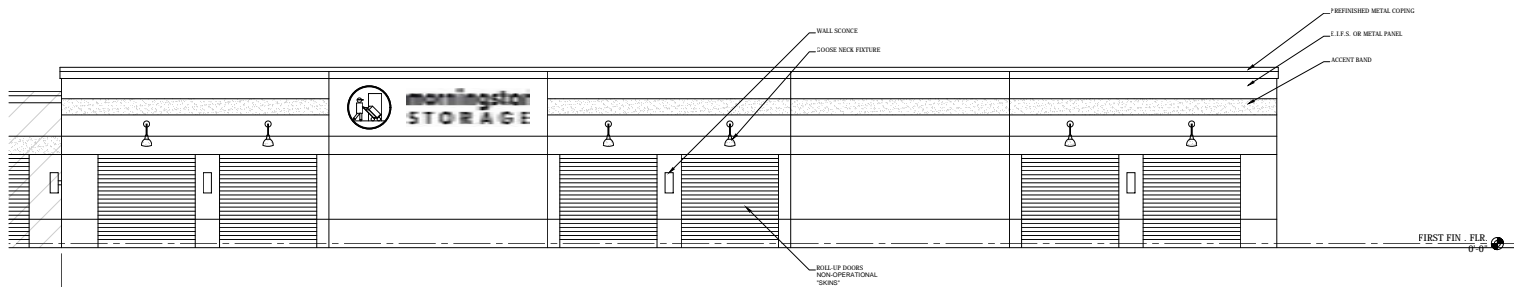
REVISIONS		
No.	Description	Date
	DESIGN REVIEW	12.18.18
	RESPONSE TO COMMENTS	12.18.18

**BUILDING
ELEVATION**

1-C-19-UR
Revised: 12/21/2018

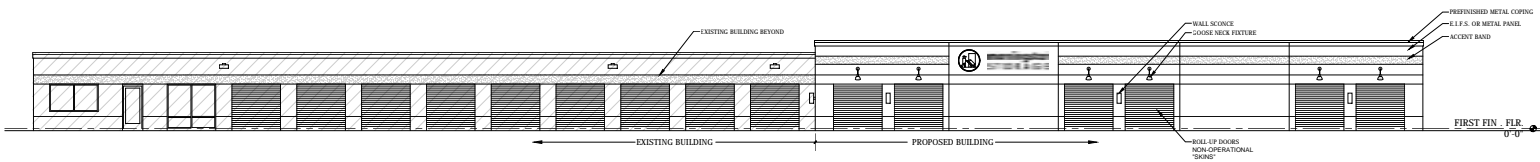
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02 | FRONT (NORTH) ELEVATION - ENLARGED

1/4" = 1'-0"



01 | FRONT (NORTH) ELEVATION

1/8" = 1'-0"



KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN PLANNING COMMISSION

TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Use on Review Development Plan

Name of Applicant: Morningstar Properties, LLC

Date Filed: 11/26/18 Meeting Date: 1/10/19

Application Accepted by: James Reed

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1,500⁰⁰ File Number: Use on Review 1-C-19-UR

PROPERTY INFORMATION

Address: 4514 Western Ave.

General Location: Appx 3/4 mile west of the inter-section of I-640 and Western Ave. (TN-62)

Tract Size: 3.12 ac No. of Units: _____

Zoning District: G-4

Existing Land Use: CO (Parcel 093GC003)

AgForVac (Parcel 093GC00301)

Planning Sector: Northwest City

Sector Plan Proposed Land Use Classification:
General Commercial

Growth Policy Plan Designation: _____

Census Tract: 38.02

Traffic Zone: 154

Parcel ID Number(s): 093GC003, 093GC00301

Jurisdiction: City Council 3 District

County Commission 3 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: The Trust Company of Tennessee

Company: FBO H. Craig Aiken Roth IRA

Address: 4823 Old Kingston Pike Ste 100

City: Knoxville State: TN Zip: 37919

Telephone: 865-991-1902

Fax: _____

E-mail: vcowh@thetrust.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Marshall Macon

Company: Morningstar Properties, LLC

Address: 725 Park Center Drive

City: Matthews State: NC Zip: 28105

Telephone: 704-635-5415

Fax: _____

E-mail: mmacon@mstarproperties.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Use on Review for self storage facility expansion

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: Marshall Macon

PLEASE PRINT
Name: Marshall Macon

Company: Morningstar Properties

Address: 725 Park Center Dr

City: Matthews State: NC Zip: 28105

Telephone: 704-635-5415

E-mail: mmacon@mstarproperties.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign In Black Ink:

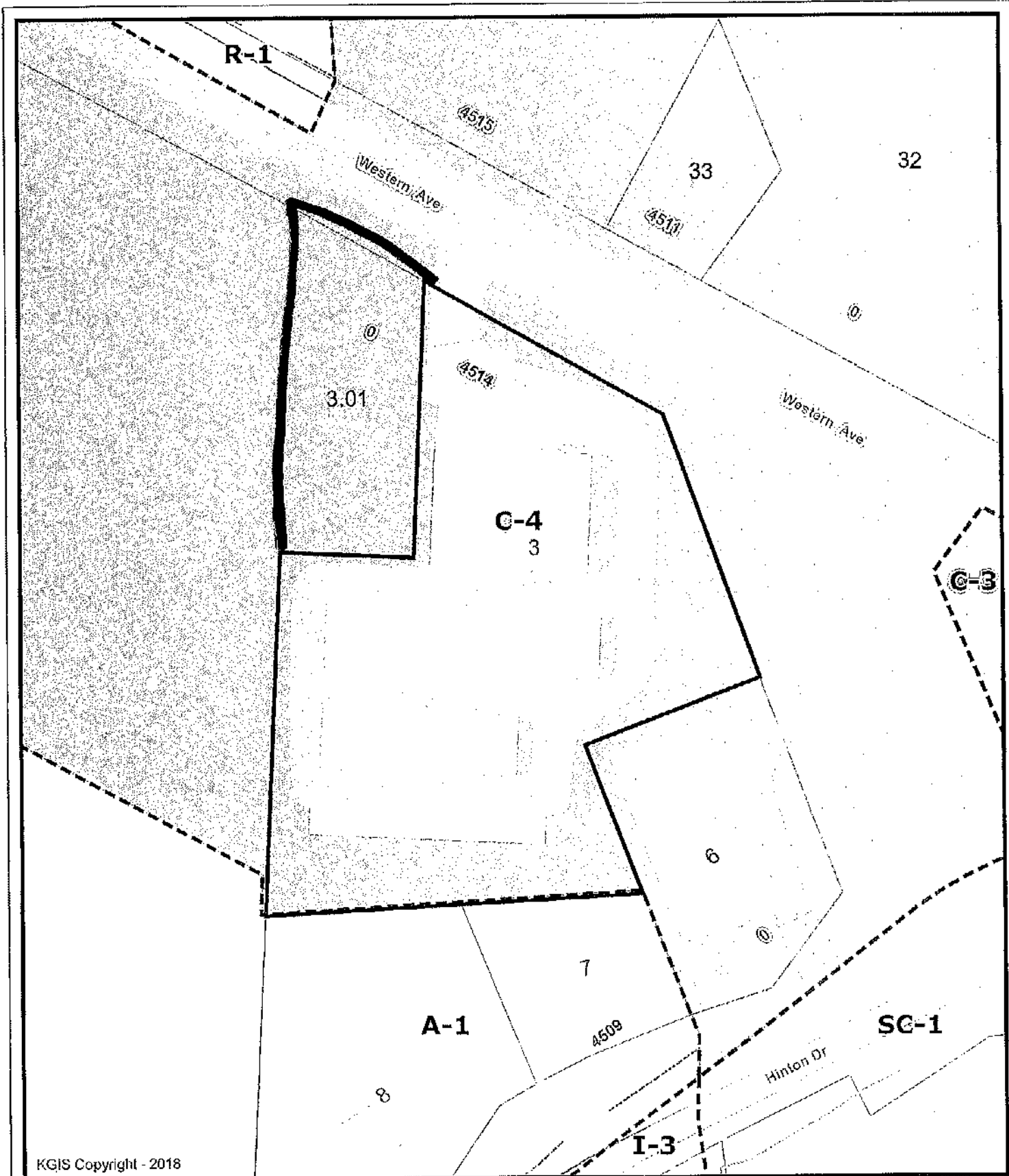
(If more space is required attach additional sheet.)

Name Address • City • State • Zip Owner Option

The Trust Company of Tennessee FBO H. Craig Allen Roth IRA 4823 Old Kingston Pike, Ste 100 Knoxville, TN 37919 X

By: Craig Allen
Estate + Tax Project Manager

4514 WESTERN AVE 2.51 ACS X
H. CRAIG ALLEN P.O. Box 10286
Knoxville, TN 37939



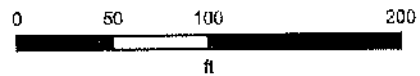
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 11/26/2018 at 1:29:13 PM



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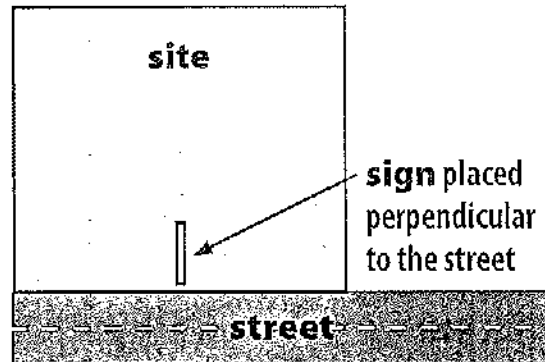
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

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



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

December 26, 2018

(15 days before the MPC meeting)

and January 11, 2019

(the day after the MPC meeting)

Signature: _____

Printed Name: _____

MICHAEL GOOCH

Phone: _____

470 595-1089

Email: _____

mgooch@msjarproperties.com

Date: _____

12/15/18

MPC File Number: _____

1-C-19-UR