



USE ON REVIEW REPORT

▶ **FILE #:** 1-D-21-UR **AGENDA ITEM #:** 21
POSTPONEMENT(S): 1/14/2021 **AGENDA DATE:** 2/11/2021
▶ **APPLICANT:** AMERCO REAL ESTATE COMPANY
OWNER(S): Maynardville Pike LP

TAX ID NUMBER: 38 K D 014, 012 & 01102 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6905 & 6909 Maynardville Pk.

▶ **LOCATION:** West side of Maynardville Pk., north side of Neal Dr., south of Cunningham Rd.

▶ **APPX. SIZE OF TRACT:** 15.96 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maynardville Pike, a major arterial with 4 travels and a median within a right-of-way of varying widths, and via Neal Drive, a local street with 24-30 feet of pavement width within 40 feet of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** CA (General Business) & PC (Planned Commercial)

▶ **EXISTING LAND USE:** Shopping Center

▶ **PROPOSED USE:** Indoor & outdoor self-storage

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Commercial, Single family residential, Office -- CA (General Business)

South: Commercial, Cinema, Vacant land -- CA (General Business) and PC (Planned Commercial)

East: Commercial, Restaurant -- CA (General Business) and PC (Planned Commercial)

West: Single family residential, Office -- PC (Planned Commercial) and PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This site is located in the Black Oak Plaza shopping center which includes a mix of small businesses, a former Kmart (vacant) and Kroger (demolished). There are residential houses to the north of the shopping center that are zoned CA (General Business) and to the west zoned PR (Planned Residential).

STAFF RECOMMENDATION:

► **DENY the request for the outdoor self-storage facility use because it is not compatible within an established shopping center.**

APPROVE the request for an indoor self-storage facility with approximately 80,000 square feet, subject to 7 conditions.

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the sign standards (Section 3.90. - Signs, billboards, and other advertising structures).
- 2) Meeting all applicable requirements of Knox County Engineering and Public Works, including but not limited to the modification of the existing parking spaces and drive aisles, and location and design of the new parking spaces in front of the building.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Providing a detailed landscaping plan for review and approval to Planning Commission staff during permit review that includes the following:
 - a. Terminal islands with a minimum of 120 sqft of landscape area per row (240 sqft for double rows) with one medium to large shade tree per row.
 - b. Providing the required landscaped buffer adjacent to the residentially zoned property to the west and along the Neal Drive frontage per the standards for indoor self-storage facilities (Section 4.93.03.E. & F.).
- 5) Installation of the required landscaping within 6 months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee its installation.
- 6) Meeting the building architectural and material standards for indoor self-storage facilities (Section 4.93.03.J. & K.).
- 7) Relocating the light pole and fire hydrant that is within the relocated drive aisle as a result of removing spaces at the end of two parking rows.

With the conditions noted, this indoor self-storage facility meets the requirements for approval in the PC (Planned Commercial) and CA (General Business) zone districts, and the criteria for approval of a use on review.

COMMENTS:

This proposal is for the conversion of a former Kmart into a U-Haul moving and storage center with approximately 80,000 sqft of indoor self-storage and 12,200 sqft of outdoor (drive-up) self-storage. The indoor self-storage facility will include an accessory retail showroom. The U-Haul business will also offer truck and trailer rental services.

The outdoor self-storage units are proposed in two locations in the parking lot of the shopping center and along the southeast side of the building. Staff is recommending denial of the outdoor self-storage use because it is not a compatible use within a shopping center where there are other businesses within the unified development. The reduction in parking as a result of the outdoor storage units is not a concern with the current or potential future uses within the shopping center.

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 North County Sector Plan recommends a mix of retail, residential, and office uses, including vertical mixed-use (MU-NCo6 – Halls Mixed Use District).
 - B. The proposed indoor-self storage facility does incorporate a retail and services component that most self-storage facilities do not. While this is not a full retail establishment, the reuse of the former Kmart for this proposal is appropriate in this location.

- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
 - A. With the stated conditions, the indoor self-storage facility is consistent with the Knox County Zoning Ordinance.

- 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 modifications to the exterior of the building are unique to the proposed U-Haul tenant and do not coordinate with the design of the rest of the shopping center, however, it is compatible with the general character of the area.

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

A. The reuse of the former Kmart for an indoor self-storage facility should not negatively impact the surrounding property and the community because it will have less traffic than a typical retail store and the access to the site can accommodate the types of trucks and other vehicles that will come to this facility.

B. The use of the parking lot for outdoor (drive-up) self-storage will change the character of this shopping center and could negatively impact the other businesses in the shopping center.

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

A. Traffic will not be drawn through residential areas because access to the site is from Maynardville Pike, a major arterial street, and Neal Drive, a local street that goes through a business park.

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.

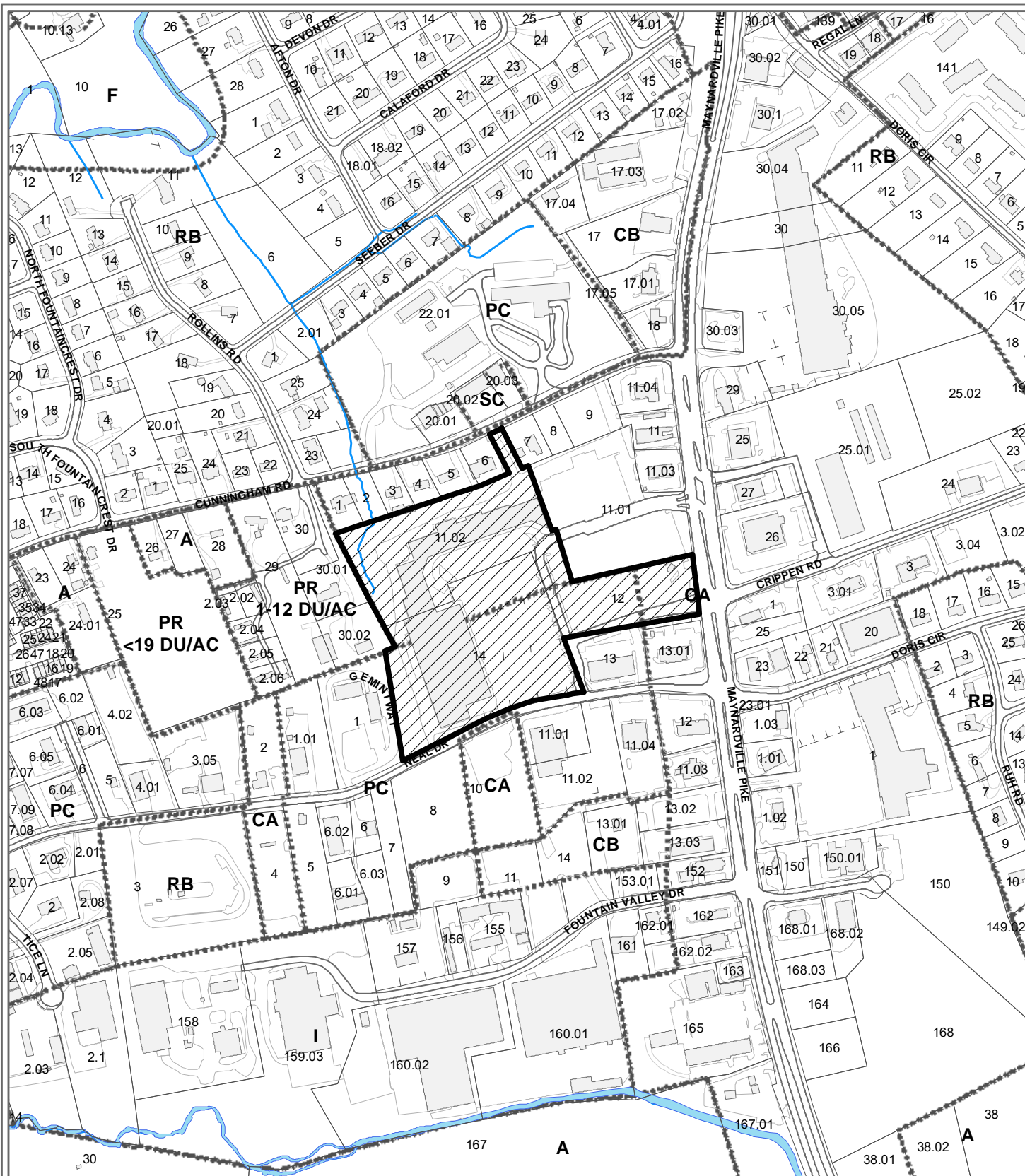
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for to the proposed residential uses.

ESTIMATED TRAFFIC IMPACT: 139 (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.



**1-D-21-UR
USE ON REVIEW**

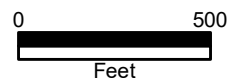


Indoor & Outdoor self-storage in CA (General Business) & PC (Planned Commercial)

Original Print Date: 12/7/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Amerco Real Estate Company

Map No: 38
 Jurisdiction: County





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): 1-D-21-UR

Date Scheduled for Planning Review: 01.14.2021

Date Request Filed: 01.12.2021 Request Accepted by: Mike Reynolds

REQUEST

Postpone

Please postpone the above application(s) until:

02.11.2021

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:
REAs related to the property that are still being resolved.

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.

City: Phoenix State: AZ Zip: 85004

Telephone: 602-263-6649

Fax: _____

E-mail: gurnoor_kaur@uhaul.com

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

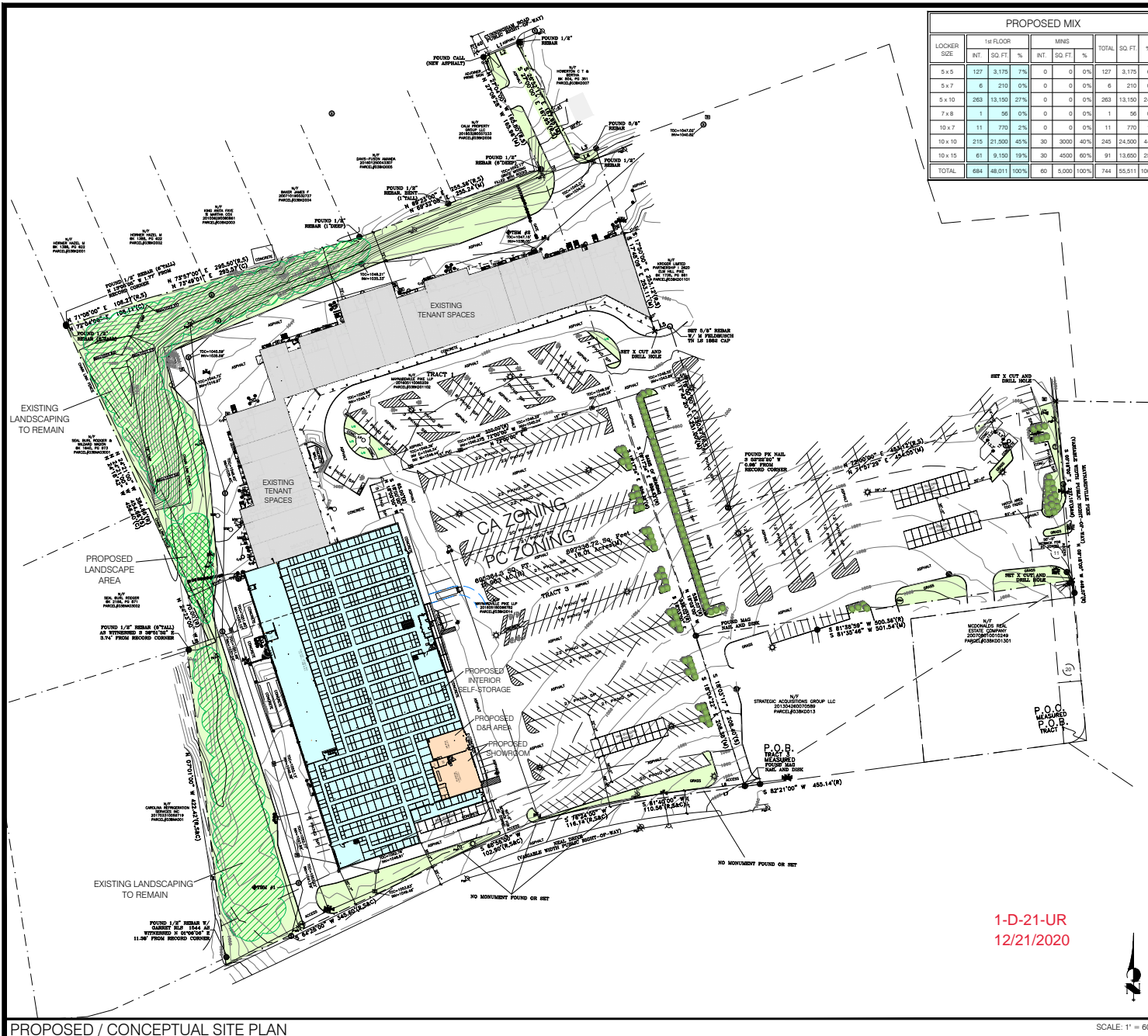
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

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.



LOCKER SIZE	1st FLOOR			MINIS			TOTAL		
	INT.	SG. FT.	%	INT.	SG. FT.	%	INT.	SG. FT.	%
5 x 5	127	3,175	7%	0	0	0%	127	3,175	6%
5 x 7	6	210	0%	0	0	0%	6	210	0%
5 x 10	263	13,150	27%	0	0	0%	263	13,150	24%
7 x 8	1	56	0%	0	0	0%	1	56	0%
10 x 7	11	770	2%	0	0	0%	11	770	1%
10 x 10	215	21,500	43%	30	3000	40%	245	24,500	44%
10 x 15	61	9,150	18%	30	4500	60%	91	13,650	25%
TOTAL	684	48,011	100%	60	5,000	100%	744	55,511	100%



SITE SCALE: NTS

ZONING INFORMATION

MUNICIPALITY: Knox County
PROJECT ADDRESS: 6909 Maynardville Pike, Knoxville, TN 37918
APN /ACRE: 038KD-01102, 038KD-012, 038KD-014 / 15.96 AC
ZONE: PC - Planned Commercial (South half)
 CA - General Business (North half)
ZONING REQUEST: Planned Development and Use on Review to permit the adaptive reuse of a vacant big-box store. Proposed uses related to a U-Haul Moving and Storage Center are listed below.

- Interior climate-controlled self-storage
- Drive-up accessible self-storage
- Truck and Trailer Sharing
- Retail Sales of moving-related supplies

PROPOSED USES (all areas are approximate):

- Existing building footprint: 144,000± sf
- Retail Showroom: 2,900± sf
- Dispatch & Receiving: 1,500± sf
- Existing Tenant Space: 60,000± sf
- Interior Self-Storage: 80,000± sf
- Drive-Up self-storage: 12,200± sf

ADJACENT ZONING:
 N- CA - General Business
 E- CA - General Business
 S- PC - Planned Comm./CA-Gen. Business
 W- PC - Planned Comm./R-12 DU/AC

SETBACKS
 STREET YARD: * See note 20'
 SIDE YARD: * See note 5', Plus 2' per story after 1st
 REAR YARD: * See note 16-FT., 20-FT., 24-FT.*

*Pertains to 1 story, 2 story and 3 story heights
 ^ Periphery boundary. 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.

- LANDSCAPE LEGEND:**
- EXISTING SHRUBS/VEGETATION, IN THE PARKING LOT AREAS, TO REMAIN
 - ▨ EXISTING TREES/LANDSCAPE MATERIAL AT REAR OF PROPERTY TO REMAIN
 - ▨ PROPOSED TREES/LANDSCAPE MATERIAL AT REAR OF PROPERTY

- Notes:**
1. No fencing proposed
 2. Existing landscaping to be retained
 3. Only changes to the existing parking lot are where the sustainable self-storage (minis) is proposed

SHEET NOTES:

NO.	DATE	BY	REVISIONS

REVISIONS:

NO.	DATE	BY	REVISIONS

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENT
 NOT FOR CONSTRUCTION
 FOR INFORMATION ONLY

ARCHITECT LOGO:



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

SITE ADDRESS:
 U-HAUL OF HALLS
 6909 MAYNARDVILLE PIKE
 KNOXVILLE, TN 37918

SHEET CONTENTS:
 PROPOSED
 SITE PLAN

774076

DRAWN: JMM
 CHECKED: XXX
 DATE: 11/17/2020
 774076 ATD:DW

PROPOSED / CONCEPTUAL SITE PLAN

1-D-21-UR
 12/21/2020

SCALE: 1" = 60'-0"

FILE NUMBER 1-D-21-UR

U-HAUL
MOVING & STORAGE OF HALLS
6909 Maynardville Pike, Knoxville, TN 37918

GALVANIZED CORRUGATED PANELING



EXTERIOR MINI UNITS EXAMPLE

1-D-21-UR
11/24/2020

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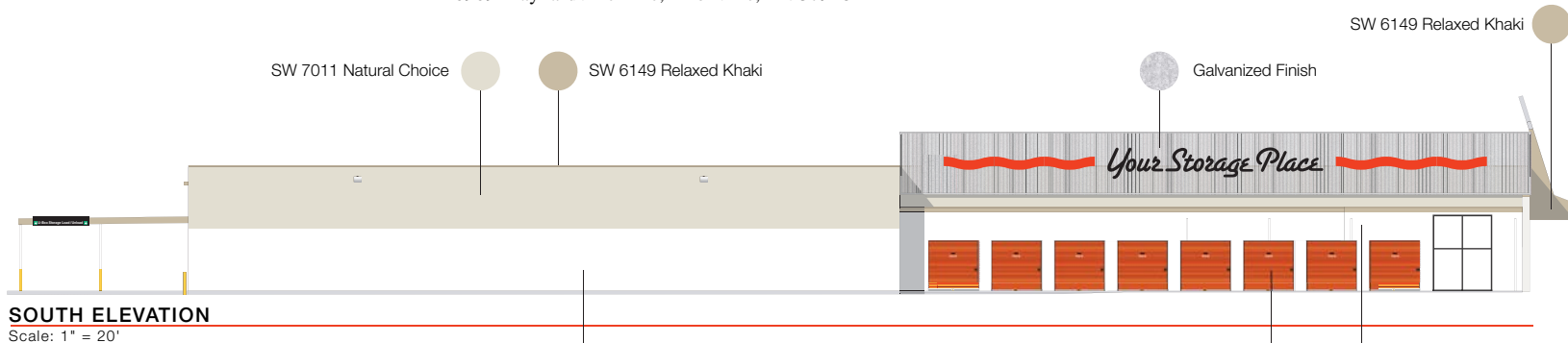
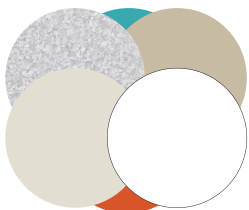


ARCHITECTURAL DESIGN & FACILITY IMAGING

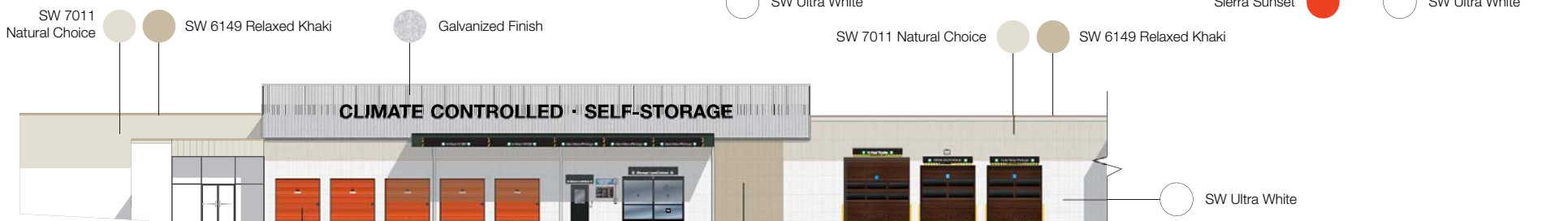
November 20, 2020

Conceptual renderings are subject to change and should not be implemented.

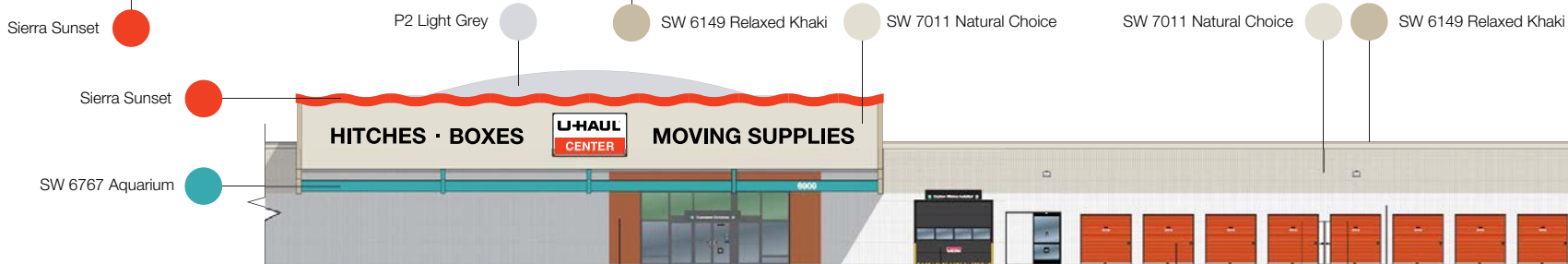
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MOVING & STORAGE OF HALLS
 6909 Maynardville Pike, Knoxville, TN 37918



SOUTH ELEVATION
 Scale: 1" = 20'



EAST ELEVATION
 Scale: 1" = 20'



EAST ELEVATION
 Scale: 1" = 20'

1-D-21-UR
 11/24/2020

SW 6884 Obstinate Orange SW Eggshell Black Sierra Sunset SW Ultra White

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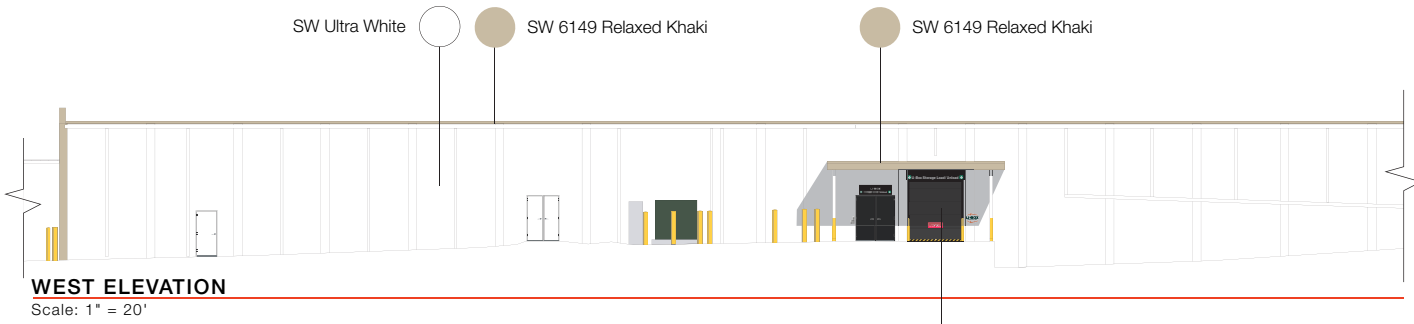
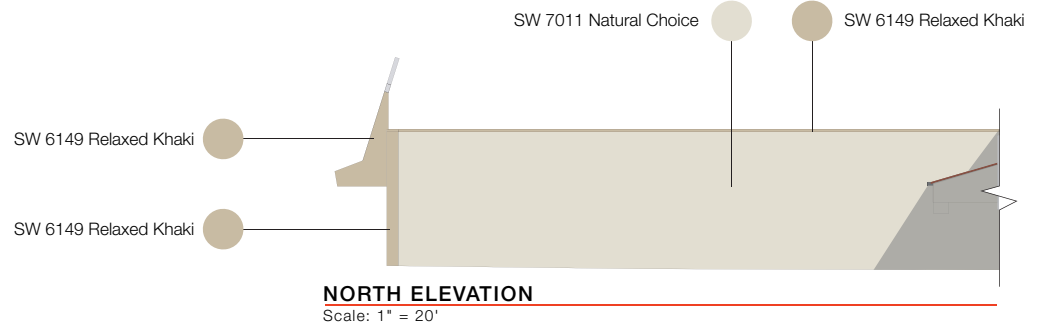
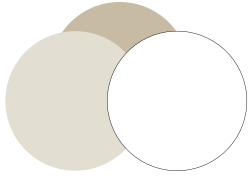


ARCHITECTURAL DESIGN & FACILITY IMAGING

November 20, 2020

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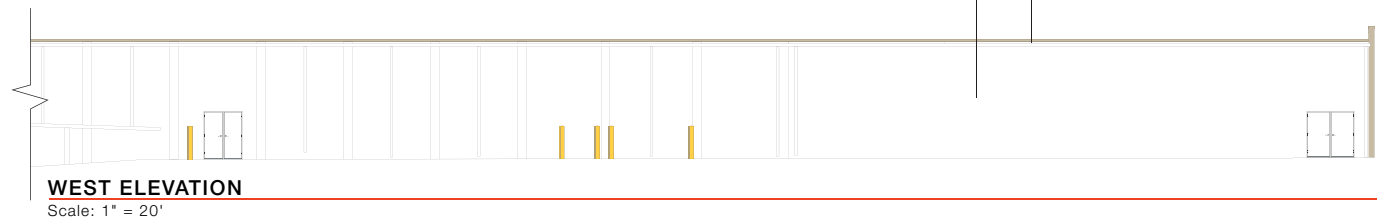
U-HAUL
MOVING & STORAGE OF HALLS
6909 Maynardville Pike, Knoxville, TN 37918



SW Eggshell Black

SW Ultra White

SW 6149 Relaxed Khaki



1-D-21-UR
11/24/2020

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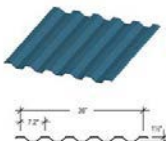
ARCHITECTURAL DESIGN & FACILITY IMAGING

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U-HAUL
MOVING & STORAGE OF HALLS
 6909 Maynardville Pike, Knoxville, TN 37918

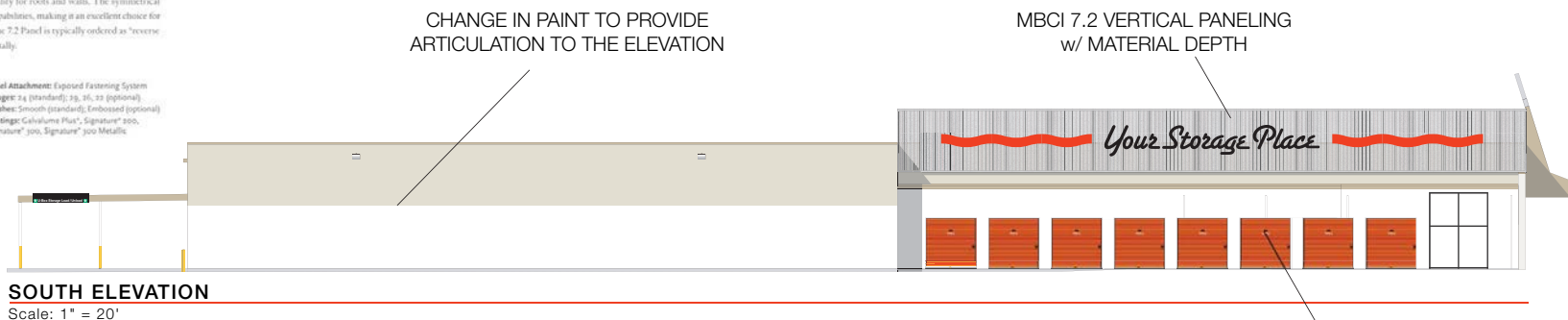
7.2 PANEL



When your design calls for a commercial or industrial exposed fastener panel, the 7.2 Panel is an ideal choice. This panel offers versatility and functionality for roofs and walls. The symmetrical rib 7.2 Panel offers excellent spanning and camlock capabilities, making it an excellent choice for carports and walkway canopies. When used on walls, the 7.2 Panel is typically ordered as "reverse rolled" and can be installed either vertically or horizontally.

Product Specifications

- Applications: Roof and Wall
- Coverage Width: 36"
- Rib Spacing: 7.2" on Center
- Rib Height: 0.5"
- Minimum Slope: 1/12
- Panel Attachment: Exposed Fastening System
- Gauge: 24 (standard); 28, 30, 32 (optional)
- Finish: Smooth (standard); Embossed (optional)
- Coatings: Galvalume Plus[®], Signature[®] 200, Signature[®] 300, Signature[®] 300 Metallic



SOUTH ELEVATION
 Scale: 1" = 20'

STRUCTURAL EMPHASIS ON MAIN CORNER PROVIDING ARTICULATION TO THE BUILDING

MBCI 7.2 VERTICAL PANELING w/ MATERIAL DEPTH

CHANGE IN MATERIALS TO PROVIDE ARTICULATION TO THE ELEVATION

ARCHITECTURAL DETAIL



EAST ELEVATION
 Scale: 1" = 20'

ARCHITECTURAL DETAIL

2'H x 55'W x 10'D METAL AWNING

ARTISTIC USE OF MATERIALS

CHANGE IN PAINT TO PROVIDE ARTICULATION TO THE ELEVATION

PROJECTION CREATES ARCHITECTURAL INTEREST ABOVE CUSTOMER STORAGE AREA AND PROVIDES PROTECTION FROM THE ELEMENTS.



EAST ELEVATION
 Scale: 1" = 20'

GENEROUS USE OF GLASS NEAR STOREFRONT

ARCHITECTURAL DETAIL

1-D-21-UR
 11/24/2020

U-HAUL
MOVING & STORAGE OF HALLS
 6909 Maynardville Pike, Knoxville, TN 37918

11 GAUGE STEEL BLACK POWDER COAT SIGN 34.3'W X 5'H
 171.5 SQFT



SOUTH ELEVATION
 Scale: 1" = 20'

PLASTIC FORMED CHANNEL LETTERS 40.7'W X 2.5'H 101.75 SQFT
 26.9'W X 2.5'H 67.25 SQFT
 PLASTIC FORMED CHANNEL LETTERS



EAST ELEVATION
 Scale: 1" = 20'

LIT CABINET SIGN
 PLASTIC FORMED CHANNEL LETTERS 15.2'W X 2.5'H 38 SQFT
 11.7'W X 2.5'H 29.25 SQFT
 12'W X 7'H 84 SQFT
 32.3'W X 2.5'H 80.75 SQFT
 PLASTIC FORMED CHANNEL LETTERS



EAST ELEVATION
 Scale: 1" = 20'

1-D-21-UR
 11/24/2020

ADVERTISING & MARKETING ASSOCIATES, INC.



ARCHITECTURAL DESIGN & FACILITY IMAGING

November 20, 2020

Conceptual renderings are subject to change and should not be implemented.



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

11.20.2020

January 14, 2020

File Number(s)

Date Filed

Meeting Date (if applicable)

1-D-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.

Phoenix

AZ

85004

Address

City

State

ZIP

(602)263-6649

gurnoor_kaur@uhaul.com

Phone

Email

CURRENT PROPERTY INFO

Maynardville Pike LP c/o Slate Asset Mgmt.

(416)644-4264

Owner Name (if different)

Owner Address

Owner Phone

6905 & 6909 Maynardville Pike

038KD014, 038KD012, 038KD01102

Property Address

Parcel ID

STAFF USE ONLY

West side of Maynardville Pike, North side of Neal Dr., south of Cunningham Rd 15.96 acres

General Location

Tract Size

7th district

PC & CA

Jurisdiction (specify district above)

- City
- County

Zoning District

North County

MU-SD NCO-6

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Shopping center

No

Hallsdale-Powell

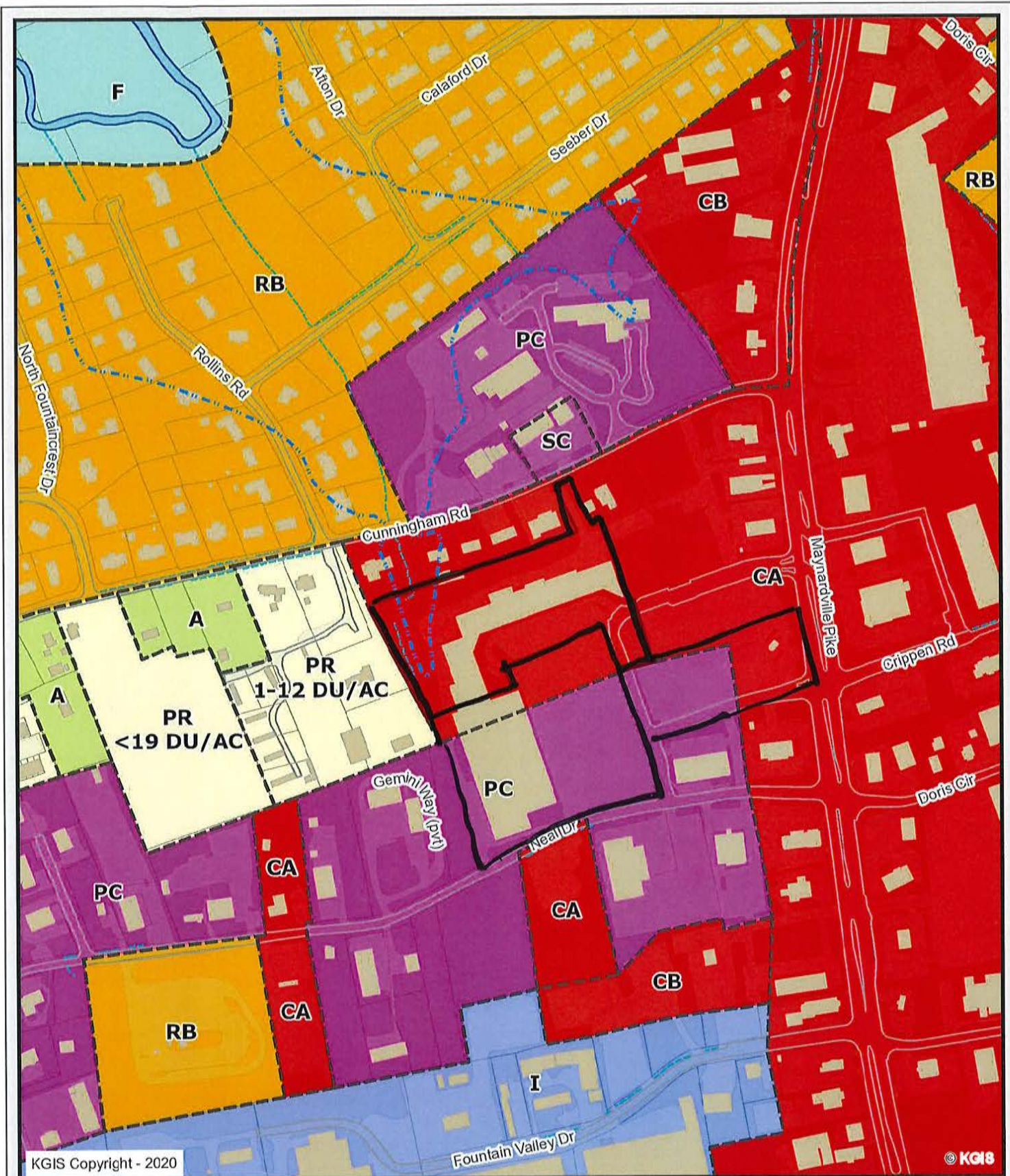
Hallsdale-Powell

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 11/30/2020 at 1:03:28 PM



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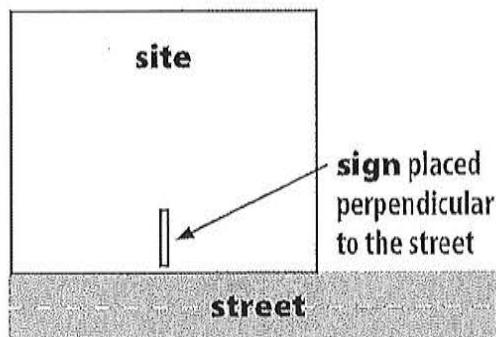
REQUIRED SIGN POSTING AGREEMENT

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:

Dec 30th (Wed) and Jan 15th (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Jessica Hollifield

Printed Name: Jessica Hollifield

Phone: 865-312-8107 Email: Jessica-Hollifield@vhawt.com

Date: 11-30-2020

File Number: 1-D-21UR