



## MEMORANDUM

**Date:** July 1, 2020  
**To:** Planning Commission  
**From:** Gerald Green AICP, Executive Director  
**Subject:** **Agenda Item 26, File # 7-A-20-OA**

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**Staff Recommendation:** Staff recommends approval of the proposed amendments to Article 9.3.AA of the City of Knoxville Zoning Code to make the terminology for enclosed self-storage facilities consistent.

**Background:** The terminology for enclosed self-service storage facilities is inconsistent in the zoning ordinance, with the facilities called both “enclosed” and “indoor”. The proposed amendment will make the terminology consistent.

If you have any questions, comments, or would like additional information, please feel free to contact me by email at [gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org) or by phone at 215-3758.

**City of Knoxville Zoning Ordinance**  
**Proposed Amendment**  
**Section 9.3.AA.**  
**Self-Storage Facility**  
**DRAFT**  
**June 8, 2020**

**AA. Self-Storage Facility: ~~Indoor Enclosed~~ and Outdoor**

1. Access to the lot must be from a street identified as a collector or arterial on the Knoxville/Knox County Major Road Plan.
2. If a self-service storage facility is developed on a street identified as a future collector or arterial on the Knoxville/Knox County Major Road Plan or a street that provides a connection from the proposed development to a major collector or arterial road as identified on the Knox County Major Road Plan without passing adjacent to or through any residentially zoned land, then adequate right-of-way and road improvements must be provided as determined by the City of Knoxville Department of Engineering.
3. A minimum 26-foot parking/driveway lane must be provided adjacent to all buildings when the buildings open only to one side of the lane and a minimum 30-foot when the buildings open to both sides of the lane. All parking/driveway lanes must be paved.
4. Maximum size for each individual storage unit is 600 square feet.
5. The minimum lot area for an outdoor facility is two acres.
6. For outdoor facilities, a solid fence or wall a minimum of six feet to a maximum of eight feet in height must be provided and set back a minimum of five feet from any side or rear lot line when the self-service storage facility abuts a residential district and a Class B buffer yard per [Section 12.8](#) is required.
7. Any proposed outdoor storage areas must be shown on a site plan for the facility. Outside storage of any materials will be governed by the specific requirements of the district in which the facility is located. In no case may parking areas or driveways be used for storage.
8. The following uses are prohibited as part of a self-service storage facility operation:
  - a. Auctions, wholesale and retail sales, miscellaneous or garage sales. However, this does not apply to auctions or sales conducted by the property manager of the contents of abandoned storage units.
  - b. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
  - c. The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment, except for purposes of construction and repair of the self-service storage facility.
  - d. Transfer and storage business.
  - e. Any use that is noxious or offensive because of odors, dust, fumes, or vibrations.
  - f. The storage of hazardous materials.
9. Storage units cannot be used for residential occupancy or to conduct business.
10. No plumbing connections are permitted in self-storage units.
11. For self-storage facilities that include both indoor and outdoor facilities, both types of uses must be allowed in the district.
12. The following additional standards apply to ~~indoor enclosed~~ self-storage facilities:

- a. All self-storage activities must be contained within a single building and conducted exclusively indoors. Individual storage units may be accessed from inside the building only.
  - b. All facilities must meet the design standards of the district.
  - c. No storage units located on the first floor may be located within the first 20 feet of the front facade. No storage units located on the first floor may be visible from any public right-of-way.
  - d. Access to loading areas must be located to the interior side or rear of the building.
13. The following additional permissions apply to outdoor self-storage facilities:
- a. Outdoor self-storage facilities should be oriented so that storage unit access doors do not face the public right-of-way.
  - b. Outdoor self-storage facilities only are allowed to include an area for storage of recreational vehicles. Storage areas for recreational vehicles must be located in the rear yard.
  - c. No storage of recreational vehicles is allowed within 25 feet of any rear lot line or interior side lot line when such lot line abuts a residential district. No storage of recreational vehicles is allowed within 50 feet of any front or corner side lot line.