

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-B-23-UR **Related File Number:**
Application Filed: 2/27/2023 **Date of Revision:**
Applicant: CLAY MCQUADE

PROPERTY INFORMATION

General Location: West side of Maynardville Pike, south of Cunningham Rd
Other Parcel Info.:
Tax ID Number: 38 K D 011.01 **Jurisdiction:** County
Size of Tract: 4.79 acres
Accessibility: Access is via Maynardville Pike, a major arterial with 4 travels and a median within a right-of-way of varying widths; via Neal Drive, a local street with 24 to 30-ft of pavement width within 40-ft of right-of-way; and via Cunningham Rd, a major collector with 24-ft of pavement width within 50 to 60-ft of right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and parking lot
Surrounding Land Use:
Proposed Use: Indoor self-storage facility **Density:**
Sector Plan: North County **Sector Plan Designation:** MU-SD (Mixed Use Special District), 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, U-Haul indoor self-storage facility (former Kmart) 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: 6945 MAYNARDVILLE PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

vertical mixed-use (MU-NCO-6 – Halls Mixed Use District).

B. General Plan Policies:

Policy 8.10, Encourage redevelopment of obsolete commercial strip space by providing incentives for “infill” rather than greenfield development. – This proposal is located in the former location of a Kroger grocery store that was demolished between 2011 and 2013.

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

A. With the recommended conditions, the self-storage facility meets the supplemental regulations for indoor self-storage facilities, the CA (General Business) zoning standards, and all other requirements of the 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 proposed 45-ft structure is significantly taller than the existing shopping center structure and surrounding residential and non-residential structures. However, the structure is setback significantly from adjacent uses, minimizing its impact.

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

A. Self-storage uses have a lower daily traffic volume than most commercial uses and are secure facilities. The proposed use is not anticipated to injure adjacent properties' value significantly.

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

A. This site is accessed directly from a major arterial street (Maynardville Pike).

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 uses within the development.

Action: Approved with Conditions **Meeting Date:** 4/13/2023

Details of Action:

Summary of Action: APPROVE the request for a 45-ft tall, 1-story indoor self-storage facility with a building footprint of approximately 16,900 sqft, subject to 9 conditions.

Date of Approval: 4/13/2023 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

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

Amendments: **Amendments:**

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