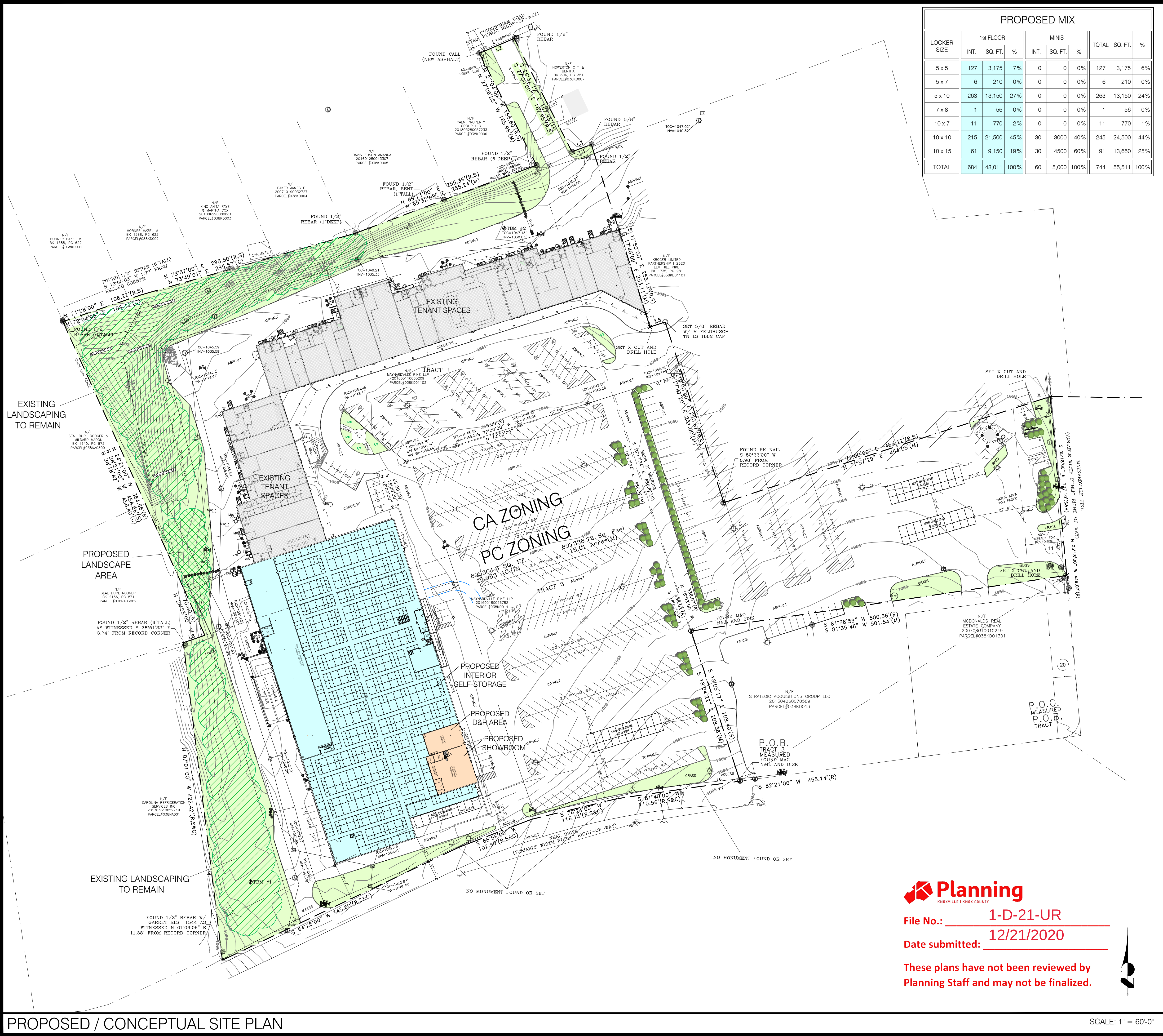




| LOCKER SIZE | 1st FLOOR |         |      | MINIS |         |      | TOTAL |         |      |
|-------------|-----------|---------|------|-------|---------|------|-------|---------|------|
|             | INT.      | SQ. FT. | %    | INT.  | SQ. FT. | %    |       | SQ. FT. | %    |
| 5 x 5       | 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  | 45%  | 30    | 3000    | 40%  | 245   | 24,500  | 44%  |
| 10 x 15     | 61        | 9,150   | 19%  | 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./ PR 1-12 DU/AC   |

**SETBACKS**

|              | PC         | CA                              |
|--------------|------------|---------------------------------|
| 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:**
- No fencing proposed
  - Existing landscaping to be retained
  - Only changes to the existing parking lot are where the sustainable self-storage (minis) is proposed

**Planning**  
KNOXVILLE 1 KNOX COUNTY

File No.: **1-D-21-UR**

Date submitted: **12/21/2020**

These plans have not been reviewed by Planning Staff and may not be finalized.

SHEET NOTES:

REVISIONS:

| NO. | DATE     | INITIALS | NOTES | CITY | COMMENTS |
|-----|----------|----------|-------|------|----------|
| 1   | 12/17/20 | MM       |       |      |          |
| 2   |          |          |       |      |          |
| 3   |          |          |       |      |          |
| 4   |          |          |       |      |          |
| 5   |          |          |       |      |          |
| 6   |          |          |       |      |          |
| 7   |          |          |       |      |          |
| 8   |          |          |       |      |          |

PROFESSIONAL SEAL:

**AMERCO**  
REAL ESTATE COMPANY

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: MM  
CHECKED: XXX  
DATE: 11/17/2020

774076 A1A.DWG

SP1



U-HAUL

MOVING & STORAGE OF HALLS

6909 Maynardville Pike, Knoxville, TN 37918

GALVANIZED CORRUGATED PANELING



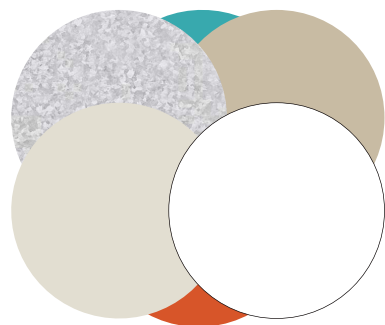
EXTERIOR MINI UNITS EXAMPLE

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



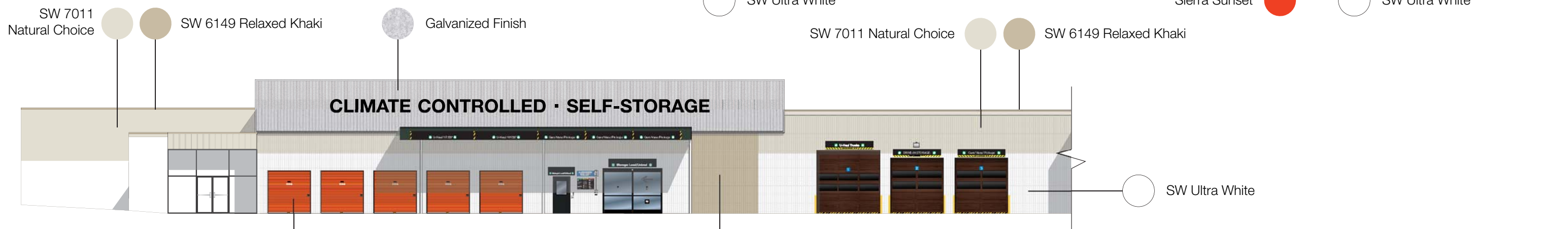


**U-HAUL**  
**MOVING & STORAGE OF HALLS**  
6909 Maynardville Pike, Knoxville, TN 37918



**SOUTH ELEVATION**

Scale: 1" = 20'



**EAST ELEVATION**

Scale: 1" = 20'



**EAST ELEVATION**

Scale: 1" = 20'

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

ADVERTISING & MARKETING ASSOCIATES, INC.



ARCHITECTURAL DESIGN & FACILITY IMAGING

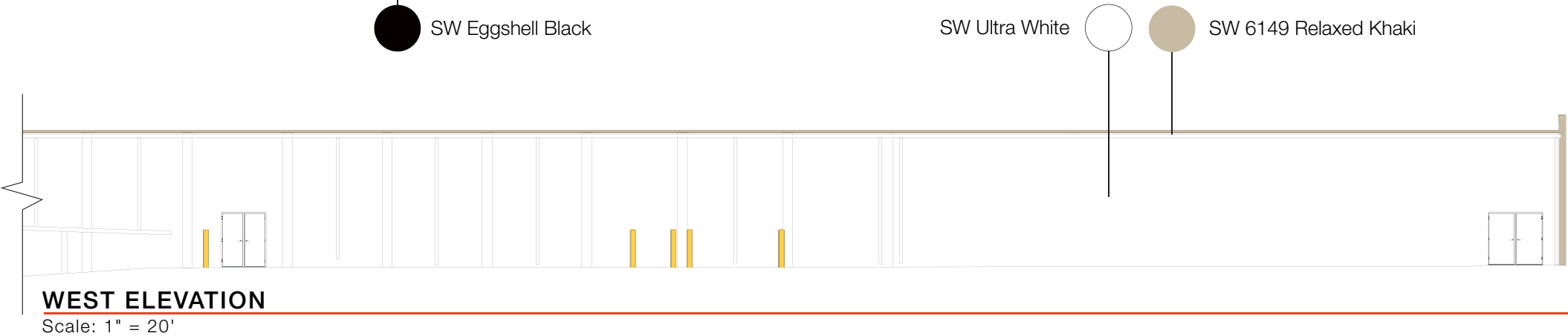
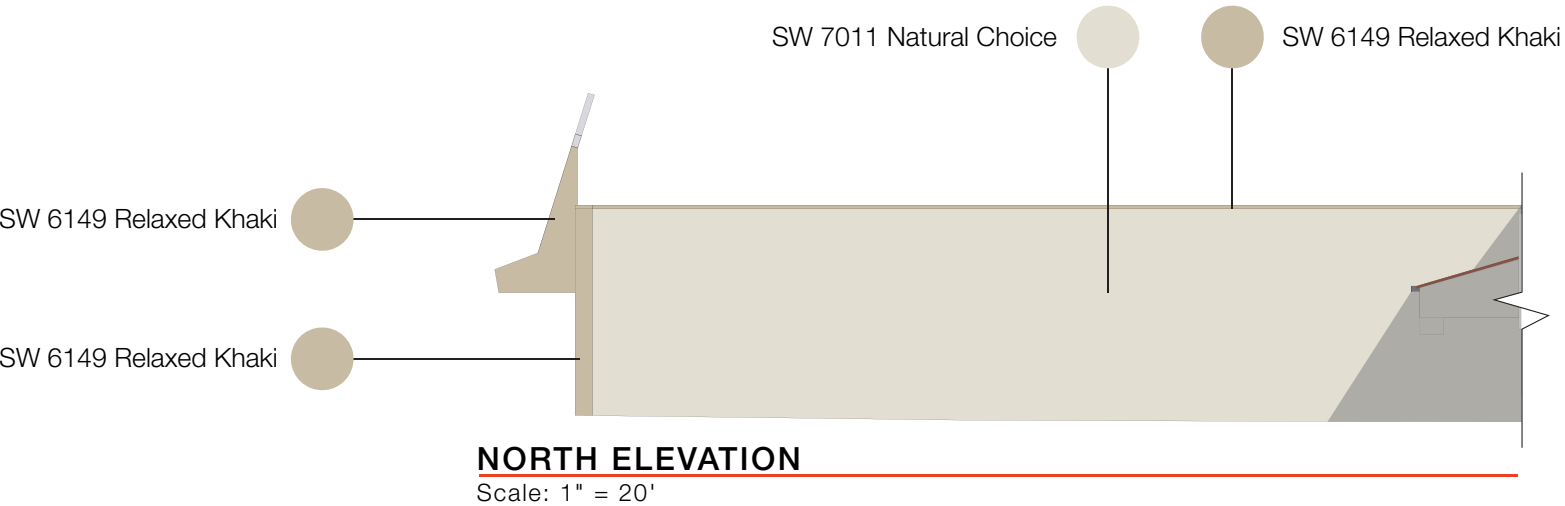
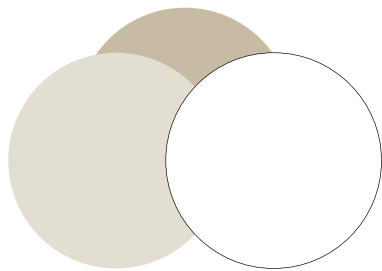
**November 20, 2020**

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

U-HAUL

MOVING & STORAGE OF HALLS

6909 Maynardville Pike, Knoxville, TN 37918



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



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 cantilever 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.

- Applications: Roof and Wall
- Coverage Width: 36"
- Rib Spacing: 7.2" on Center
- Rib Height: 1½"
- Minimum Slope: ½:12

- **Panel Attachment:** Exposed Fastening System
- **Gauges:** 24 (standard); 29, 26, 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

CHANGE IN PAINT TO PROVIDE  
ARTICULATION TO THE ELEVATION

MBCI 7.2 VERTICAL PANELING  
w/ MATERIAL DEPTH

**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'

## CLIMATE CONTROLLED · SELF-STORAGE

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.

## HITCHES - BOXES



## MOVING SUPPLIES

### EAST ELEVATION

Scale: 1" = 20'

## GENEROUS USE OF GLASS NEAR STOREFRONT

ARCHITECTURAL DETAIL

1-D-21-UR

11/24/2020

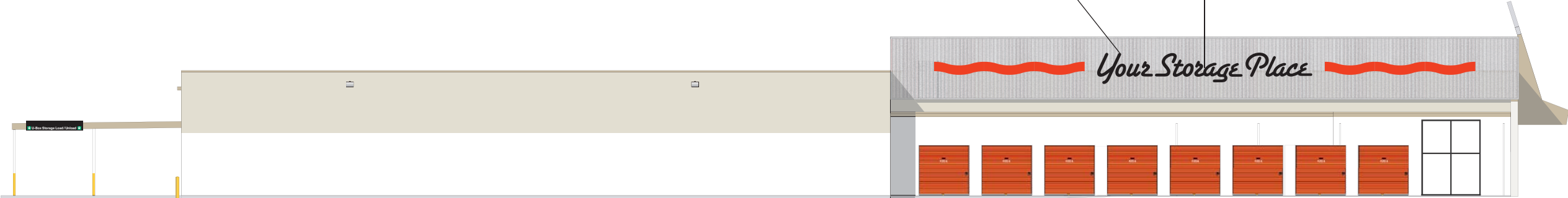
U-HAUL

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'

PLASTIC FORMED  
CHANNEL LETTERS

15.2'W X 2.5'H  
38 SQFT

11.7'W X 2.5'H  
29.25 SQFT

LIT CABINET SIGN  
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

