

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 pavement 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)

- 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 **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": **If "Other":**

Amendments: **Amendments:**

Approved outdoor self-storage as requested.

Date of Legislative Appeal: **Effective Date of Ordinance:**