

# USE ON REVIEW REPORT

▶ **FILE #:** 6-D-19-UR **AGENDA ITEM #:** 42  
 POSTPONEMENT(S): 6/13/2019 **AGENDA DATE:** 7/11/2019  
 ▶ **APPLICANT:** AMERCO REAL ESTATE COMPANY U-HAUL MOVING & STORAGE OF KARNS  
 OWNER(S): Matthew Braccia / Amerco Real Estate Company

TAX ID NUMBER: 91 00106 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Oak Ridge Hwy

▶ **LOCATION:** North side of Oak Ridge Highway, South side of Beaver Ridge Road, West of Gray Hendrix Road

▶ **APPX. SIZE OF TRACT:** 5.7 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with a 32' pavement width within an 88' right-of-way, and Beaver Ridge Rd., a local street, with a 19' pavement width within a 55' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Indoor / Outdoor Storage and Vehicle Rental

HISTORY OF ZONING: Property was rezoned to PC in 1990 (2-K-90-RZ)

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential)

South: Oak Ridge Hwy, Residences / A (Agricultural), CA (General Business), OB (Office, Medical & Related Services)

East: Residences / RA (Low Density Residential) & CA (General Business) Commercial)

West: Commercial, Vacant land / PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This property is located in the Karns community, in an area that has a mix of commercial, office and residential land uses.

## STAFF RECOMMENDATION:

▶ **APPROVE the Development Plan for a 3-story indoor self-storage facility with approximately 94,178 square feet and up to 75 covered vehicle storage spaces, subject to 11 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to

signage.

2. No illuminated wall signage shall face the residential uses to the north and east.
3. Removing the access to Beaver Ridge Road and submitting a revised site plan for review and approval by Planning and Knox County Engineering and Public Works staff of the internal circulation system.
4. Providing certification of sight distance at the new driveway to Beaver Ridge Road by the developer's engineer for review and approval by Knox County Engineering and Public Works during permit review.
5. Providing landscaping (trees and shrubs) along the Oak Ridge Hwy and Beaver Ridge Road frontages per section 4.93.03.F. of the Knox County Zoning Ordinance. The revised landscape plan must be reviewed and approved by Planning staff before issuance of building permits.
6. Installation of all landscaping as shown on development plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
7. Providing full cut off light fixtures that are deflected, shaded, and focused away from all adjoining property, per section 4.93.03.D. of the Knox County Zoning Ordinance.
8. Adherence to the protective covenants recorded for this development.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Meeting all applicable requirements of the Knox County Health Dept.
11. Meeting all applicable requirements of the Tennessee Department of Transportation.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the other criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is requesting approval of a self-storage facility that includes a 94,178 square-foot 3-story indoor self-storage building with 794 storage units and space for 360 U-Box storage containers, and 75 covered parking spaces for the storage of vehicles, such as RV's and boats. Access to the site will be from the existing shared driveway to Oak Ridge Hwy for the shopping center and one new driveway to Beaver Ridge Road. The access to Beaver Ridge Road is open the entire shopping center and allows through access to Oak Ridge Hwy. The new access to Beaver Ridge Road concerns staff because of the possibility of routing large trucks onto Beaver Ridge Road and the shopping center becoming a cut thru. When the shopping center was originally approved in 2006 there was a traffic impact study that made recommendations for improvements to Oak Ridge Hwy, which were completed. This study included a proposed grocery store on the subject site. In 2007, there was an additional approval for two more office buildings in the shopping center and this staff report stated that when additional development in the shopping center is proposed, the traffic impact study will need to be revised. With this current proposal, staff required a traffic impact letter be submitted instead of a revised traffic impact study since the self-storage use has a much smaller traffic volume than the previously proposed grocery store. The traffic impact letter evaluates the previous traffic impact study recommendations and updates the traffic count information based on the self-storage use and the existing businesses in the shopping center. The traffic impact letter concludes that there is a need for added ingress/egress from the U-Haul and remaining developments outside of the existing Oak Ridge Hwy access points. U-Haul proposes to utilize one of the originally planned access points onto Beaver Ridge Road and state that they are "willing to adjust the location of the access, or even provide provisions of a restricted access connection onto Beaver Ridge Road, to reduce traffic congestion at peak demand times and assist with on-site U-Haul Center Operations." Staff is recommending that the Beaver Ridge Road access be removed. If the applicant wants to pursue this access, staff recommends postponing until the Traffic Impact Letter can be updated to specifically evaluate the design of this access and the design and alignment of the through driveway connection between Beaver Ridge Road and Oak Ridge Hwy. The current driveway design does not align through the site and does not provide any delineation of the driveway lanes from the U-Haul parking lot, with the exception of painted lines and stripes.

In November 2018, County Commission adopted an amendment to the zoning code to specifically address indoor self-storage facilities, which had previously been considered the same as self-storage facilities with access to the units from external roll-up doors, now known as outdoor self-storage facilities. The new indoor self-storage development standards allow these facilities on smaller lots but also require additional landscaping and 10 percent transparency (window area) on the ground floor facing the street. The proposed building has two frontages, Oak Ridge Hwy and Beaver Ridge Road, however, staff has determined that the front façade that requires the transparency be Oak Ridge Hwy because that is the primary road for accessing the site.

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

1. The proposed self-service storage facility will have minimal impact on local services. All utilities are in place

to serve this site.

2. Self-storage facilities typically have a much lower traffic volume than other commercial uses that are permissible in the PC zone.

3. With the recommended condition of no access to Beaver Ridge Road, there should be minimal impact on the road system.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal meets all requirements of the PC zoning as well as the general criteria for approval of a use on review.

2. The proposed self-storage facility as shown on the site plan is consistent with the following general standards for uses permitted on review: The proposal 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic directly through residential areas if no access is provided to Beaver Ridge Road. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANNING COMMISSION PLANS

1. The Northwest County Sector Plan proposes medium density residential/office (MDR/O) uses for this site. The proposed self-storage facility is a low impact commercial use that should not be a nuisance to the adjacent residential. Indoor self-storage uses are a use permitted on review in the OB zone which is a recommended zone in the MDR/O sector plan classification.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.