



USE ON REVIEW REPORT

▶ **FILE #:** 6-I-21-UR

AGENDA ITEM #: 32

AGENDA DATE: 6/10/2021

▶ **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:

▶ **POSTPONE** the request until the July 8, 2021 Planning Commission meeting as requested by the applicant.

The applicant has requested postponement to allow additional time to revise the development plan.

COMMENTS:

This proposal is an expansion of the U-Haul facility that was approved by the Planning Commission in 2019 (6-D-19-UR) and is currently under construction. The expansion will be separated from the main U-Haul facility by the access driveway that connects Oak Ridge Hwy and Beaver Ridge Rd.

The current application is for 48 covered vehicle storage spaces, however, the applicant is considering revising this request for outdoor self-storage units, which is the purpose of the one month postponement request. The U-Haul facility that is under construction includes a 3-story indoor self-storage building with approx. 95,000 sqft of floor area and 78 covered vehicle storage spaces.

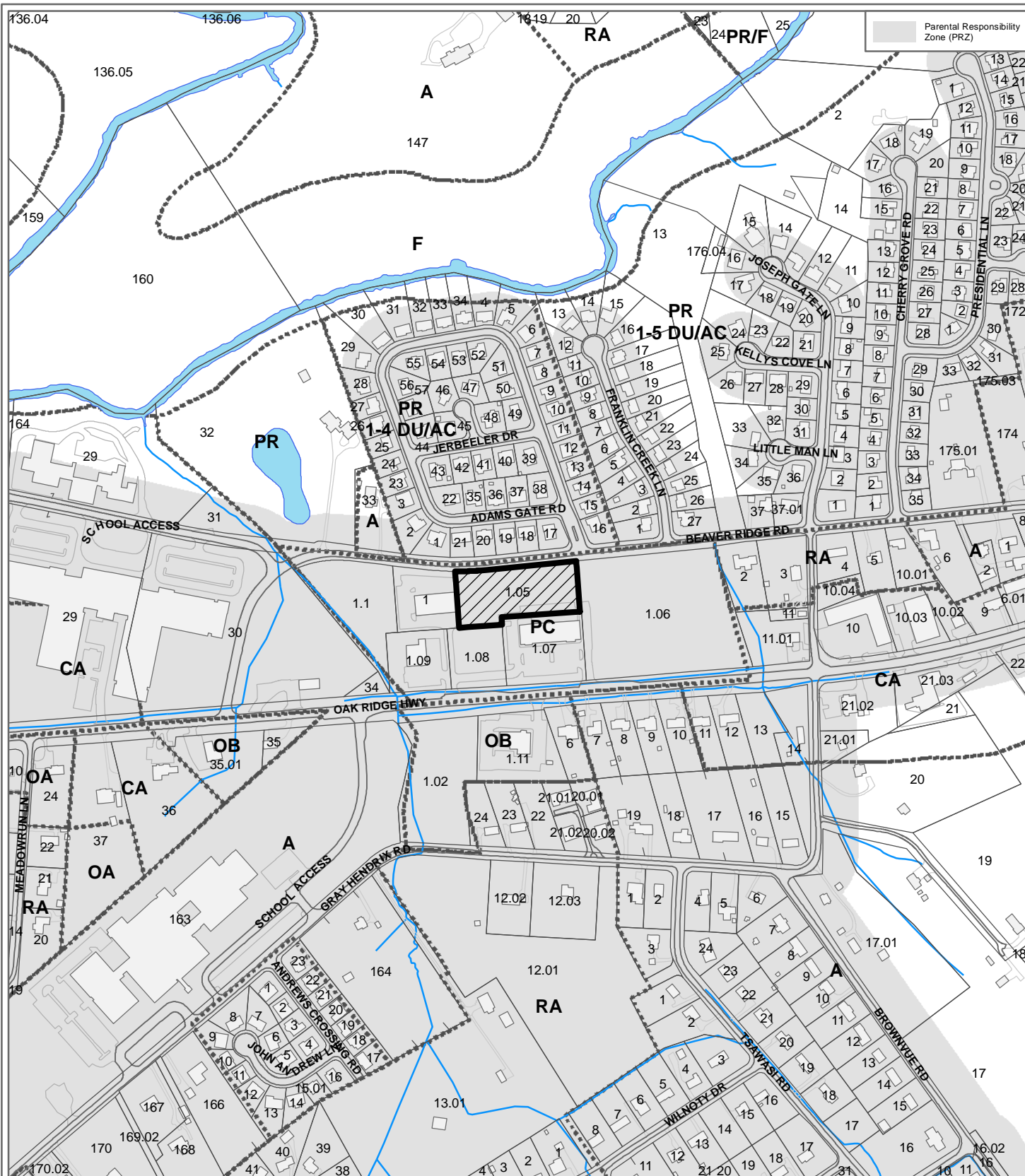
The property is designated MDR/O (medium density residential/office) on the Northwest County Sector Plan. In order for this Use on Review application for an outdoor self-storage facility to be approved in the MDR/O classification, the Planning Commission must find that it is "consistent with, and not in conflict with" the sector plan.

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

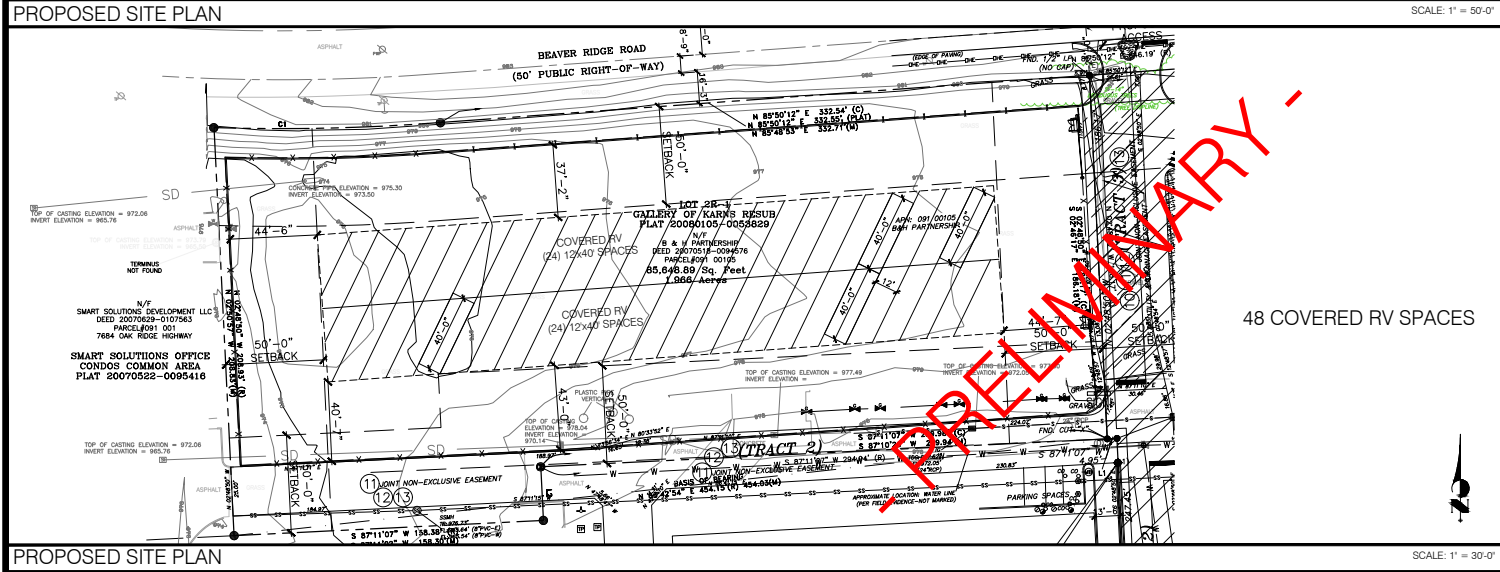
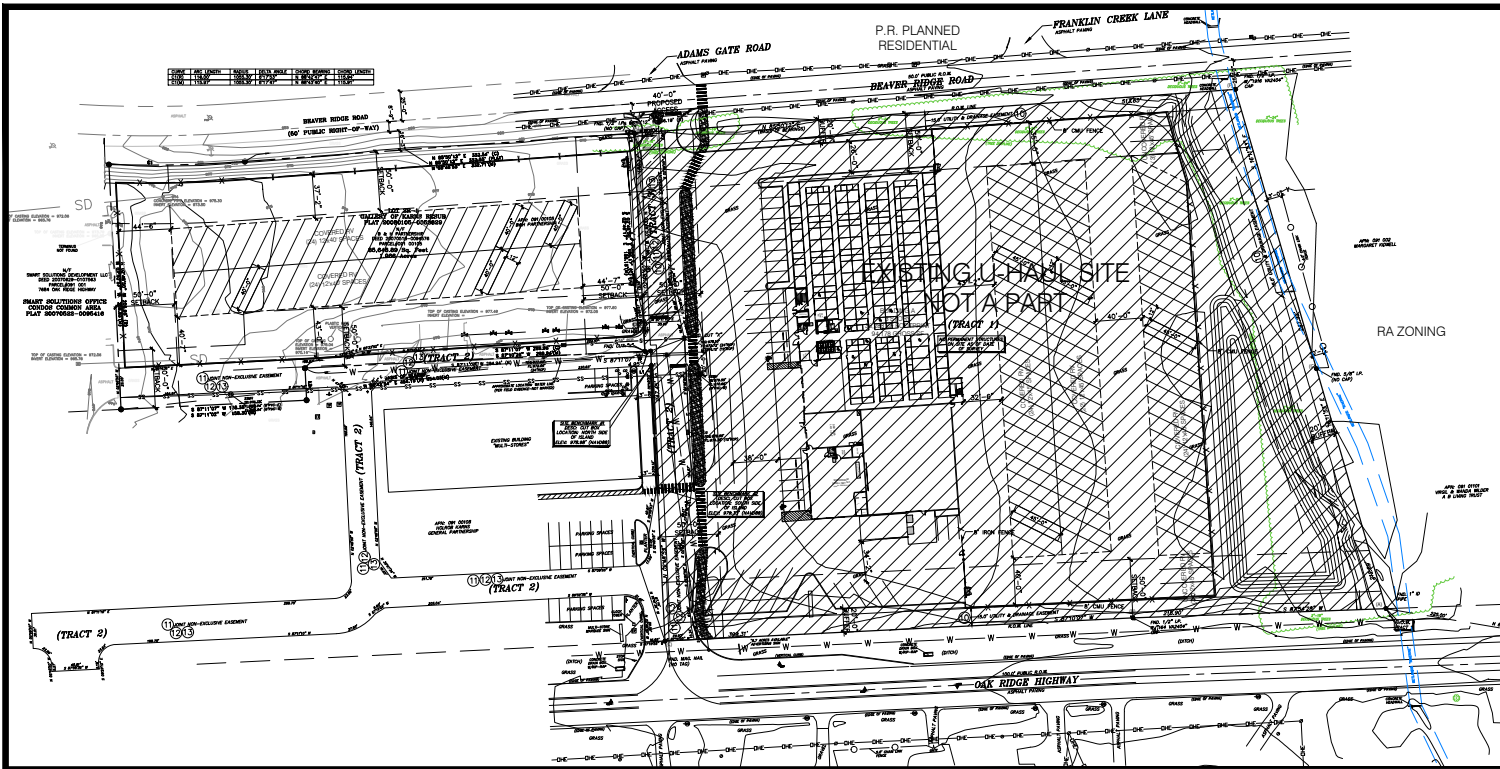
Address: 2727 N. Central Ave., Suite 500

City: Phoenix State: AZ Zip: 85004

Telephone: (602)263-6649

Fax: _____

E-mail: gurnoor_kaur@uhaul.com



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%

PARKING:
 RETAIL = 1 SP/100 SF. OF RETAIL FLOOR SPACE

SHEET NOTES:

REVISIONS:

NO.	DATE	BY	REVISION
1	04/28/21	MM	ADDED 2ND RV GATE

PROFESSIONAL SEAL:

**PRELIMINARY DOCUMENT
 NOT FOR CONSTRUCTION
 FOR INFORMATION ONLY**

ARCHITECT LOGO:

**6-I-21-UR
 4/27/2021**

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-HAUL OF KARNS
 0 BEAVER RIDGE RD
 KNOXVILLE, TN 37931

SHEET CONTENTS:
 PROPOSED ABUTTING SITEPLAN

774072

DRAWN: JMM
CHECKED: NH
DATE: 04/23/2021

SP1

774072 A1B-ABUTTING.DWG

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 covered RV storage. 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 property is currently zoned PC (Planned Commercial) and the use mentioned above, require a Use-On-Review.

Custom site design for every U-Haul facility assures that it complements the community it serves. Adherence to community objectives is key to ensuring that each U-Haul facility is both a neighborhood asset and an economic success. 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
4/27/2021



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

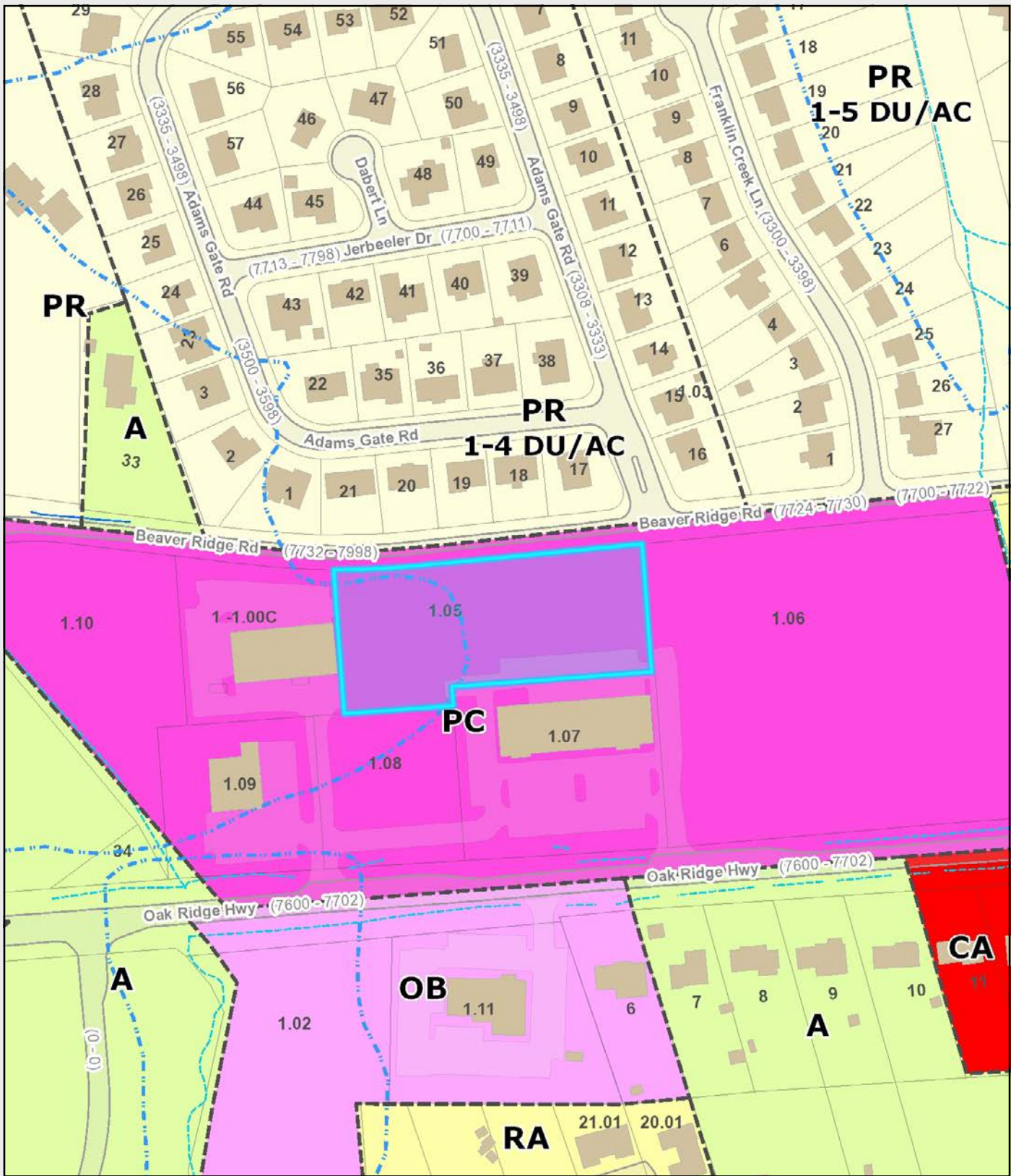
Staff Signature

Michael Reynolds

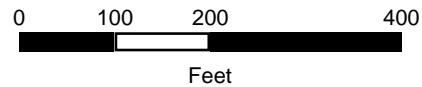
Please Print

4/27/2021 mp

Date



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

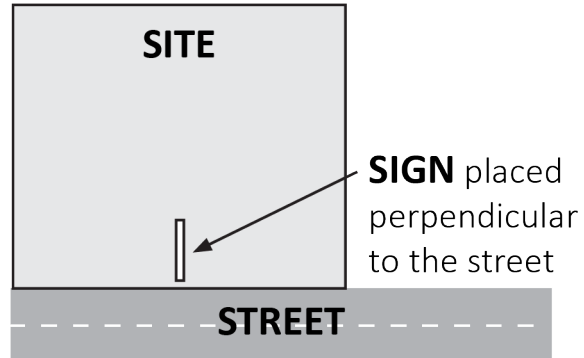


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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