



USE ON REVIEW REPORT

▶ **FILE #:** 6-D-19-UR

AGENDA ITEM #: 40

AGENDA DATE: 6/13/2019

▶ **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 application until the July 11, 2019 Planning Commission meeting as requested by the applicant.

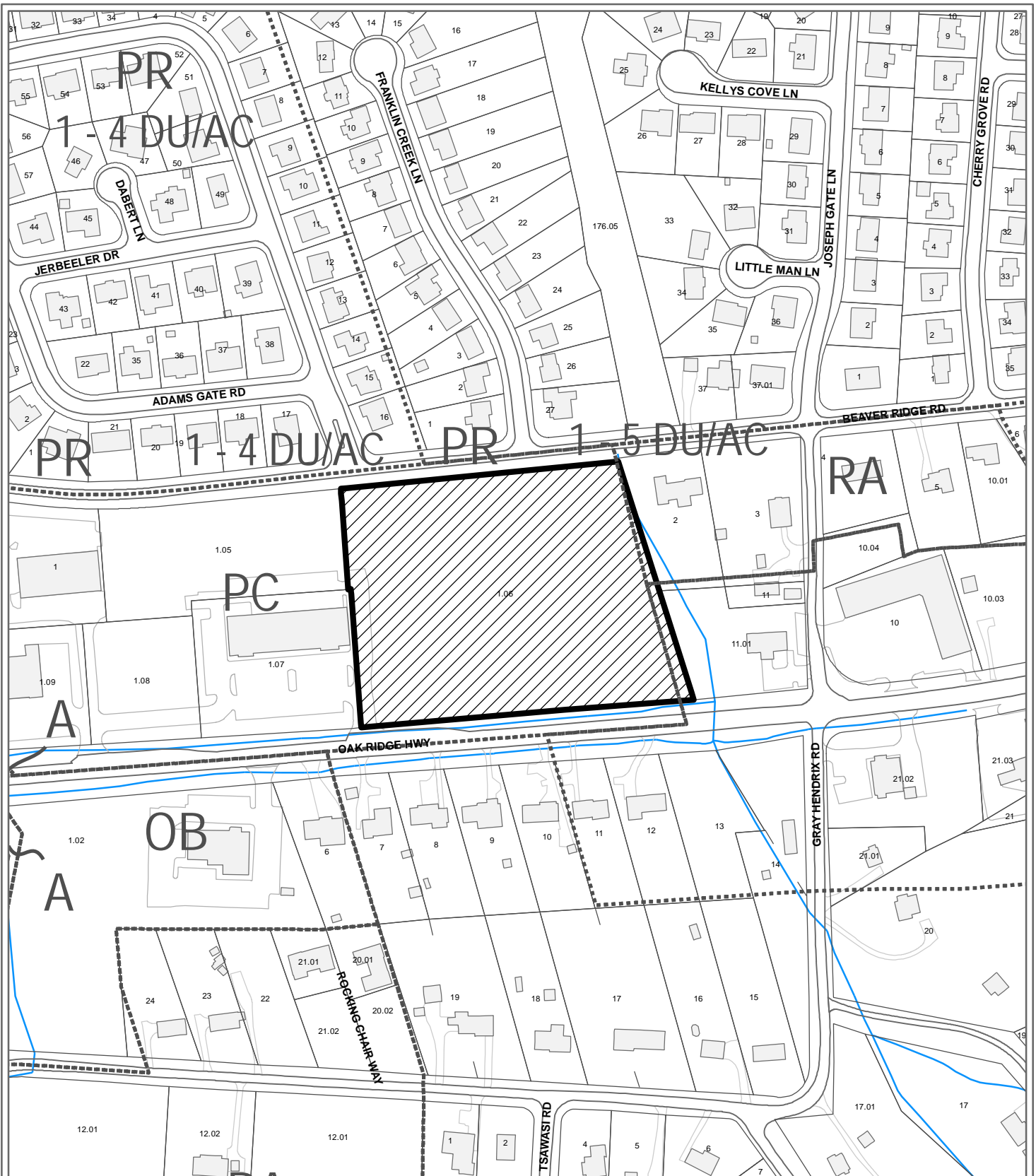
COMMENTS:

This proposal is for a 3-story indoor self-storage facility and covered outdoor vehicle parking, such as RV's and boats. The facility will also have truck rental (U-Haul). Access to the site will be from the existing Oak Ridge Hwy driveway for the shopping center and a new access to Beaver Ridge Rd directly across from Adams Gate Rd.

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.



**6-D-19-UR
USE ON REVIEW**

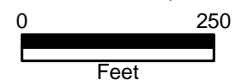


Indoor / Outdoor Storage and Vehicle Rental in PC (Planned Commercial)

Petitioner: Amerco Real Estate Company,
U-Haul Moving & Storage of
Karns

Map No: 91

Jurisdiction: County



Original Print Date: 5/16/2019

Revised:

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

6-D-19-UR_PP_6-13-19

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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

Request to Postpone • Table • Withdraw



Name of Applicant: Amerco Real Estate Company
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 091-001.06 6-D-19-UR

Date Scheduled for MPC Review: 6/13/2019

Date Request Filed: 5/23/2019 Request Accepted by: *Mike Reynolds*

REQUEST

Postpone
Please postpone the above application(s) until:
7/11/2019
DATE OF FUTURE MPC PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request:
Need additional time to complete revisions.

Eligible for Fee Refund? Yes No
Amount: _____
Approved by: _____
Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: *Lora Lakov*

PLEASE PRINT
Name: Lora Lakov
Address: 2727 N Central Ave. Ste. 500
City: Phoenix State: AZ Zip: 85004
Telephone: 602-263-6502
Fax: 602-263-6555
E-mail: lora_lakov@uhaul.com

PLEASE NOTE

Consistent with the guidelines set forth in MPC's
Administrative Rules and Procedures:

POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.



ADAMS GATE ROAD

FRANKLIN CREEK EASE

HEAVEN RIDGE ROAD

TRACT 21

TRACT 22

PROPOSED SELF-STORAGE FACILITY 35,029 S.F.

COVERED RV STORAGE (23) 12' x 18' SPACES

COVERED RV STORAGE (18) 12' x 45' SPACES

SEE CIVIL & CURB RETAIN. PAVEMENT PLAN WITH EXISTING DRAIN

U-HAUL BOX (SEE ARCHITECTURAL DETAILS)

OAK RIDGE HIGHWAY

MOORE COUNTY 50' STREAM BUFFER

MOORE COUNTY 50' STREAM BUFFER

MOORE COUNTY 50' STREAM BUFFER

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- - - - EXISTING RIGHT-OF-WAY
- - - - EXISTING HOOD CONTOUR
- - - - EXISTING INDEMNITY CONTOUR
- - - - EXISTING SANITARY SEWER LINE
- - - - EXISTING STORM SEWER LINE
- - - - EXISTING GAS LINE
- - - - EXISTING WATER LINE
- - - - EXISTING FIBER OPTIC LINE
- - - - EXISTING TELEPHONE LINE
- - - - EXISTING UNDERGROUND DUES LINE
- - - - EXISTING OVERHEAD ELECTRIC
- - - - EXISTING FENCE
- - - - EXISTING BUILDING
- TREE (CIRCULOUS)
- TREE (CONIFER)
- LIGHT STANDOFF
- AC UNIT
- STONE WARDOFF
- CATCH BASIN
- CURB INLET
- PALET SCHEME
- SANITARY MANHOLE
- CLEAN OUT
- WATER VALVE
- FIVE FOOTING
- WATER METER
- GAS METER
- FENCE POLE
- GUY WIRE
- ELECTRIC PULL BOX
- TRANSFORMER
- UTILITY PULL BOX
- UTILITY POLE
- TELEPHONE POLE
- - - - PROPOSED EDGE OF ROADWAY
- - - - PROPOSED CURB
- - - - PROPOSED FENCE
- - - - PROPOSED BUILDING
- - - - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- - - - PROPOSED CONCRETE

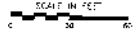
NOTES

1. SEE SHEET C200 FOR GENERAL NOTES
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITH THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT TO BE CONSIDERED NEARLY ANY SHEET PLAN SHEET IN THIS SET OF DOCUMENTS UNLESS SPECIFICALLY ASSOCIATED WITH THIS PROJECT.
3. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.
4. DUMPSTER TO BE LOCATED UPDR FACILITY
5. ON-STREET PARKING 78' x 12' = 19 SPACES (2 ACCESS BAYS) 33' x 12' = 12 SPACES

SURVEY NOTES

1. COORDINATE REFERENCE: TENNESSEE STATE PLANT AND AYS
2. TOPOGRAPHIC SURVEY WAS PERFORMED BY SOUTHERN SURVEYING SERVICES, LLC DATED AUGUST 23, 2018
3. THE PROPERTY GIVEN FOR DEVELOPMENT ON THIS PLAN DOES NOT JIF WITH A SPECIAL FLOOD HAZARD AREA DESIGNATED AS DUNN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN COMMUNITY PANEL NO. 4108000001 BEARING AN EFFECTIVE DATE OF AUGUST 2, 2004.

6-D-19-UR
4/29/2019



DRAFT

REVISION RECORD
NO. DATE DESCRIPTION

CEE
 Civil & Environmental Consultants, Inc.
 2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920
 PH: 863.937.9997 - Fax: 863.937.9919
 www.ceeinc.com

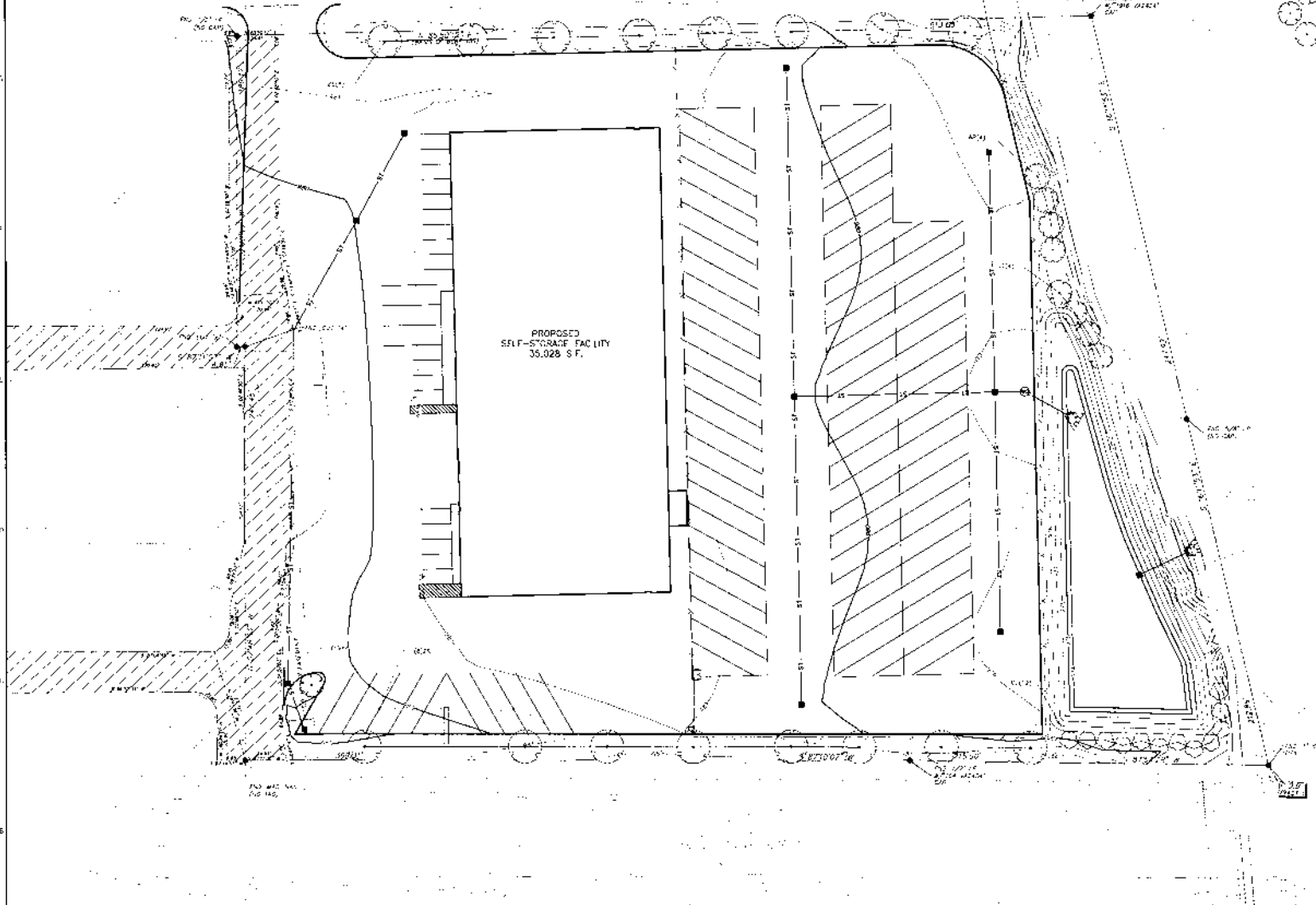
U-HAUL OF KARNS
 AMERCO REAL ESTATE COMPANY
 7640 OAK RIDGE HIGHWAY
 KNOXVILLE, TENNESSEE 37931

SITE LAYOUT PLAN	
DATE: 04/29/19	DATE: 04/29/19
BY: T. W. W. / C. J. D. / B. J.	DATE: 04/29/19
PROJECT NO.	

C200



DATE PLOTTED: 04/29/19 10:58 AM



PLANT SCHEDULE

SYMBOL	QUANTITY	PLANT NAME	COMMENTS	SIZE	NOTES
(Symbol)	4	ASH	RED BARK	3" DIA	
(Symbol)	12	C. REDBUD	ORANGE	4" DIA	
(Symbol)	4	DOGWOOD	FL. WHITE	3" DIA	
(Symbol)	1	HYDRANGEA	ORANGE	3" DIA	
(Symbol)	16	ZELKOVIA	SMALL	3" DIA	

LANDSCAPE CALCULATIONS

REQUIRED 1" TREE PER 5000 SF OF PAVEMENT
TOTAL PAVED AREA = 170,000 SF
TOTAL TREES REQUIRED = 34
TOTAL PROPOSED TREES = 36

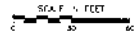
NOTES

1. SEE SHEET C701 FOR LANDSCAPE NOTES AND DETAILS
2. PLANTS MUST BE SET FROM THE NATIVE SPECIES LIST PROVIDED BY THE CITY
3. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMITS FOR CONSTRUCTION SET FOR OTHER DEPARTMENT JURISDICTION. IT IS THE ENGINEER'S RESPONSIBILITY TO VERIFY ALL PERMITS IN THIS SET OF DOCUMENTS FULLY EFFECT ALL WORK ASSOCIATED WITH THE PROJECT.
4. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.

SURVEY NOTES

1. LOCATION REFERENCE: TENNESSEE STATE PLAT 1402 B3
2. TOPOGRAPHIC SURVEY WAS PERFORMED BY SOUTHERN SURVEYING SERVICES, LLC DATED 04/22/2019.
3. THE PROPERTY SHOWN FOR DEVELOPMENT AND THIS PLAN DOES NOT INCLUDE A ZONING OR FLOOD HAZARD AREA (FHA) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN CONFORMANCE WITH 44 CFR 170.102(b) BEING AN EFFECTIVE DATE OF AUGUST 2, 2017.

6-D-19-UR
4/29/2019



DRAFT

REVISION RECORD

NO.	DATE	DESCRIPTION

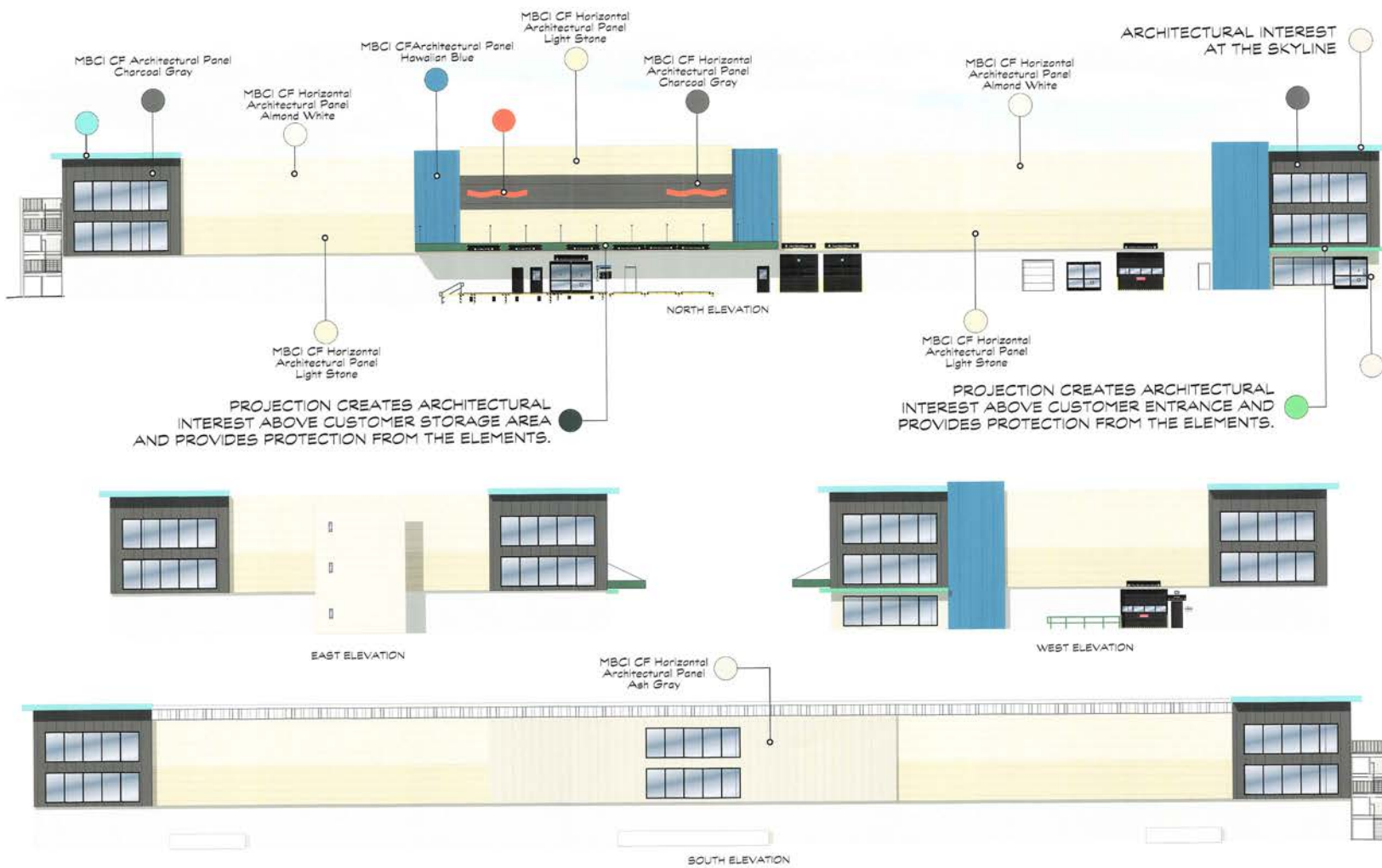
CEE
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920
PH: 865.977.9888 FAX: 865.977.9919
www.ceecorp.com

U-HAUL OF KARNIS
AMERCO REAL ESTATE COMPANY
7840 OAK RIDGE HIGHWAY
KNOXVILLE, TENNESSEE 37931

LANDSCAPE PLAN
DATE: 4/29/2019
DRAWN BY: P. J. JORDAN
CHECKED BY: J. W. JORDAN
PROJECT NO.: 6-D-19-UR

REVISION NO.
C700





6-D-19-UR
4/29/2019

SHEET NOTES

REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL SEAL

**PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION
FOR INFORMATION ONLY**

PROJECT LOG

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
217 N. OAK RIDGE BLVD.
KNOXVILLE, TN 37931

P: (603) 263-6500

318 S. OAKRIDGE

LI-HALL, OF KARNS
7640 OAK RIDGE HWY
KNOXVILLE, TN 37931

SHEET CONTENTS
EXAMPLE
ELEVATIONS

774072

DESIGNED BY	
DRAWN BY	
DATE	04/29/18

A3

SCALE: N.T.S.

© 2018 AMERCO REAL ESTATE COMPANY

T74072 4/4/2018

6-D-19-UR_PP_6-13-19

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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

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Amount: _____
Approved by: _____
Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: *Lora Lakov*

PLEASE PRINT
Name: Lora Lakov
Address: 2727 N Central Ave. Ste. 500
City: Phoenix State: AZ Zip: 85004
Telephone: 602-263-6502
Fax: 602-263-6555
E-mail: lora_lakov@uhaul.com

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Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2600
FAX • 215 • 2068
www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: Amerco Real Estate Company /U-Haul Moving and Storage of Karns

Date Filed: 4/29/19 Meeting Date: 6/13/19

Application Accepted by: M. Payne

Fee Amount: H File Number: Development Plan H

Fee Amount: \$1,500 File Number: Use on Review 6-D-19-UR

PROPERTY INFORMATION

Address: 7640 Oak Ridge Hwy, Knoxville, TN 37931

General Location: Oak Ridge Hwy & Gray Hendrix Rd
N/3 Oak Ridge Hwy @ Franklin Creek Ln
S/S Beaver Ridge Rd

Tract Size: 5.1 ac No. of Units: H

Zoning District: PC (Planned Commercial)

Existing Land Use: Vacant land

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification:
MDR/O

Growth Policy Plan Designation: Planned

Census Tract: 60.02

Traffic Zone: 208

Parcel ID Number(s): 091-00106

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Matthew F. Braccia

Company: AMERCO Real Estate Company

Address: 2727 N Central Ave. Ste. 500

City: Phoenix State: AZ Zip: 85004

Telephone: 602-263-6555

Fax: 602-277-5824

E-mail: matt_braccia@uhaul.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Lora Lakov

Company: AMERCO Real Estate Company

Address: 2727 N Central Ave. Ste. 500

City: Phoenix State: AZ Zip: 85004

Telephone: 602-263-6502

Fax: 602-277-5824

E-mail: lora_lakov@uhaul.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Indoor/Outdoor Storage

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: Lora Lakov

PLEASE PRINT
Name: Lora Lakov

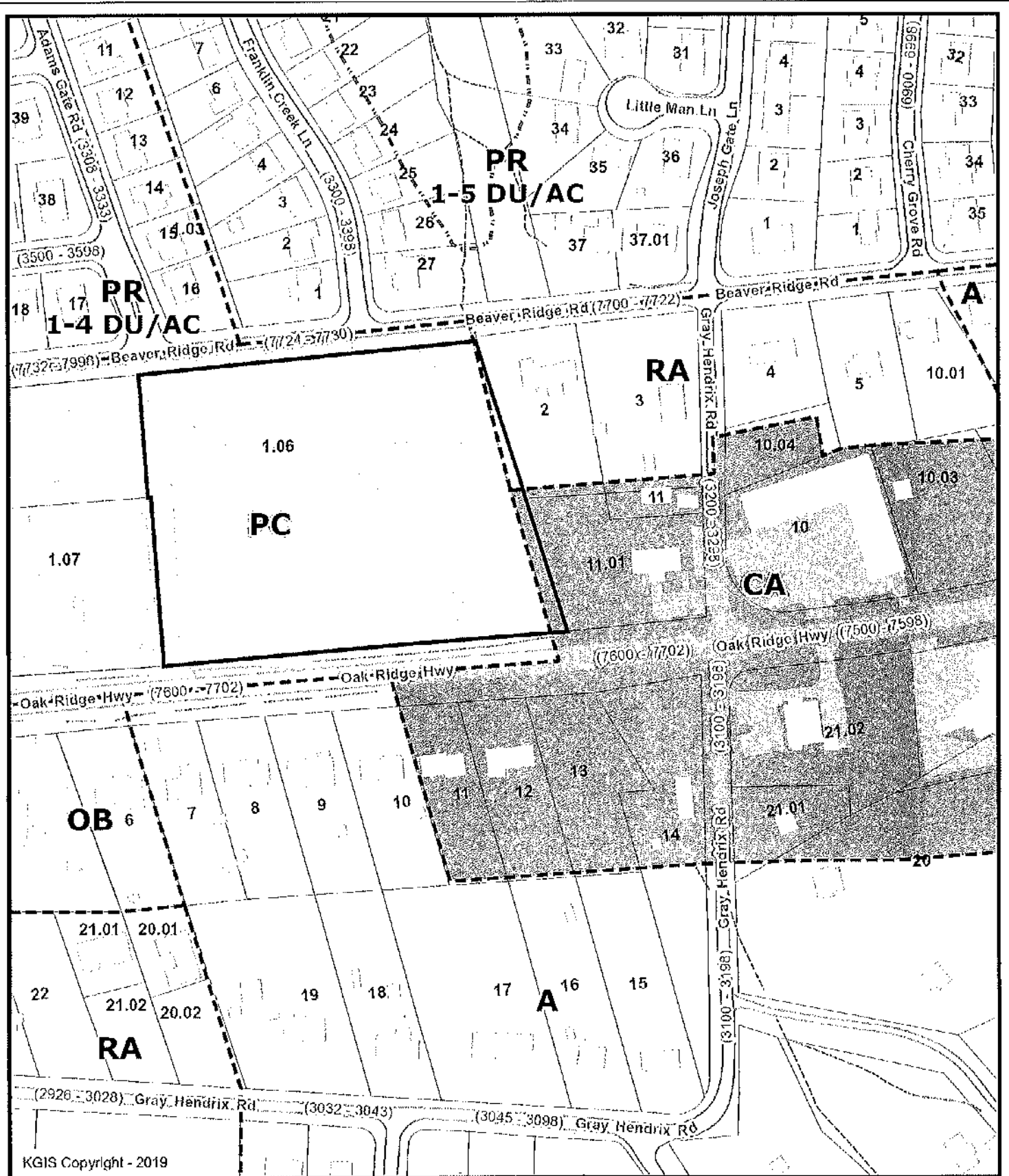
Company: AMERCO Real Estate Company

Address: 2727 N Central Ave. Ste. 500

City: Phoenix State: AZ Zip: 85004

Telephone: 602-263-6502

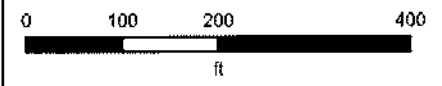
E-mail: lora_lakov@uhaul.com



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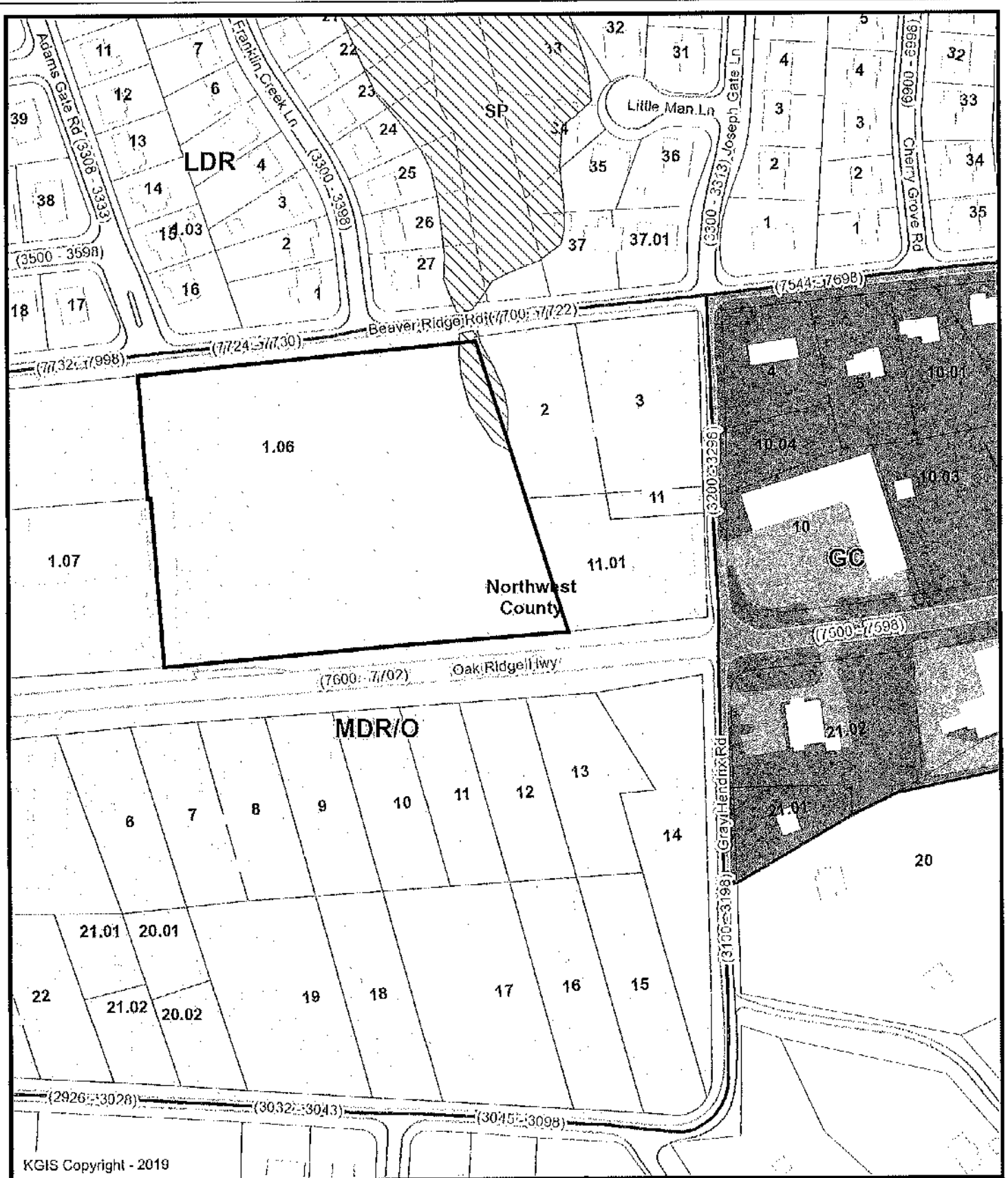
Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System

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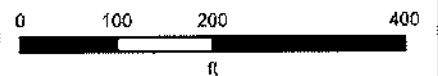
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Letter Portrait

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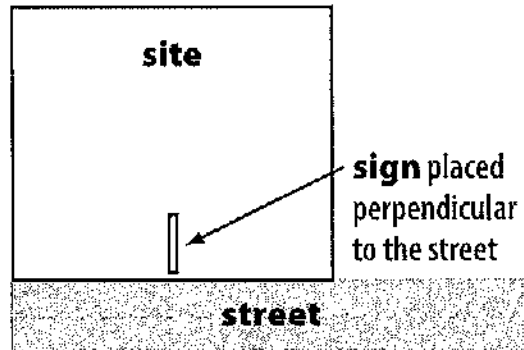
REQUIRED SIGN POSTING AGREEMENT

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:

5/29/19 and 6/14/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *John Greer*

Printed Name: JOHN GREER

Phone: 865.977.9997 Email: ~~jmgreer~~ jgreer@cecinc.com

Date: 4/29/2019

File Number: 6-D-19-OR