



USE ON REVIEW REPORT

▶ **FILE #:** 7-F-19-UR

AGENDA ITEM #: 47

AGENDA DATE: 7/11/2019

▶ **APPLICANT:** AMERCO REAL ESTATE COMPANY

OWNER(S): B. Joe Clayton

TAX ID NUMBER: 80 D B 00802 & 006

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 4705 Clinton Highway

▶ **LOCATION:** South side of Clinton Highway, east of Allen Drive

▶ **APPX. SIZE OF TRACT:** 2.59 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: City

ACCESSIBILITY: Access is via Clinton Hwy., a major arterial street with 4 lanes, center median and turning lanes within 142' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** C-4 (Highway and Arterial Commercial) & R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Self-service storage facility

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Clinton Hwy, Commercial / C-4 (Highway and Arterial Commercial)

South: Houses / R-1 (Low Density Residential)

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

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

NEIGHBORHOOD CONTEXT: This area is developed with commercial, office and residential uses under C-4, O-3, and R-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the Development Plan for a 1-story indoor self-storage facility, approximately 7,332 square feet, and associated office/showroom, approximately 5,737 square feet, subject to 6 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures), Article 5, Section 7.I. (Bicycle parking provisions), and Article 5, Section 7.J. (Parking Lot Landscaping).

2. Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.

3. Providing sight distance analysis of the access points on Clinton Hwy for review and approval by the City of

Knoxville Department of Engineering before permits are approved for the new building.

4. Installing a sidewalk along the Clinton Hwy frontage and a sidewalk onto the site from the ROW, per the requirements of the City of Knoxville Department of Engineering.
5. Meeting all requirements of the City of Knoxville Department of Engineering.
6. Meeting all requirements of the Tennessee Department of Transportation.

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 new 1-story indoor self-storage facility on the rear of the site and using the existing building for office space for U-Haul truck sharing and storage operations and retail sales of moving products, and automobile-related accessories such as hitches and bicycle racks. The indoor self-storage facility operates differently than typical self-storage as customers do not routinely visit the facility to store, access, or remove stored items from their unit. Instead, pre-constructed U-Boxes are delivered to a customer, filled by the customer with their belongings, and returned to a U-Box facility by a U-Haul employee.

The existing access to Clinton Hwy will be modified to meet the requirements of TDOT and the City of Knoxville zoning ordinance. A sidewalk will be installed along the Clinton Hwy frontage. The proposed landscaping plan meets most of the zoning standards, with the exception of the 5' landscape screening on the sides of the parking lot adjacent to commercial property. A variance must be approved by the Board of Zoning Appeals in order to install the landscaping as proposed.

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 nearby commercial 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

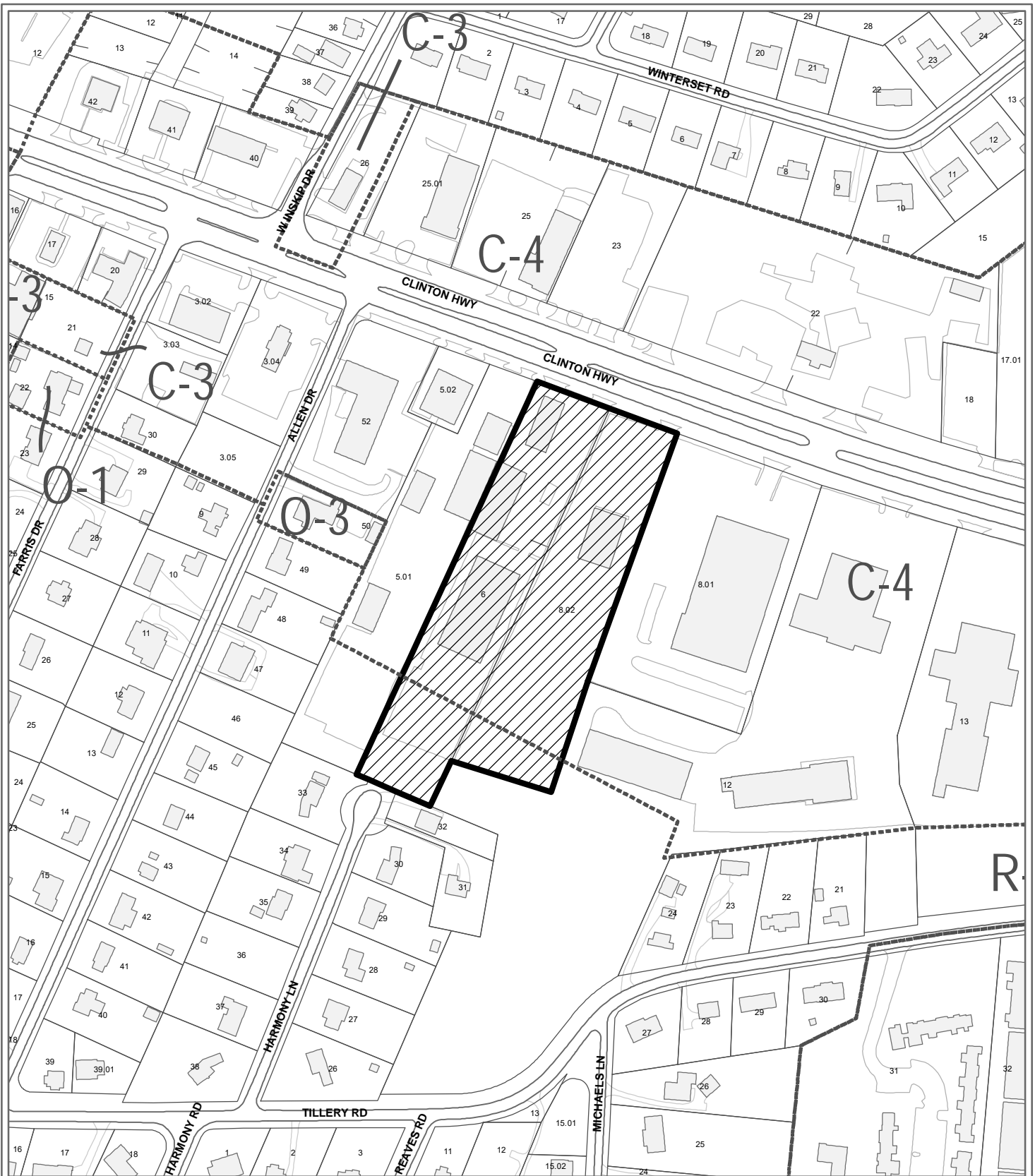
1. The One Year Plan and Northwest City Sector Plan identify this property for GC (General Commercial) uses. The proposed development is consistent with the recommended uses of the One Year Plan and Sector Plan.
2. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 155 (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.

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.



**7-F-19-UR
USE ON REVIEW**

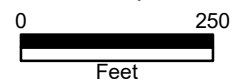


Self storage uses in C-4 (Highway and Arterial Commercial) & R-1 (Low Density Residential)

Petitioner: Amerco Real Estate Company

Map No: 80

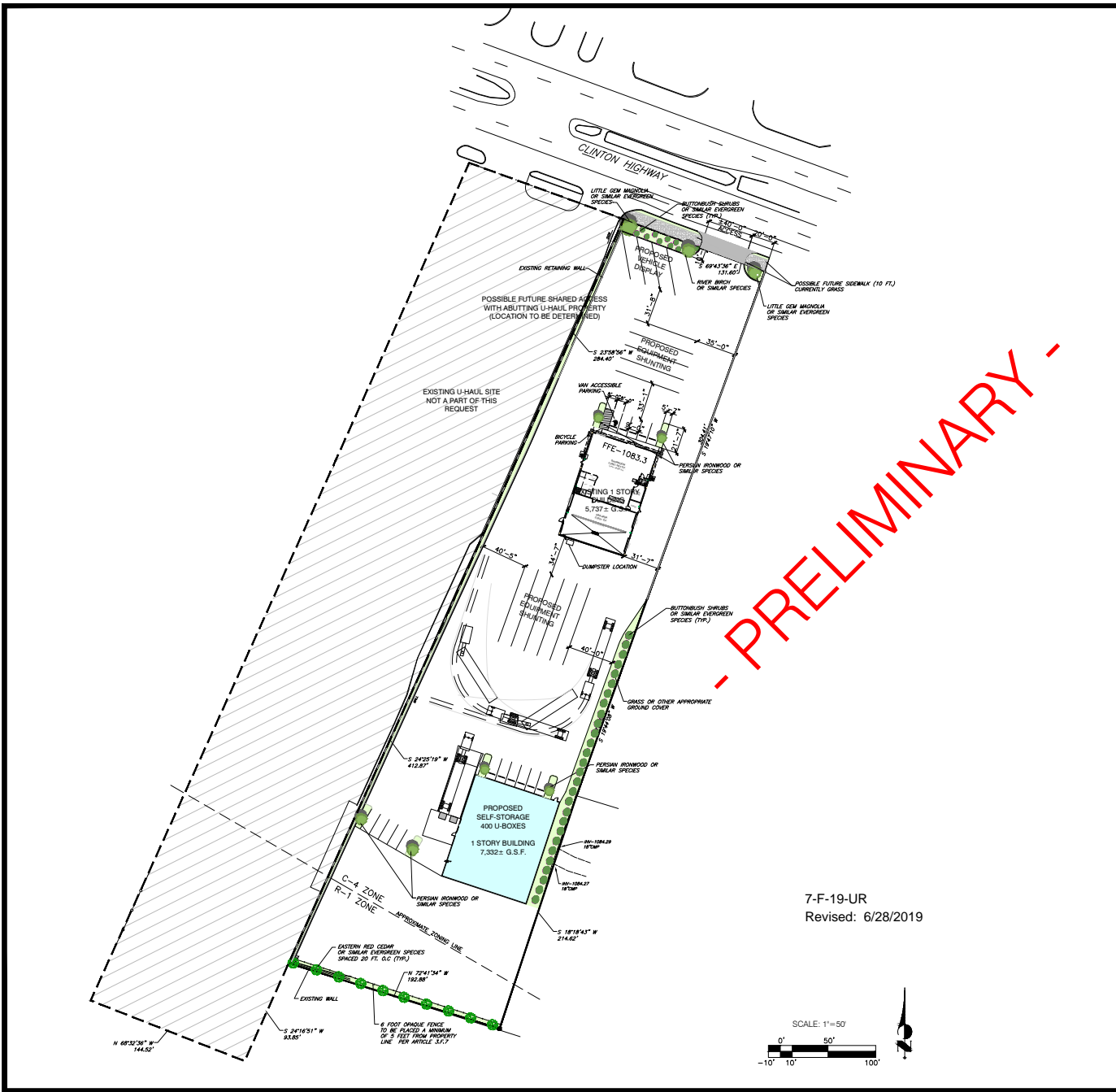
Jurisdiction: City



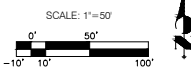
Original Print Date: 6/18/2019

Revised:

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



7-F-19-UR
Revised: 6/28/2019



AERIAL VIEW N.T.S.

Municipality: City of Knoxville
 Project Address: 4705 Clinton Hwy., Knoxville, TN 37912
 Lot Size: 2.59 acres / 112,820 sf.
 Zone: C-4 Highway & Arterial Commercial & R-1 Low Density Res.
 Adjacent Zoning: N- C-4 – Highway & Arterial Commercial
 E- C-4 – Highway & Arterial Commercial
 S- R-1 – Low Density Residential
 W- C-4 – Highway & Arterial Commercial/R-1 Low Density Res.
 Uses: Truck / trailer rental, Self-Storage & Retail
 Setbacks:

	Required	Provided
Front yard:	50 ft.	50'-0"
Side yard:	12 ft.	12'-0"
Rear yard:	50 ft. abutting residential	50'-0" from residential

 FAR: 1.60
 112,820 x 1.60 = 180,512 sf allowed
 13,069 sf or .11 proposed

Height and Lot Coverage for structures in this district shall be governed by this floor area ratio except that all front, side and rear yard requirements will limit the total amount of lot which may be covered with structure.

Requirement	Parking Table	
	Required	Provided
Parking Spaces	Self-storage facility: 5 sp adjacent to the office/entry, plus 0.02 per unit	5 sp. + 0.02x400 units = 8 spaces 33 total spaces required
Accessible	1 to 25 spaces = 1 van accessible space (8 ft. wide stall + 8 ft. wide pedestrian access aisle)	1 van accessible space
Bicycle	Non-residential uses: Less than 50 spaces = 4 spaces required	4 spaces

Requirement	Landscape Table	
	Required	Proposed
Perimeter	North- Parking lots & rights-of-way. Perimeter screening of at least 10 feet Article 5.7.1.2.c A minimum of 3 deciduous and/or evergreen trees & 10 shrubs for every 100 linear feet. 92 linear ft of frontage = 3 trees & 10 shrubs.	10 feet provided per requirement. 10 buttonbush shrubs, 2 little gem Magnolia trees (evergreen), 1 River Birch (deciduous). May be substituted by similar species from City of Knoxville approved planting list
	South- Minimum 6 foot high opaque fence a min. of 5 ft. from property line. Area between property line and fence to be landscaped. Article 3.F.7.J	Provided per requirement 10 Eastern Red Cedar trees planted 20 ft. on-center. May be substituted by similar species from City of Knoxville approved planting list
	East- Screening no less than 5 ft. wide when abutting a non-residential use. Article 5.7.1.2.c Screening to be planted to be continuous when plants reach maturity	10 foot landscape buffer provided in location of new site development. Additional landscaping on remainder of site would encumber vehicle maneuverability Buttonbush shrubs to be planted 9-10 ft. apart or a distance appropriate to ensure continuity when mature. May be substituted by similar species from City of Knoxville approved planting list
	West- Screening no less than 5 ft. wide when abutting a non-residential use. Article 5.7.1.2.c Screening to be planted to be continuous when plants reach maturity	Approximately 3-4 feet existing at retaining wall. Due to existing narrow lot configuration, location of retaining wall, and existing building, additional landscaping would encumber vehicle maneuverability
Off-street Parking	Parking lots located on parcels developed under a common or have a shared access agreement shall not be required to provide the perimeter screening area along common property lines where parking areas abut.	120 sf. Islands provided per requirement. Landscape islands planted with Persian Ironwood or similar species from City of Knoxville approved planting list

SHEET NOTES:

REVISIONS:

NO.	DATE	BY	REVISIONS

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENT - NOT FOR CONSTRUCTION. FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO
 REAL ESTATE COMPANY
 CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-Haul at Clinton Hwy
 4705 Clinton Hwy
 Knoxville, TN 37912

SHEET CONTENTS:
 Proposed Site Plan

774057

DRAWN: BLCME
 CHECKED: NH
 DATE: 06/27/2019

SP1
 774057A1D

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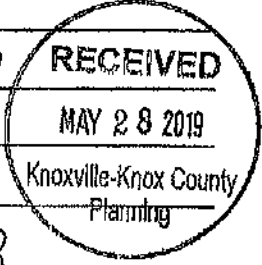
M P C
 METROPOLITAN
 PLANNING
 COMMISSION

T E N N E S S E E

Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 805 • 215 • 2600
 FAX • 215 • 2068
 www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: Amerco Real Estate Company
 Date Filed: 5/28/19 Meeting Date: 7/11/19
 Application Accepted by: M. Payne
 Fee Amount: 7K File Number: Development Plan 7K
 Fee Amount: 1500.00 File Number: Use on Review 7-F-19-UR



PROPERTY INFORMATION

Address: 4705 Clinton Hwy. Knoxville, TN 37912
 General Location: Approx 1000 ft. east of SEC of
Clinton Highway and Allen Drive NW
E of Allen Drive, W of Tillery Rd
 Tract Size: 2.59 acres No. of Units: _____
 Zoning District: C-4 R-1
 Existing Land Use: Commercial

Planning Sector: Northwest City
 Sector Plan Proposed Land Use Classification:
GC General Commercial
 Growth Policy Plan Designation: City
 Census Tract: 39.02
 Traffic Zone: 1148 city block 41650
 Parcel ID Number(s): 080DB00802, 080DB006
 Jurisdiction: City Council 59 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: B. Joe Clayton
 Company: Clayton Holdings, LLC
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: Moses Eason
 Company: Amerco real Estate Company
 Address: 2727 N. Central Ave. 5th floor
 City: Phoenix State: AZ Zip: 85004
 Telephone: (602) 263-6555
 Fax: _____
 E-mail: moses_eason@uhaul.com

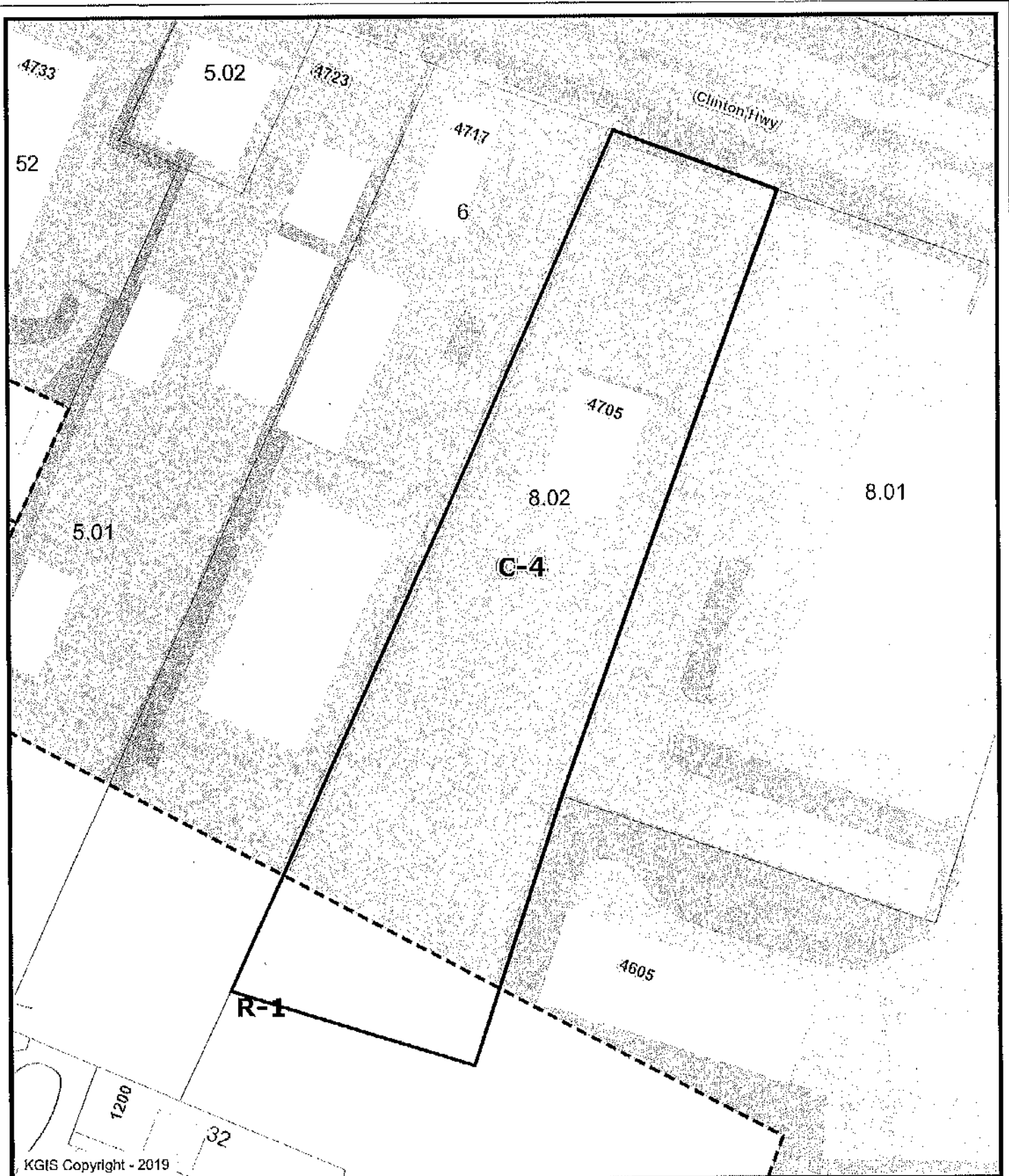
APPROVAL REQUESTED

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

Other (Be Specific)
Request to permit self-storage uses, a use
than is permitted in the C-4 zoning district
upon Planning Commission review

APPLICATION AUTHORIZATION

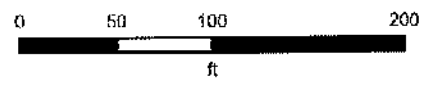
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.
 Signature: [Signature]
 PLEASE PRINT
 Name: Matthew F. Braccia
 Company: Amerco real Estate Company
 Address: 2727 N. Central Ave. 5th Floor
 City: Phoenix State: AZ Zip: 85004
 Telephone: (602) 263-6555
 E-mail: matt_braccia@uhaul.com



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Letter Portrait

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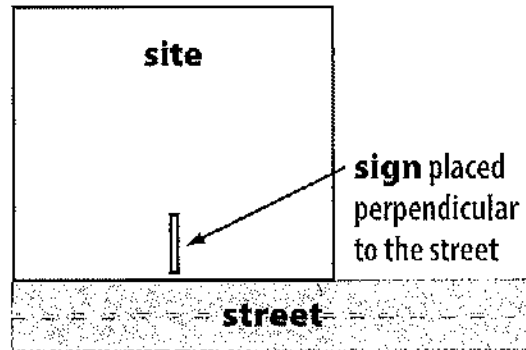
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

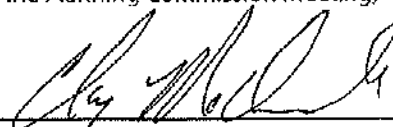


TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission 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 Planning Commission 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:

June 21st (Wed) and July 12th (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: CLAY McQUADE

Phone: 865-207-7800 Email: CLAY-MCQUADE@URHAUL.COM

Date: 5-28-19

File Number: 7-F-19-UR