



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:

▶ **POSTPONE** the Use on Review application until the September 12, 2019 Planning Commission meeting as requested by the applicant.

The applicant has requested postponement for 60 days to allow additional time to address comments from

staff.

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." 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.

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.