



USE ON REVIEW REPORT

▶ **FILE #:** 6-D-19-UR **AGENDA ITEM #:** 29
POSTPONEMENT(S): 6/13/2019 - 7/11/2019 **AGENDA DATE:** 9/12/2019
▶ **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 78 vehicle storage spaces, subject to 10 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. 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.
4. Installation of all sidewalks and pedestrian crosswalks as identified on the development plan. Sidewalks and crosswalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.
5. Terminating the sidewalk into the Oak Ridge Highway right-of-way per the requirements of the Tennessee Department of Transportation.
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 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 72 covered and 6 uncovered 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 Highway for the shopping center and one new driveway to Beaver Ridge Road. The access to Beaver Ridge Road is open to the entire shopping center and is restricted to right-in / right-out turns only.

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. To address this, the applicant has updated the Traffic Impact Letter (TIL) to evaluate the design of this access, and the design and alignment of the through driveway connection between Beaver Ridge Road and Oak Ridge Highway. The access to Beaver Ridge Road has been changed to right-in / right-out only with a channelized island with raised curbing and signage to discourage people from turning the wrong direction. This intersection has also only been designed to accommodate passenger vehicles and will be signed for no commercial vehicles, which will be routed to the Oak Ridge Highway access. To address the design and alignment of the through driveway, the applicant has realigned the northern driveway (new) with the drive-thru curb in the middle of the driveway (existing) and modified the eastern curb at the entrance to Oak Ridge Highway to ease the transition created from the offset between the entrance and the northern part of the driveway. To further discourage and slow through traffic, two speed humps are proposed in the middle and northern sections of the driveway.

The U-Haul parking lot has also been modified to create a curbed edge to delineate the driveway for the shopping center and two access points to the U-Haul site. The curbed islands will include a sidewalk that makes a connection from Oak Ridge Highway to Beaver Ridge Road. In addition, a crosswalk will be provided from this new internal sidewalk to the existing commercial buildings within this development. While a sidewalk does not currently exist along the Oak Ridge Highway frontage, the inclusion of the sidewalk within the throat of the driveway will enable TDOT to make a connection when the roadway widened and a sidewalk installed in the future. The new sidewalk connection from the U-Haul site to Beaver Ridge Road will provide pedestrian access to the shopping center for the residential neighborhoods to the north. There is an existing sidewalk on the opposite side of this road that connects these neighborhoods to the existing shopping center to the east of this site and Karns Elementary to the west. The proposed sidewalk improvements are consistent with the recommendations of the Karns Community "Special Opportunity Area" in the Northwest County Sector Plan (see Exhibit A).

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 Highway and Beaver Ridge Road, however, staff has determined that the front

façade requires the transparency be Oak Ridge Highway because that is the primary road for accessing the site. The proposed building meets these design standards.

In the previous submission that was postponed, the landscape plan did not meet all the requirements of the standards for self-storage facilities. The landscape plan has been updated to include the required trees and shrubs along the edge of the parking lot facing Oak Ridge Highway.

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 access to Beaver Ridge Road being designed for pedestrian vehicles only and restricted to right-in / right-out turns, there should be minimal impact on the road system.
4. The new sidewalk connections will benefit the community and are in conformance with the recommendations of the Karns Community "Special Opportunity Area" in the Northwest County Sector Plan.

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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

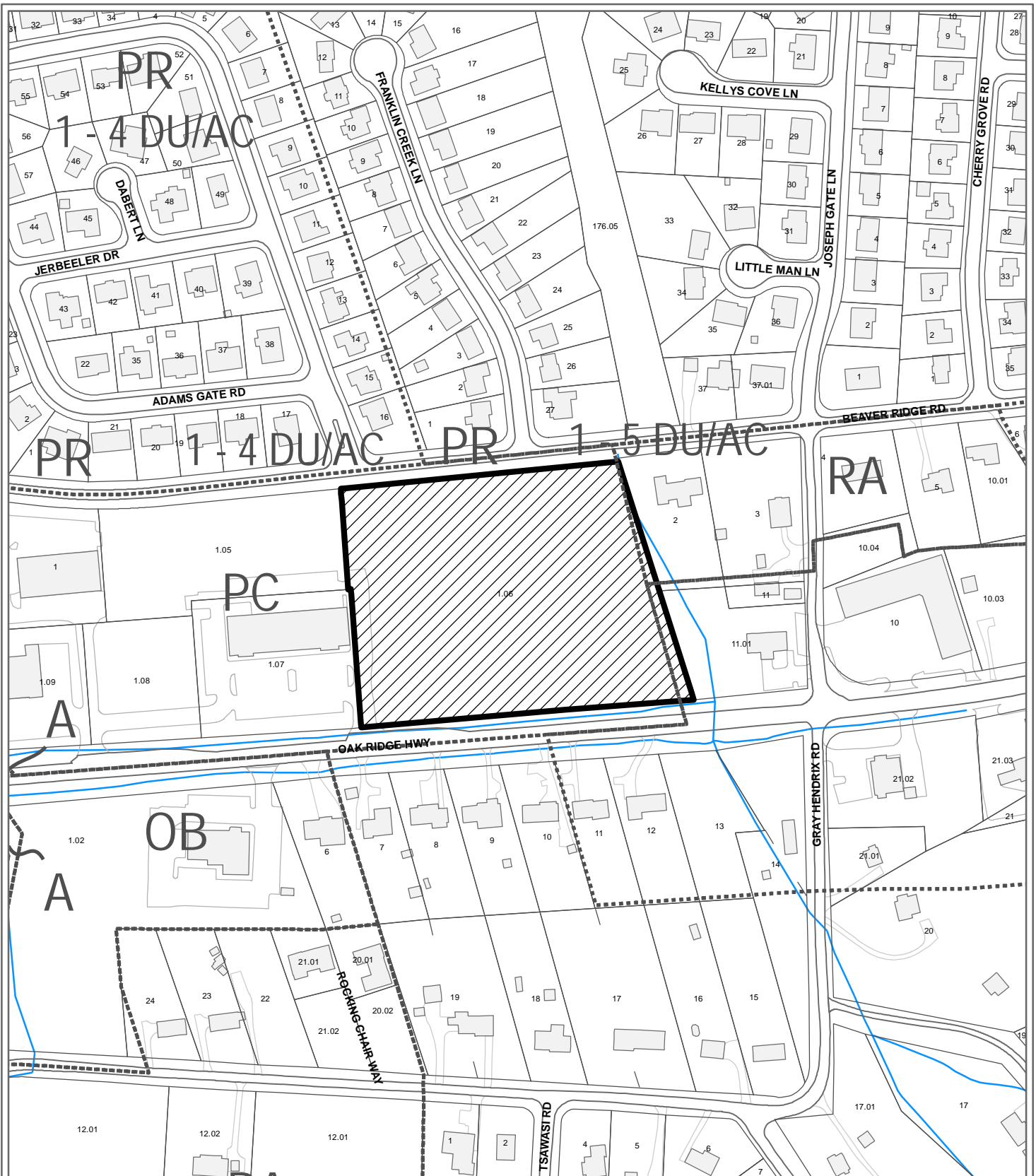
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANNING COMMISSION PLANS

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 new sidewalk connections will benefit the community and are in conformance with the recommendations of the Karns Community "Special Opportunity Area" in the Northwest County Sector Plan.
3. 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.



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

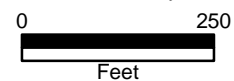


Indoor / Outdoor Storage and Vehicle Rental in PC (Planned Commercial)

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

Map No: 91

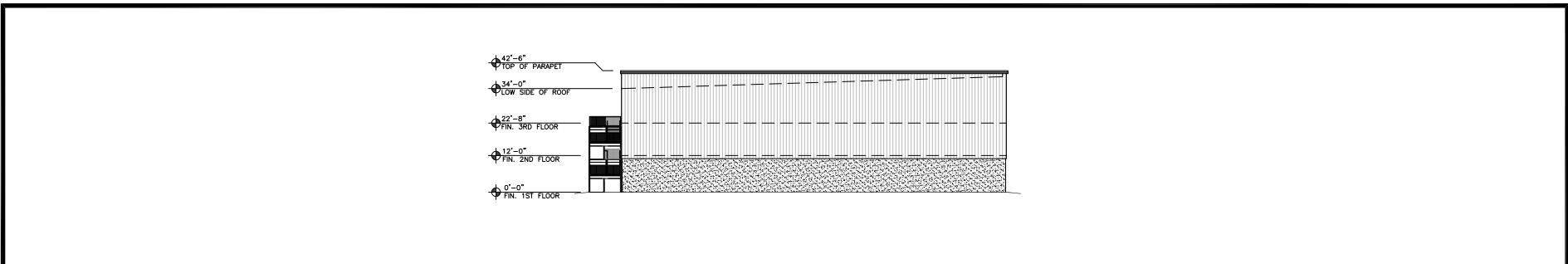
Jurisdiction: County



Original Print Date: 5/16/2019

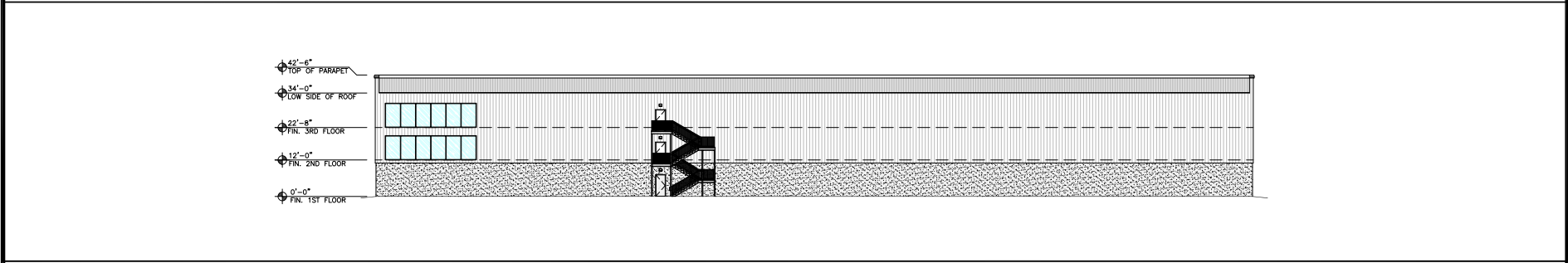
Revised:

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



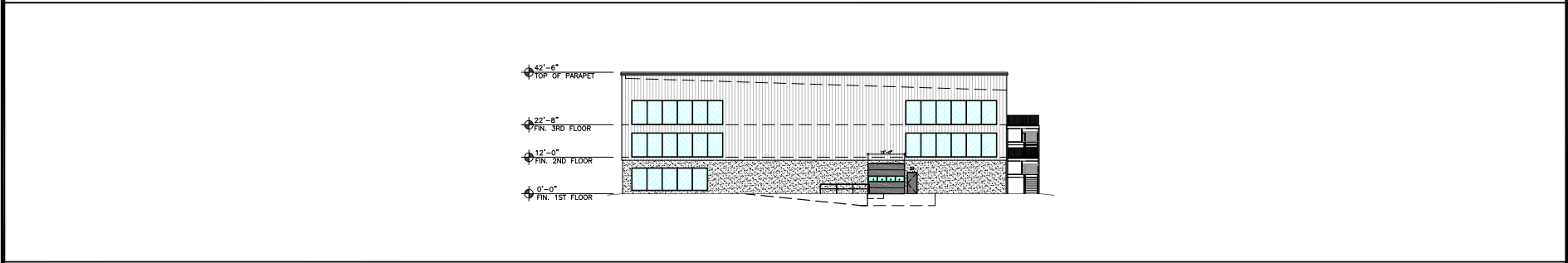
NORTH ELEVATION

SCALE: 1/16" = 1'-0"



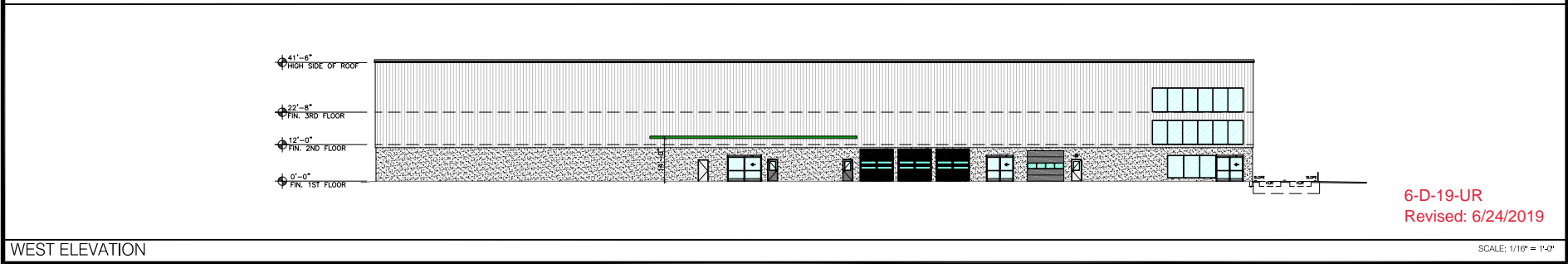
EAST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

SHEET NOTES:

REVISIONS:

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			

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 OF KARINS
7640 OAK RIDGE HWY
KNOXVILLE, TN 37931

SHEET CONTENTS:
PROPOSED
ELEVATIONS

774072

DRAWN: JMM
CHECKED: JMM
DATE: 06/07/19

ELV1

6-D-19-UR
Revised: 6/24/2019

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774072 A1B.DWG

U-HAUL

Moving & Storage
of Kams

Date:

June 21th 2019

Description:

Proposed Building Design
Paint Callout
Sign Square Footage
Building Material Callout

Client:

U-HAUL 774072

Location:

7640 Oak Ridge Hwy,
Knoxville, TN 37931

Project Status:

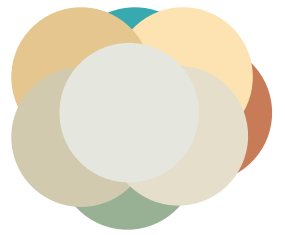
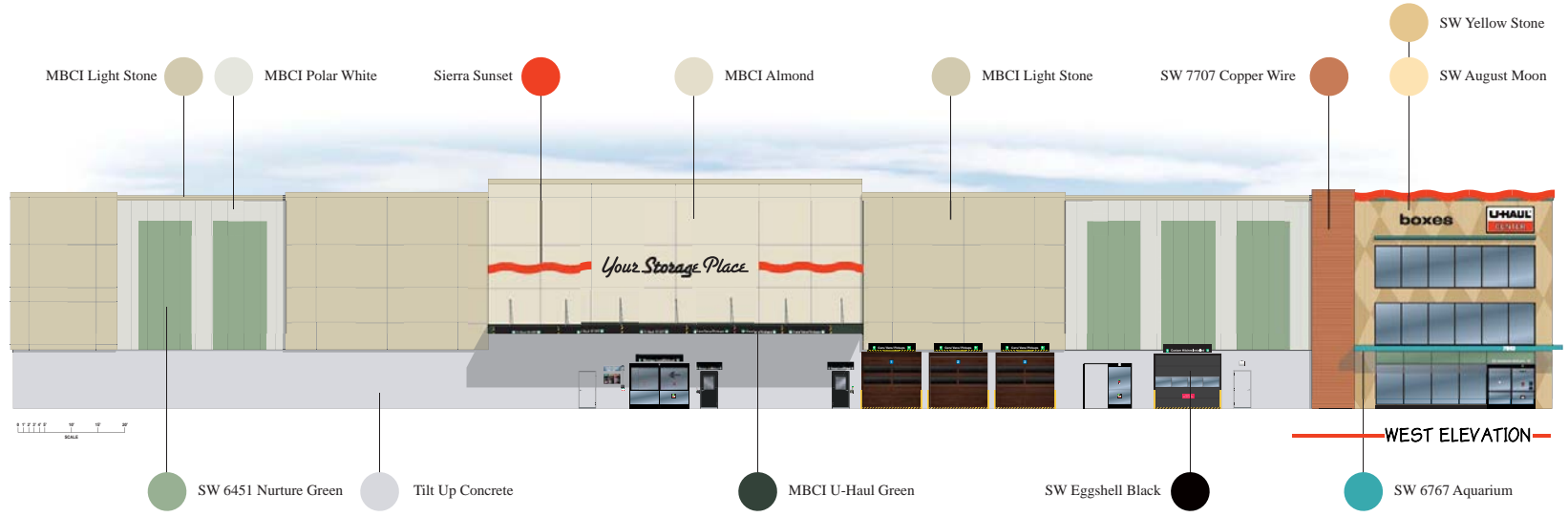
Conceptual
Pending Approval
774072 MSTR ART NH01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

Additional Notes:

-  MBCI Polar White
-  MBCI Light Stone
-  MBCI Almond
-  Yellow Stone (SW)
-  August Moon (SW)
-  Copper Wire (SW7707)
-  Aquarium (SW6767)
-  Nurture Green (SW6451)



6-D-19-UR
Revised: 6/24/2019

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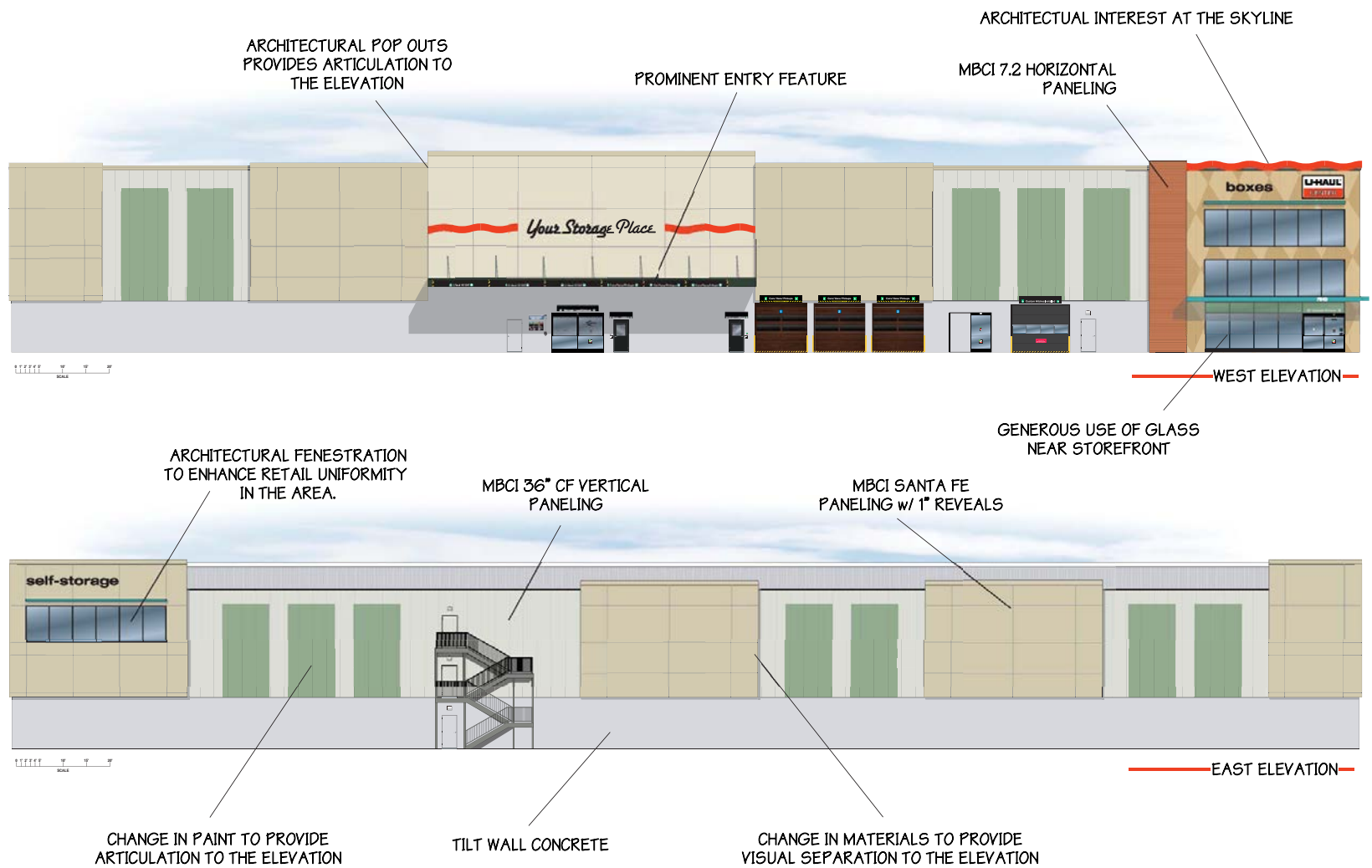
Project Status:

Conceptual
Pending Approval
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MATERIAL CALLOUT



U-HAUL

Moving & Storage
of Kams

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SIGN CALLOUT



6-D-19-UR
Revised: 6/24/2019

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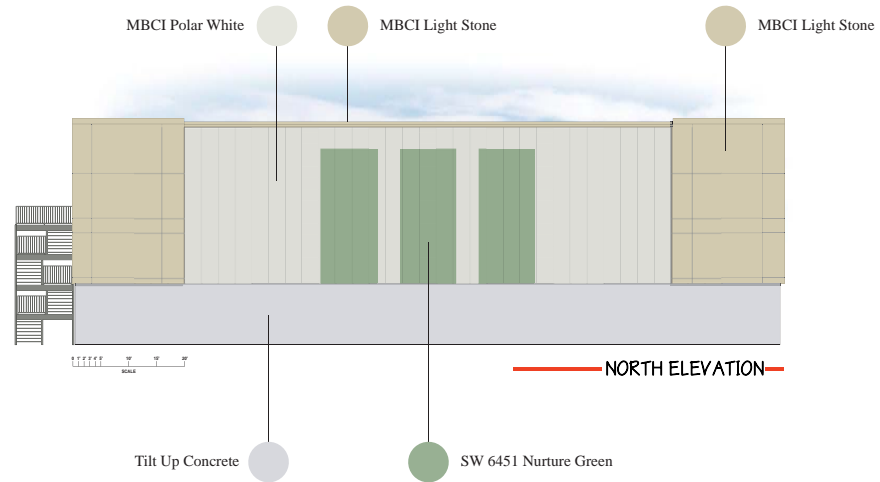
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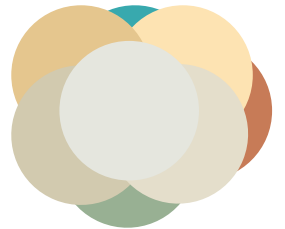
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6-D-19-UR
Revised: 6/24/2019



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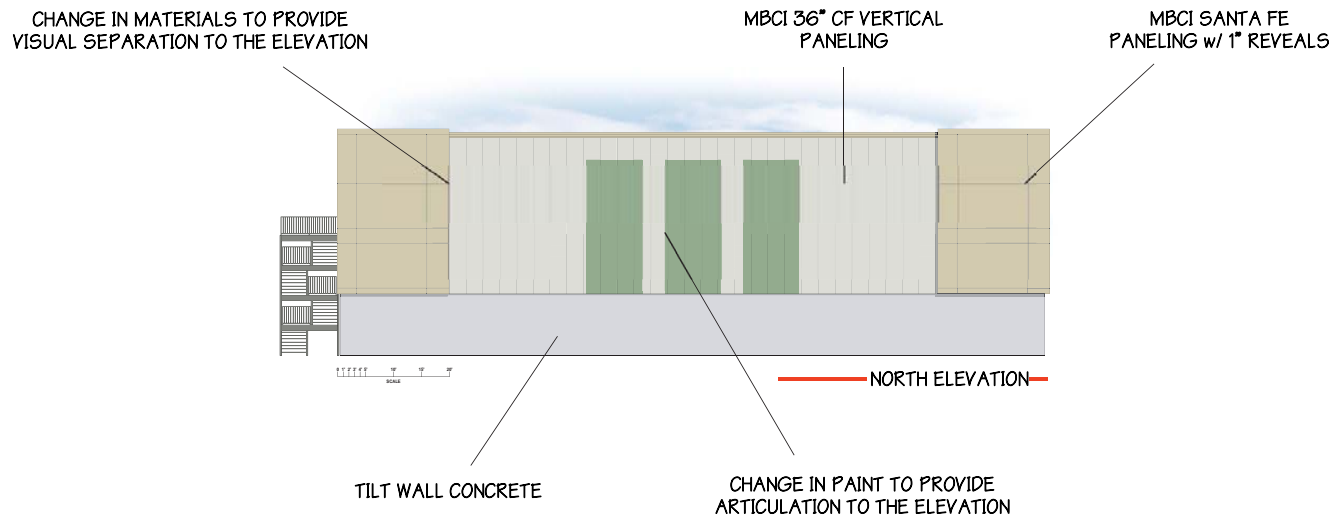
7640 Oak Ridge Hwy,
Knoxville, TN 37931

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Conceptual
Pending Approval
774072 MSTR ART NH01

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6-D-19-UR
Revised: 6/24/2019

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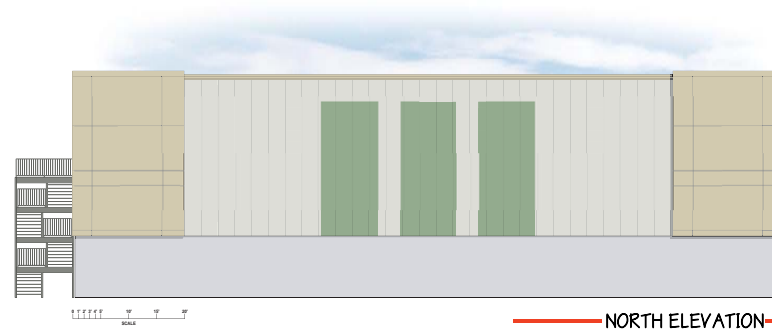
7640 Oak Ridge Hwy,
Knoxville, TN 37931

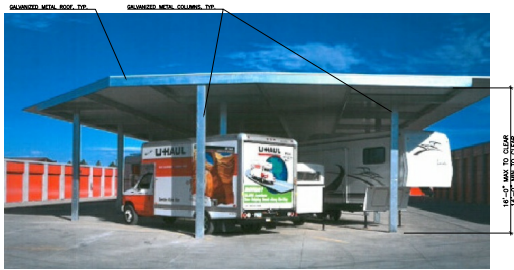
Project Status:

Conceptual
Pending Approval
774072 MSTR ART NH01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

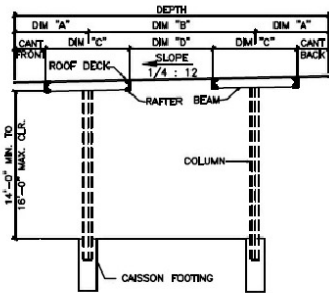




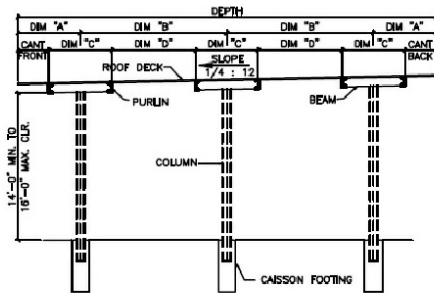
TYPICAL ELEVATIONS
N.T.S.



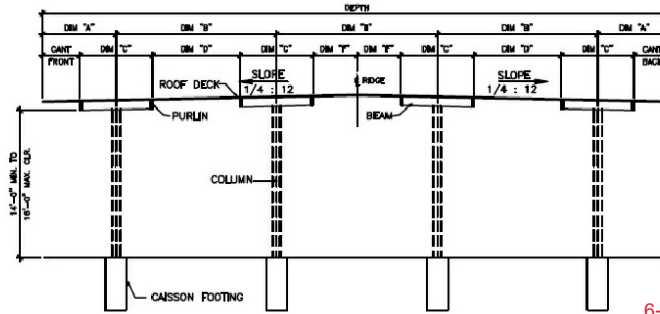
TYPICAL ELEVATIONS
N.T.S.



CROSS SECTION
11x30



CROSS SECTION
11x40



CROSS SECTION
11x60

6-D-19-UR
Revised: 6/24/2019

GENERAL NOTES:

REVISIONS:

NO.	DATE	DESCRIPTION

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS
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:

N/A

SHEET CONTENTS:
RV Canopies
EXAMPLE
ELEVATIONS

N/A

DRAWN:	
CHECKED:	
DATE:	

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Special Opportunity Areas

KARNS COMMUNITY

The intersection with Oak Ridge Highway and Byington-Beaver Ridge Road (“Karns Crossroads”) was identified in the 2003 *Northwest County Sector Plan* as a special opportunity area for pedestrian-oriented development. Participants in community meetings and survey respondents for the 2016 sector plan update noted that they would like to see these recommendations continue to be carried forward. Projected completion for the new Karns Connector road is 2019, which would link Westcott Boulevard with Oak Ridge Highway (SR 62), and reduce traffic congestion around the Karns schools and commercially zoned crossroads area. Sidewalk and greenway connections between neighborhoods, schools, and commercial areas continues to be part of the community’s vision for Karns.

While the larger Karns Community extends beyond the area adjacent to Oak Ridge Highway, the highway is a focal point. Community assets, such as schools, parks, a library, a post office, a community center, churches and commercial nodes are all located along the corridor. Community concerns regarding, pedestrian safety and a loss of rural beauty and open space, can be mediated as the community continues to grow through the following recommendations:

- Pedestrian safety improvements as identified in the *Walk-to-School Prioritization Analysis and Improvement Concept Plans* (2014) should be pursued within the 5 and 15 year transportation improvements for the sector.
- A scenic and highway corridor overlay district should be developed and adopted for Oak Ridge Highway from Karns Valley Drive to Crepe Myrtle Lane. The overlay district should address the following:
 - Signage • Sidewalks • Parking
 - Landscaping and lighting • Building setbacks
 - Interparcel access and consolidated curb cuts onto Oak Ridge Highway
- Beaver Creek Greenway, as proposed in the Parks, Recreation and Greenways Plan, should be pursued to connect neighborhoods to community assets and to preserve greenspace as the population grows.
- Conservation subdivisions should be utilized to incentivize farm and open space preservation.
- A connected road network between subdivisions should be conditioned as new development occurs, and cul-de-sacs should be avoided.



A significant step in pedestrian improvement for Karns Elementary was the construction of sidewalk along Beaver Ridge Road – making it possible for almost 80 elementary and 40 middle school students to walk safely to school.



6-D-19-UR_PP_7-11-19

KNOXVILLE-KNOX COUNTY

MPC
METROPOLITAN
PLANNING
COMMISSION
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2600
FAX • 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: 7/11/2019

Date Request Filed: 7/9/2019

Request Accepted by: Mike Reynolds



REQUEST

Postpone

Please postpone the above application(s) until:

9/12/2019

60 days

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.

6-D-19-UR_PP_6-13-19

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN
PLANNING
COMMISSION

TELEPHONE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 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

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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*:

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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

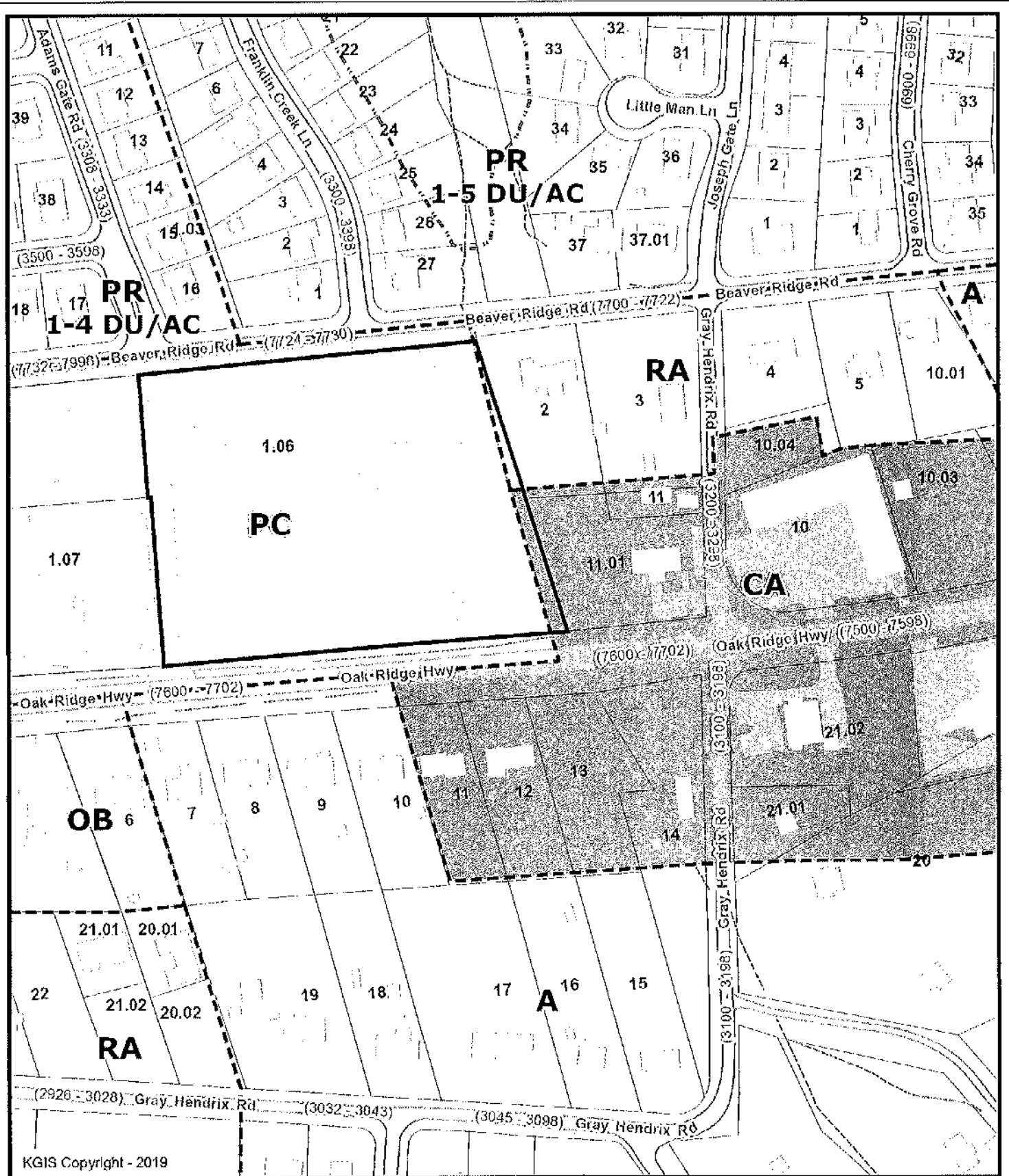
Company: AMERCO Real Estate Company

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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Knoxville - Knox County - KUB Geographic Information System

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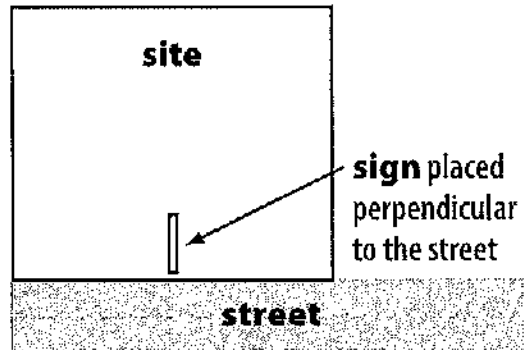
REQUIRED SIGN POSTING AGREEMENT

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