



USE ON REVIEW REPORT

▶ **FILE #:** 6-I-21-UR **AGENDA ITEM #:** 27
 POSTPONEMENT(S): 6/10/2021 **AGENDA DATE:** 7/8/2021
 ▶ **APPLICANT:** AMERCO REAL ESTATE COMPANY
 OWNER(S): B&H Partnership, Attn. Andy Miller

TAX ID NUMBER: 91 00105 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 0 Beaver Ridge Rd.
 ▶ **LOCATION:** South side of Beaver Ridge Road, north of Oak Ridge Highway
 ▶ **APPX. SIZE OF TRACT:** 1.97 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 land
 ▶ **PROPOSED USE:** Outdoor self-storage

HISTORY OF ZONING: Property was rezoned to PC in 1990 (2-K-90-RZ)
 SURROUNDING LAND USE AND ZONING: North: Single detached dwellings -- PR (Planned Residential)
 South: Mixed commercial, Vacant land -- PC (Planned Commercial)
 East: Indoor & outdoor self-storage (under construction) -- PC (Planned Commercial)
 West: Office -- PC (Planned Commercial)
 NEIGHBORHOOD CONTEXT: 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 19' of pavement width within a 55' right-of-way.

STAFF RECOMMENDATION:

- ▶ **Approve the request for an outdoor self-storage facility with approximately 17,081 sqft of floor area, subject to 12 conditions.**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage (Section 3.90) and outdoor self-storage facilities (Section 4.93.01).
 2. No illuminated wall signage shall face the residential uses to the north.

3. 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.
4. Installing landscaping adjacent to all building walls that face an adjoining lot, public right of way, or joint access easement, excluding areas with entrances to the storage units. The landscape areas must have a minimum depth of 5-FT and must include a minimum of one (1) ornamental tree per every twenty-five (25) feet adjoining building width or portion thereof, with a minimum of one (1) tree per planting area. Shrubs and/or ground cover plantings must cover the remainder of the planting.
5. The landscaping along the Beaver Ridge Road frontage shall be consistent with the landscaping being installed for the adjacent U-Haul facility that is currently under construction at 7630 Oak Ridge Highway.
6. Providing a revised landscape plan for review and approval by Planning Commission staff before building permits are issued.
7. Installation of all landscaping as shown on development plan and per the applications conditions above, 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.
8. Combining the subject site with the adjacent U-Haul facility that is currently under construction at 7630 Oak Ridge Highway.
9. For all building walls that face an adjoining lot, public right of way, or joint access easement, excluding areas with entrances to the storage units, metal external cladding shall not be more than twenty-five (25) percent of the of any elevation and there must be a vertical articulation or a change of materials at minimum intervals of 30-FT. The materials used shall be consistent with the adjacent U-Haul facility that is under construction or a common material used in other buildings in this development. The revised building elevations are to be reviewed and approved by Planning Commission staff before building permits are issued.
10. Paving the driveway in the joint permanent easement to complete the connection along the south side of the property.
11. Adherence to the protective covenants recorded for this development.
12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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:

This proposal is for an outdoor self-storage facility that is being considered as an expansion to the adjacent 3-story indoor-self storage and covered RV parking facility that was approved by the Planning Commission in 2019 (6-D-19-UR) and is currently under construction. The proposed facility cannot be a separate use because the outdoor self-storage facility standards (Section 4.93.01) require a minimum lot size of 2-acres and the subject site is approximately 1.97-acres.

The applicant provided example renderings of how the building elevations may be finished but no specific information is provided for this project. Staff is commending conditions for the building elevations that face an external boundary of the development that landscaping be provided and that the elevations be clad in materials that are consistent with the U-Haul facility that is under construction or materials used on other buildings in the development. In addition, metal external cladding cannot be used on more than 25 percent of these elevations and there must be vertical articulations or a change in material at a minimum of 30-FT intervals.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated MDR/O (Medium Density Residential/Office) on the Northwest County Sector Plan. MDR/O has the following description: "Office and medium residential uses typically have similar development characteristics: scale of buildings, areas devoted to parking, yard spaces and location requirements (on arterials/collectors). These uses provide a buffer to low density residential areas, particularly when located adjacent to an arterial/collector or as a transition between commercial uses and a neighborhood."

B. For this Use on Review application to be approved in the MDR/O classification, the Planning Commission must find that the proposed outdoor self-storage facility is "consistent with, and not in conflict with" the sector plan.

C. While outdoor self-storage facilities are a commercial use, the impact of these facilities on adjacent uses are relatively low because of their low traffic volume and limited use in the evening hours.

D. Self-storage facilities require substantially less parking than most other uses and will therefore require less

grading and lighting for the parking lot.

E. The applicant proposes landscape screening along the Beaver Ridge Road frontage that is consistent with the adjacent indoor self-storage facility that is currently under construction. In addition, staff is recommending additional landscaping along the buildings that have a blank façade facing outward from the development.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PC (General Business) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible, and outdoor self-storage facilities must meet the supplemental regulations in Section 4.93.01.

B. With the recommended conditions, the outdoor self-storage facility meets the zoning standards.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed 1-story buildings are compatible with the nearby 1-story structures and the 3-story indoor self-storage facility.

B. With the recommended conditions regarding the exterior cladding of the buildings and landscape screening, the proposal will be compatible with the character of the commercial development it is located and the general area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed use should have little impact on the adjacent property because self-storage facilities typically generate low traffic volumes and have limited use in the evening hours.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. As part of the approval for the adjacent and associated indoor self-storage facility (6-D-19-UR), ingress and egress to the site for large vehicles (trucks and RVs) will be limited to Oak Ridge Highway, which is a major arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

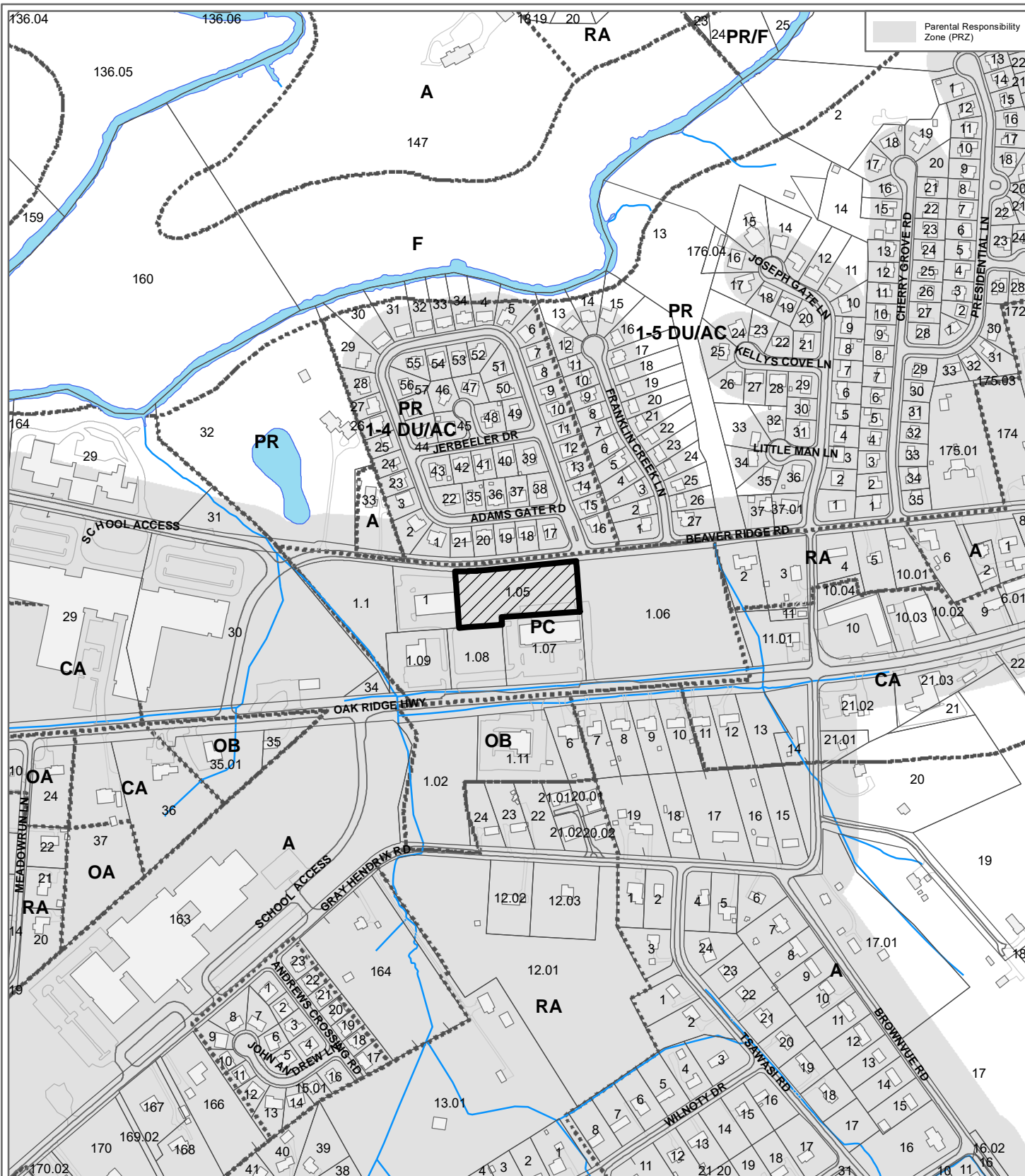
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed self storage use.

ESTIMATED TRAFFIC IMPACT: 38 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

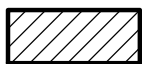
ESTIMATED STUDENT YIELD: Not applicable.

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-I-21-UR
USE ON REVIEW**

Petitioner: Amerco Real Estate Company



Outdoor self-storage in PC (Planned Commercial)

Original Print Date: 5/20/2021
 Revised:
 Knoxville - Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 91
 Jurisdiction: City





Request to Postpone • Table • Withdraw

Name of Applicant: Amerco Real Estate Company

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 6-I-21-UR

Date Scheduled for Planning Review: June 10th, 2021

Date Request Filed: 05.25.2021

Request Accepted by: [Signature] 5/26/21

REQUEST

Postpone

Please postpone the above application(s) until:

July 8th, 2021

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Change of use.

RECEIVED

MAY 26 2021

Knoxville-Knox County
Planning

PLEASE NOTE

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

POSTPONEMENTS

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

TABLINGS

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

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission 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 prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

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: Gurnoor Kaur

PLEASE PRINT

Name: Gurnoor Kaur

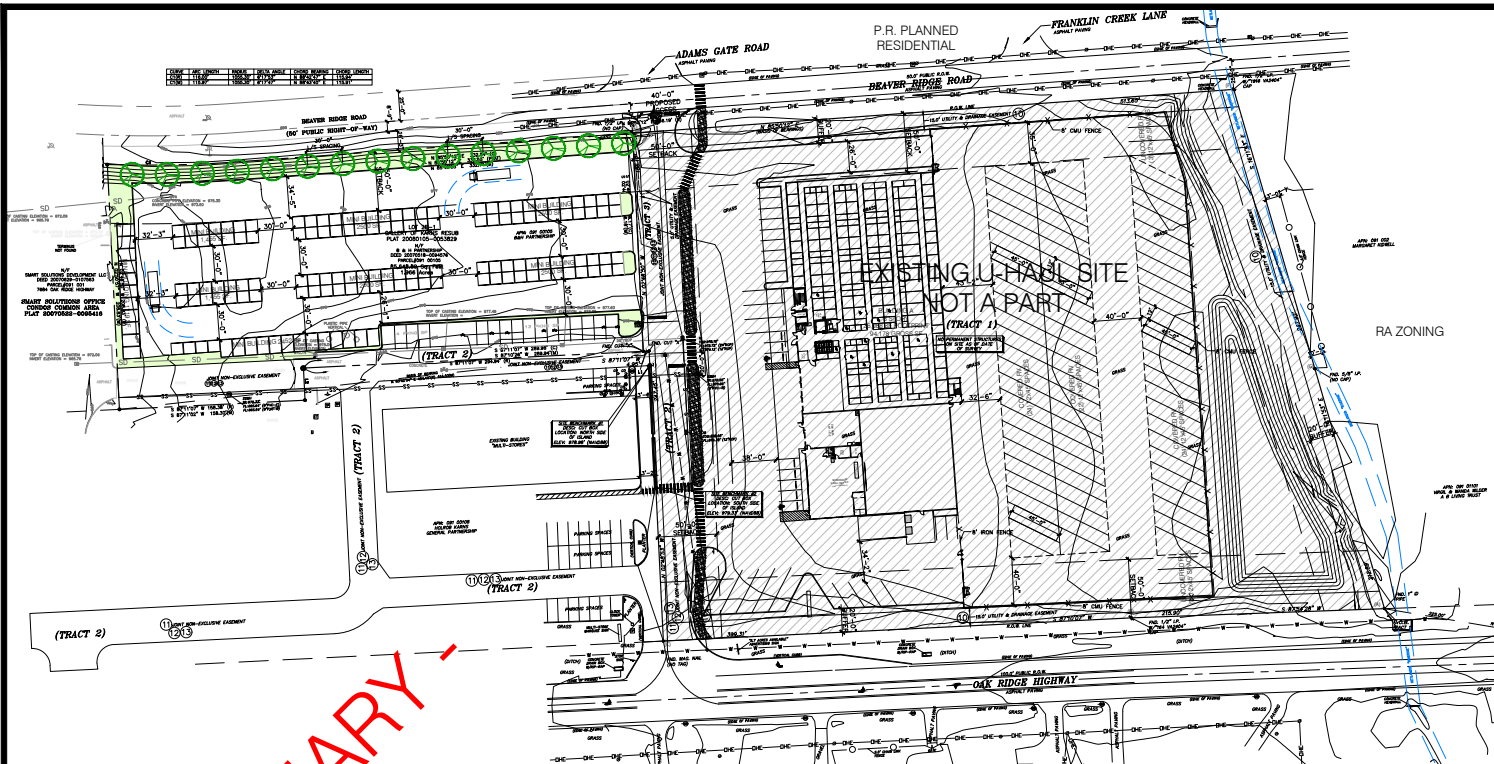
Address: 2727 N. Central Ave., Suite 500

City: Phoenix State: AZ Zip: 85004

Telephone: (602)263-6649

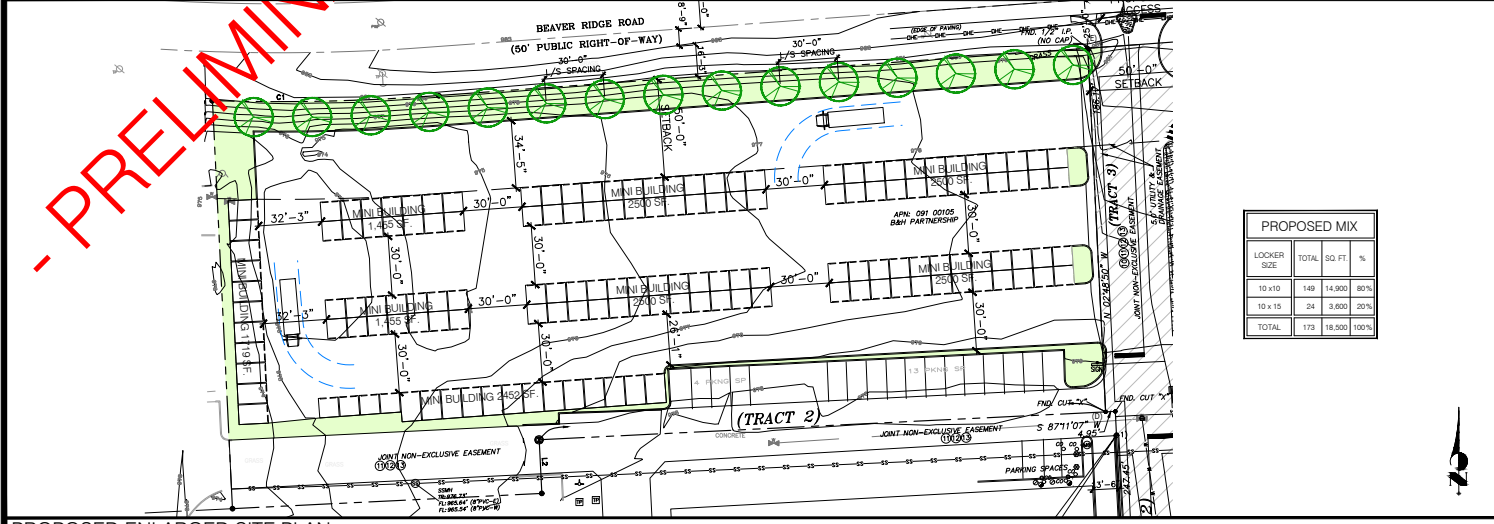
Fax: _____

E-mail: gurnoor_kaur@uhaul.com



PROPOSED SITE PLAN

SCALE: 1" = 50'-0"



PROPOSED ENLARGED SITE PLAN

SCALE: 1" = 30'-0"



SITE SCALE: NTS

ZONING INFORMATION

PROJECT NAME: ABUTTING 774072 U-HAUL MOVING & STORAGE OF KARNS

MUNICIPALITY: KNOX COUNTY, TN

PROJECT ADDRESS: 0 BEAVER RIDGE RD, KNOXVILLE, TN 37931

APN / ACRE / AREA: 091-00105/ 1.97 ACRES/ 85,813 SF.

ZONE: PC - PLANNED COMMERCIAL

ADJACENT ZONING:
 N- PR 1-4 DU/AC - PLANNED RESIDENTIAL
 E- PC - PLANNED COMMERCIAL
 S- PC - PLANNED COMMERCIAL
 W- PC - PLANNED COMMERCIAL

USES: USES PERMITTED ON REVIEW

SETBACKS: ALL BUILDINGS SHALL BE SET BACK AT LEAST 50-FT. FROM ANY PERIPHERAL BOUNDARY OF THE PROJECT, OR ANY PUBLIC STREET OR ROAD EXISTING PRIOR TO THE PC, PLANNED COMMERCIAL ZONE.

HEIGHT LIMIT: IN GENERAL, HEIGHT SHALL BE LIMITED TO 45-FT. HOWEVER, TO PERMIT THE GREATEST FLEXIBILITY OF DESIGN THE PLANNING COMMISSION MAY APPROVE GREATER HEIGHTS PROVIDED SUCH HEIGHT IS AN INTEGRAL PART OF THE BUILDING GROUPING AND ENHANCES THE DESIGN OF THE ENTIRE PROJECT.

MAX LOT COVERAGE: 50% MAX (42,907SF) 9.8% PROP (16,971SF)

PARKING: (SUBJECT SITE)
 RETAIL = 1 SP / 100 SF OF RETAIL FLOOR SPACE

PARKING: (ADJACENT SITE)
 SELF STORAGE = 5+ 02 (794 rooms) = 21 SPACES
 REQUIRED = 21 SPACES
 PROVIDED = 22 SPACES (+ 9 display)

LANDSCAPE CALCULATION:
 REQUIRED 1 TREE PER 5,000 SF OF PAVEMENT
 TOTAL PAVED AREA = 68,996 SF
 TOTAL TREES REQUIRED = 14
 TOTAL TREES PROVIDED = 15 TREES @ 30'-0 ON CENTER

*LANDSCAPING TO MATCH ADJACENT SITE USING ANY COMBINATION OF RED MAPLE, LEYLAND CYPRESS, TULIP TREE & SAWLEAF ZELKOVA TREES AND GROUND COVERS SUCH AS GLOSSY ABELIA, DWARF MOUNTAIN LAUREL, OR FIRE CHIEF ARBORVITAE

6-1-21-UR
6/23/2021

FILE NUMBER 6-1-21-UR

SHEET NOTES:

REVISIONS:

NO.	DATE	DESCRIPTION
1	5/18/21	ISSUED PER CITY COMMENTS FROM 5/18/21
2	6/23/21	ISSUED PER CITY COMMENTS FROM 6/23/21
3	6/23/21	ISSUED PER CITY COMMENTS FROM 6/23/21
4	6/23/21	ISSUED PER CITY COMMENTS FROM 6/23/21
5	6/23/21	ISSUED PER CITY COMMENTS FROM 6/23/21
6	6/23/21	ISSUED PER CITY COMMENTS FROM 6/23/21
7	6/23/21	ISSUED PER CITY COMMENTS FROM 6/23/21
8	6/23/21	ISSUED PER CITY COMMENTS FROM 6/23/21
9	6/23/21	ISSUED PER CITY COMMENTS FROM 6/23/21
10	6/23/21	ISSUED PER CITY COMMENTS FROM 6/23/21

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) 263-8502

SITE ADDRESS:
 U-HAUL OF KARN'S
 0 BEAVER RIDGE RD
 KNOXVILLE, TN 37931

SHEET CONTENTS:
 PROPOSED ABUTTING SITE PLAN

774072

DRAWN: MM
 CHECKED: NH
 DATE: 04/27/2021

SP1

774072.A1D.ABUTTING.DWG



6-I-21-UR
6/23/2021

U-Haul Moving & Storage of Kenosha
4404 52nd St. Kenosha, WI 53144



6-1-21-UR
6/23/2021

U-Haul Moving & Storage of Trotwood
5331 Salem Ave. Trotwood, OH 45426

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6649 • Fax: 602.277.5824 • Email: Gurnoor_Kaur@uhaul.com

Project Narrative

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive Knoxville - Knox County's participation and counseling regarding the Use-On-Review process for the property, located at 0 Beaver Ridge Rd., Knoxville, TN 37931. AREC is the wholly owned real estate subsidiary of the U-Haul System.

This property is to be developed in support of the existing U-Haul facility, on the abutting lot. This extension of the existing U-Haul facility will contain the U-Haul use of outdoor self-service storage buildings. The property is currently zoned PC (Planned Commercial) and the use mentioned above requires a Use-On-Review.

The code section for the standards applicable to this use have been referred to and accommodated in the proposed development, in detail. The requirement of a total lot area not being less than 2-acres for this use, shall be addressed upon completion of this use-on-review process. The subject property will be combined with the adjacent U-Haul lot.

This development will allow U-Haul to meet the specific storage need of the community through expansion of this use and help activate a property that is currently underutilized. The drawing and demonstration attached to this application represent the details of this development proposal.

U-Haul looks forward to working with the City of Knoxville-Knox County as you consider this Use-On-Review application package we are currently submitting.

Sincerely,

Gurnoor Kaur
AMERCO Real Estate - Planner

6-I-21-UR
6.23.21



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Amerco Real Estate Company

PROPERTY BUYER

Applicant Name

Affiliation

04.26.2021

June 10, 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

6-I-21-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Gurnoor Kaur

Amerco Real Estate Company

Name

Company

2727 N. Central Ave., Suite 500

Phoenix

AZ

85004

Address

City

State

ZIP

(602)263-6649

gurnoor_kaur@uhaul.com

Phone

Email

CURRENT PROPERTY INFO

B&H Partnership, Attn: Andy Hillmer

P.O. Box 10126, Knoxville, TN 37939

865-588-0882 Ext101

Owner Name (if different)

Owner Address

Owner Phone

0 Beaver Ridge Rd., Knoxville, TN 37931

091-00105

Property Address

Parcel ID

STAFF USE ONLY

South side of Beaver Ridge Rd., North of Oak Ridge Hwy

1.97 acres

General Location

Tract Size

6th

PC (Planned Commercial)

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest County

MDR/O

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant land

No

West Knox

West Knox

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) **Outdoor self-storage -- covered RV parking**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change _____
 Proposed Zoning _____

Plan Amendment Change _____
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

Staff Review
 Planning Commission

ATTACHMENTS

Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0401	\$1,500
Fee 2	
Fee 3	

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Gurnoor Kaur

Applicant Signature

Gurnoor Kaur

Please Print

04.26.2021

Date

(602) 263-6649

Phone Number

gurnoor_kaur@uhaul.com

Email

Michael Reynolds

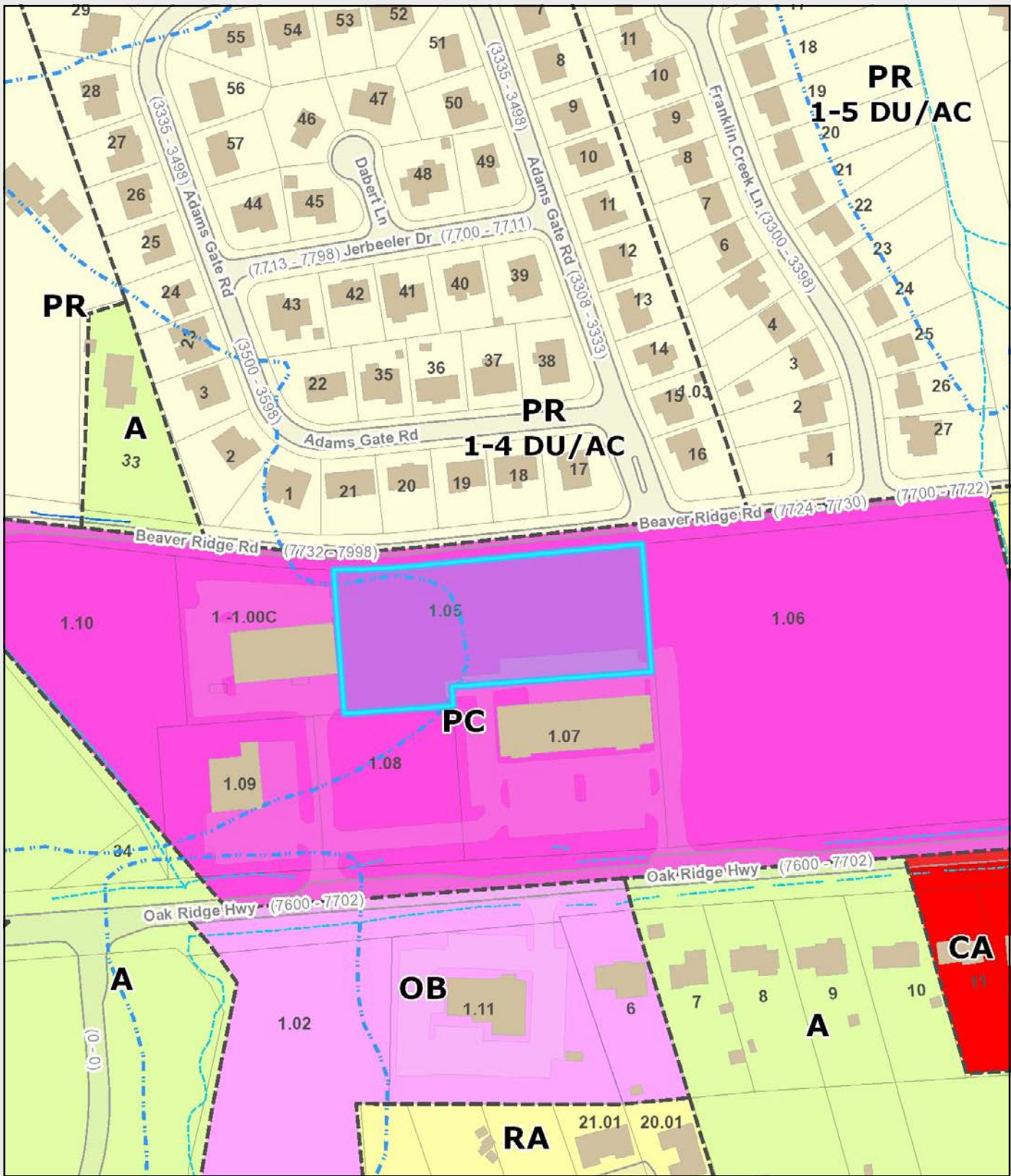
Staff Signature

Michael Reynolds

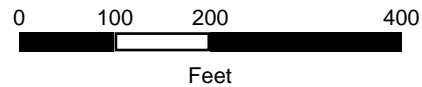
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4/27/2021 mp

Date



6-I-21-UR
4/27/21

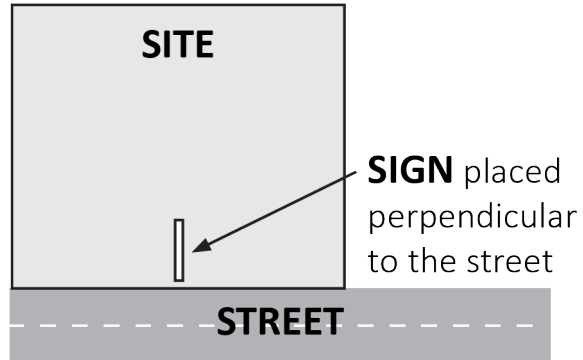


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

- Sign posted by Staff
- Sign posted by Applicant