CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-D-21-UR Related File Number:

Application Filed: 11/25/2020 **Date of Revision:**

Applicant: AMERCO REAL ESTATE COMPANY

PROPERTY INFORMATION

General Location: West side of Maynardville Pk., north side of Neal Dr., south of Cunningham Rd.

Other Parcel Info.:

Tax ID Number: 38 K D 014, 012 & 01102 Jurisdiction: County

Size of Tract: 15.96 acres

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 payement width within 40 feet of

right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping Center

Surrounding Land Use:

Proposed Use: Indoor & outdoor self-storage Density:

Sector Plan: North County Sector Plan Designation: MU-SD (NCO-6)

Growth Policy Plan: Planned Growth Area

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).

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6905 & 6909 Maynardville Pk.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & PC (Planned Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Revnolds

Staff Recomm. (Abbr.):

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.

Staff Recomm. (Full):

- 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.

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- 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.

| Action: | Approved I | Meeting Date: | 2/11/2021 |
|---------|------------|---------------|-----------|
| | | | |

Details of Action:

Summary of Action: 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.

Date of Approval: 2/11/2021 Date of Denial: Postponements: 1/14/2021

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?: 2/22/2021

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action: 3/24/2021 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Approved outdoor self-storage as requested.

Date of Legislative Appeal: Effective Date of Ordinance:

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