

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

► **FILE #:** 4-H-16-UR

AGENDA ITEM #: 55

AGENDA DATE: 4/14/2016

► **APPLICANT:** RANDOLPH ARCHITECTURE

OWNER(S): Tyler Parsons

TAX ID NUMBER: 138 04304

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 105 E Hendron Chapel Rd

► **LOCATION:** Northwest side of E. Hendron Chapel Rd, northeast of Chapman Hwy.

► **APPX. SIZE OF TRACT:** 6.33 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Hendron Chapel Rd., a two lane minor arterial street with 22' of pavement within a 35' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source:

WATERSHED: Burnett Creek and Hinds Creek

► **ZONING:** PC (Planned Commercial) and CA (General Business)

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** Self storage facility

HISTORY OF ZONING: In 2007, the PC portion of the property was rezoned from Agricultural.

SURROUNDING LAND USE AND ZONING: North: Rural residential / PC (Planned Commercial) and A (Agricultural)

South: Landscape supplies, Fuel station/ CA (General Business)

East: Detached house, Office / CA (General Business) and A (Agricultural)

West: Rural residential, Car sales and repair / PC (Planned Commercial), CA (General Business) and A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is located on the edge of established commercial and residential development that has occurred around the intersection of two arterial streets within CA, PC and Agricultural zoning.

STAFF RECOMMENDATION:

► **APPROVE the development plan for a self-service storage facility with a total building area of approximately 88,565 square feet in the CA and PC zones, subject to 6 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Submitting revised plans to the Knox County Department of Engineering and Public Works for the gate location to increase the vehicular queuing space. The revised plans are subject to approval by the Knox County Department of Engineering and Public Works and Planning Commission staff prior to obtaining any building permits for this development.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. The proposed access control gate at the entrance to the facility is subject to approval by the Knox County Fire Marshal's Office.
5. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
6. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all requirements for approval in the CA and PC zones, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing a self-service storage facility located on a 6.3 acre parcel with split zoning, 5 acres zoned PC and 1.3 acres zoned CA. The storage facility will have access to E. Hendron Chapel Rd.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public utilities (water only) are available to serve the site.
2. The proposed use of this site is a low traffic generator and will have minimal impact on the adjacent road system.
3. This request will have less impact on adjacent properties than most uses permitted under the CA and PC zoning districts and will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The request with the noted conditions conforms with the requirements of the PC and CA zoning district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

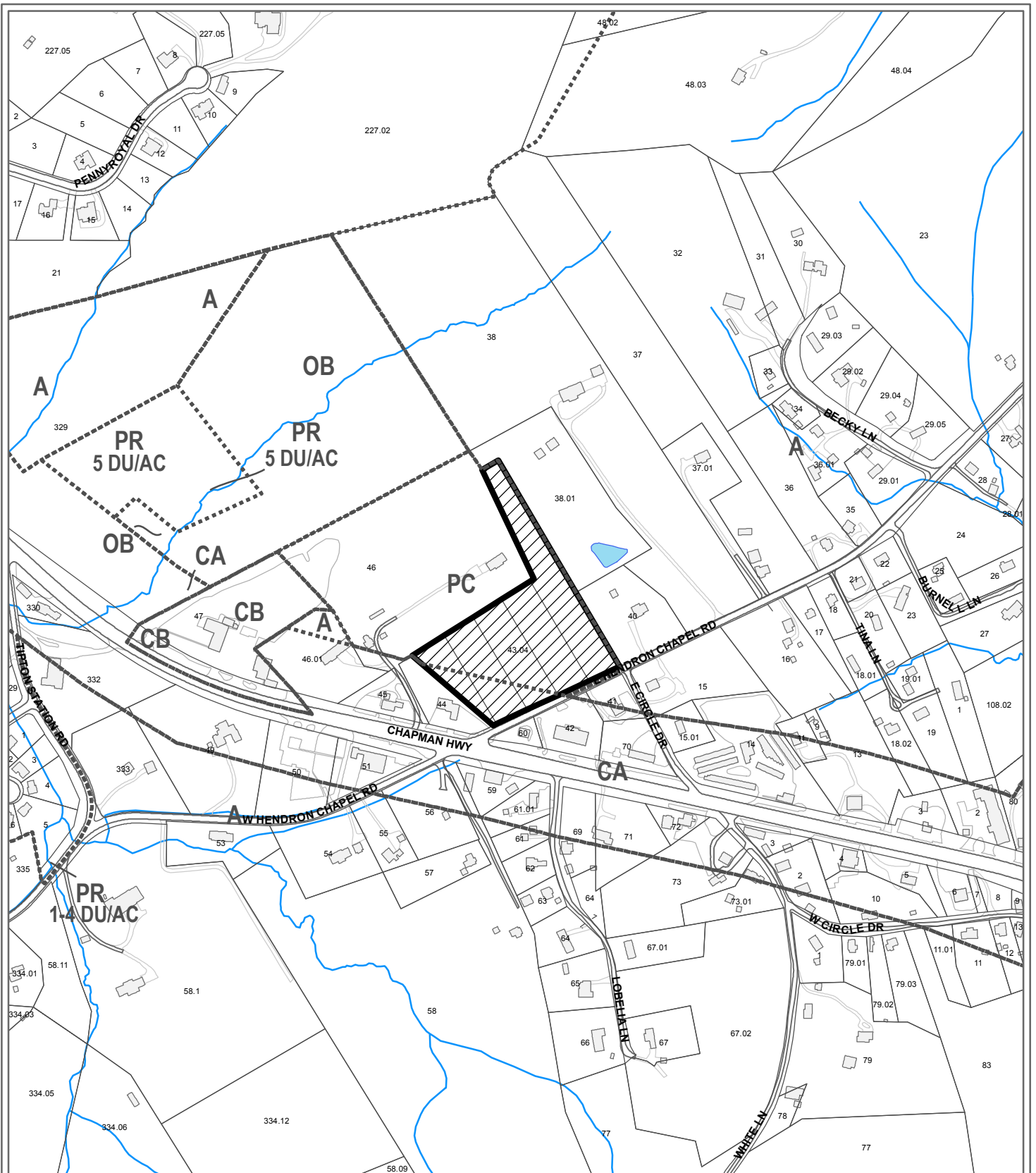
1. The South County Sector Plan proposes commercial uses for this property. The proposed self-service storage facility is consistent with the land use designation.
2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 137 (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.

MPC'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 an MPC decision in the County.



**4-H-16-UR
USE ON REVIEW**



Self storage facility in PC (Planned Commercial) and CA (General Business)

Original Print Date: 3/22/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Randolph Architecture

Map No: 138

Jurisdiction: County





randolph architecture

9724 kingston pike
suite 305 B
Knoxville, tn 37922
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NOT FOR
CONSTRUCTION

MPC
SUBMITTAL

2016_08

CHAPMAN STORAGE
105 E. HENDRON CHAPEL ROAD
KNOXVILLE, TENNESSEE 37920

CHAPMAN STORAGE

105 EAST HENDRON CHAPEL ROAD | KNOXVILLE, TN 37920

RANDOLPH ARCHITECTURE

PROJECT INFORMATION

PROJECT NAME: CHAPMAN STORAGE
PROJECT CONTACT PERSON: MARK RANDOLPH, AIA
105 EAST HENDRON CHAPEL ROAD
RANDOLPH ARCHITECTURE
9724 KINGSTON PIKE
SUITE 305 B
KNOXVILLE, TN 37922
PHONE (865) 357-3750
FAX (865) 357-3746

JURISDICTION: KNOX COUNTY CODES ADMINISTRATION & INSPECTION
MR. ROY BRADEN, DEPT. HEAD
CITY COUNTY BUILDING / ROOM 547
400 MAIN STREET
KNOXVILLE, TN 37902
PHONE (865) 215-2335
FAX (865) 215-4255

APPLICABLE CODES:
INTERNATIONAL BUILDING CODE 2012
INTERNATIONAL MECHANICAL CODE 2012
INTERNATIONAL PLUMBING CODE 2012
INTERNATIONAL FIRE CODE 2012
INTERNATIONAL FUEL GAS CODE 2012
INTERNATIONAL PROPERTY MAINTENANCE CODE 2012
INTERNATIONAL ENERGY CONSERVATION CODE 2012
NFPA 101 LIFE SAFETY CODE 2012
NFPA 70 NATIONAL ELECTRICAL CODE 2011
ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICC
A117.1-2009 ANSI AMERICAN NATIONAL STANDARD

TYPE OF CONSTRUCTION:
TYPE I-B (IBC 2012)
NON-SPRINKLERED

ZONING: TYPE - P-03A
LOT AREA - NO MINIMUM REQUIRED
SET BACKS - 20'-0" FRONT ROAD
5'-0" SIDE YARD
16'-0" (ONE STORY REAR YARD
20'-0" (TWO STORIES)

FIRE RESISTANCE RATING REQUIREMENTS

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)
FROM TABLE 601, IBC 2006 FOR TYPE I-B

STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	0
INTERIOR	0
NON BEARING WALLS/PARTITIONS	
EXTERIOR	0
INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

VICINITY MAP



ABBREVIATIONS

A.F.F.	ALTERNATE	MTL	METAL
ALT.	ALUMINUM	MFG.	MANUFACTURING
ALUM.	ARCHITECTURAL	MFG.	MANUFACTURER
ARCH.	ADJUSTABLE TILE	MIN.	MINIMUM
A.C.T.	ASPH.	MISC.	MISCELLANEOUS
ASPH.	ASPHALT	N.I.C.	NOT IN CONTRACT
B.F.	BOTTOM FACE	N.T.S.	NOT TO SCALE
BSMT.	BASEMENT	NO.#	NUMBER
B.M.	BENCHMARK	O.C.	ON CENTER
BLDG.	BUILDING	O.D.	OUTSIDE DIAMETER
BLK.	BLOCK	P.	PLATE
BRG.	BEARING	PLAS.	PLASTIC
C.B.	CATCH BASIN	PLAS.LAM.	PLASTIC LAMINATE
C.J.	CONTROL JOINT	PLYWD.	PLYWOOD
CHB.	CHALK BOARD	PTD.	PAINTED
CLG.	CEILING	RAD.	RADIUS
CLG.CL.	CLOSET	R.O.	ROOF DRAIN
CLR.	CLEAR	RINF.	REINFORCING
COL.	COLUMN	REQD.	REQUIRED
COMP.	COMPOSITION	RS.	RISER
CONC.	CONCRETE	RM.	ROOM
CONST.	CONSTRUCTION	R.O.	RUBBER OPENING
C.M.A.	CONCRETE MASONRY UNIT	R.B.T.	RUBBER TILE
C.T.	CERAMIC TILE	SCHD.	SCHEDULE
DTL.	DETAIL	S.C.WD.	SOLID CORE WOOD DOOR
DIA.	DIAMETER	SECT.	SECTION
DN.	DOWN	SHT.	SHEET
DWG.	DRAWING	SIM.	SIMILAR
D.F.	DRINKING FOUNTAIN	SPEC.	SPECIFICATIONS
D.S.	DOWNSPOUT	SQ.FT.	SQUARE FEET
EACH	EACH	STD.	STANDARD
E.F.	EACH FACE	STL.	STEEL
ELEC.	ELECTRICAL	STOR.	STORAGE
E.W.A.	ELECTRIC WATER COOLER	STRM.DRAIN	STORM DRAIN
ELEV.	ELEVATION	SUSP.	SUSPENDED
EXT.	EXISTING	SQ.	SQUARE
EXT.	EXTERIOR	T.B.	TACK BOARD
E.J.	EXPANSION JOINT	THOLD.	THRESHOLD
F.E.	FIRE EXTINGUISHER	TLT.	TOILET
FL.	FLOOR	TRD.	TREADS
F.D.	FLOOR DRAIN	T.F.	TOP FACE
FT.	FOOT	TYP.	TYPICAL
FTG.	FOOTING	U.	URNAL
GALV.	GALVANIZED IRON	V.I.F.	VERIFY IN FIELD
G.A.	GAUGE	V.S.	VENT STACK
GYP.	GYPSSUM	VOL.	VOLUME
H.B.	HOSE BIB	V.A.	VINYL TILE
H.C.WD.	HOLLOW CORE WOOD	VERT.	VERTICAL
HDW.	HARDWARE	WSC.	WAINSCOT
HT.	HEIGHT	WC.	WATER CLOSET
H.A.	HOLLOW METAL	W.H.	WATER HEATER
ID.	INSIDE DIAMETER	WPG.	WATERPROOFING
IN.	INCH	W.F.	WIDE FLANGE
INV.	INVERT	WDW.	WINDOW
JAN.	JANITOR	WOOD	WOOD
JST.	JOIST	W	WITH
LAV.	LAVATORY	W.W.F.	WELDED WIRE FABRIC
LB.	POUND	W.W.M.	WELDED WIRE MESH
M.H.	MANHOLE	L	ANGLE
MAX.	MAXIMUM	C	CHANNEL
MECH.	MECHANICAL	O	ROUND

LIST OF DRAWINGS

CVR	COVERSHEET
C1.00	SURVEY/TOPOGRAPHY PLAN
C1.01	ZONING PLAN
C1.02	SITE MASTER PLAN
LANDSCAPE	
L1.01	LANDSCAPE PLAN; LANDSCAPE DETAILS; PLANT SCHEDULE
ARCHITECTURAL	
A1.01	FLOOR PLANS - BUILDINGS A AND B
A1.02	FLOOR PLANS - BUILDINGS C AND D
A1.03	FLOOR PLANS - BUILDINGS E AND F
A4.01	EXTERIOR ELEVATIONS

GRAPHIC SYMBOLS



MATERIALS LEGEND

	SOIL IN SECTION		PLYWOOD
	RIGID INSULATION		FINISH WOOD
	BATT INSULATION		WOOD BLOCKING
	CONCRETE BLOCK		CRUSHED STONE
	CONCRETE IN SECTION		METAL IN SECTION
	BRICK		GYP, BD, PLASTER, OR CONCRETE

4-H-16-UR

Revised: 4/6/2016

Issue Date 04-04-2016

Drawn Checked
JMR RMR

Revisions

CVR

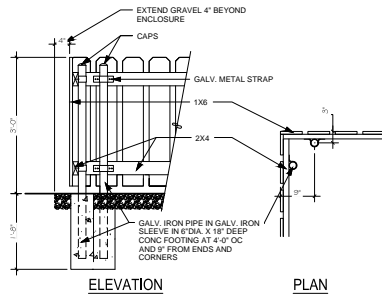
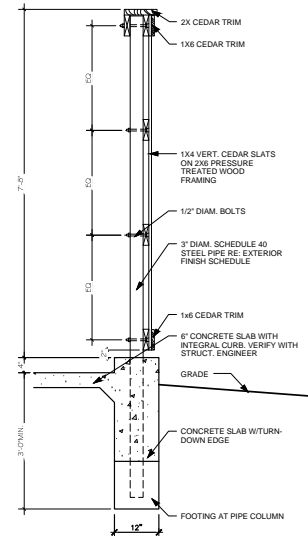
coversheet

LOT COVERAGE FOR ZONE PC

- BUILDINGS MUST NOT COVER MORE THAN 50% OF LOT - LOT COVERAGE 50%
 - LOT SIZE = 219,800 SQ. FT. - PC ONLY
 - 50% LOT SIZE = 109,950 SQ. FT.
 - BUILDING AREA = 109,950 SQ. FT. = 109,950 SQ. FT.
- NOTE: SQUARE FOOTAGES ARE REFLECTIVE OF PC ZONE AREA ONLY

CA ZONING

- SETBACKS
- FRONT - 20'-0" ROAD
- SIDE - 5'-0" MIN
- REAR - 16'-0" ONE STORY



FENCE SECTION

SCALE: 3/4" = 1'-0"

4

FENCE ELEVATION

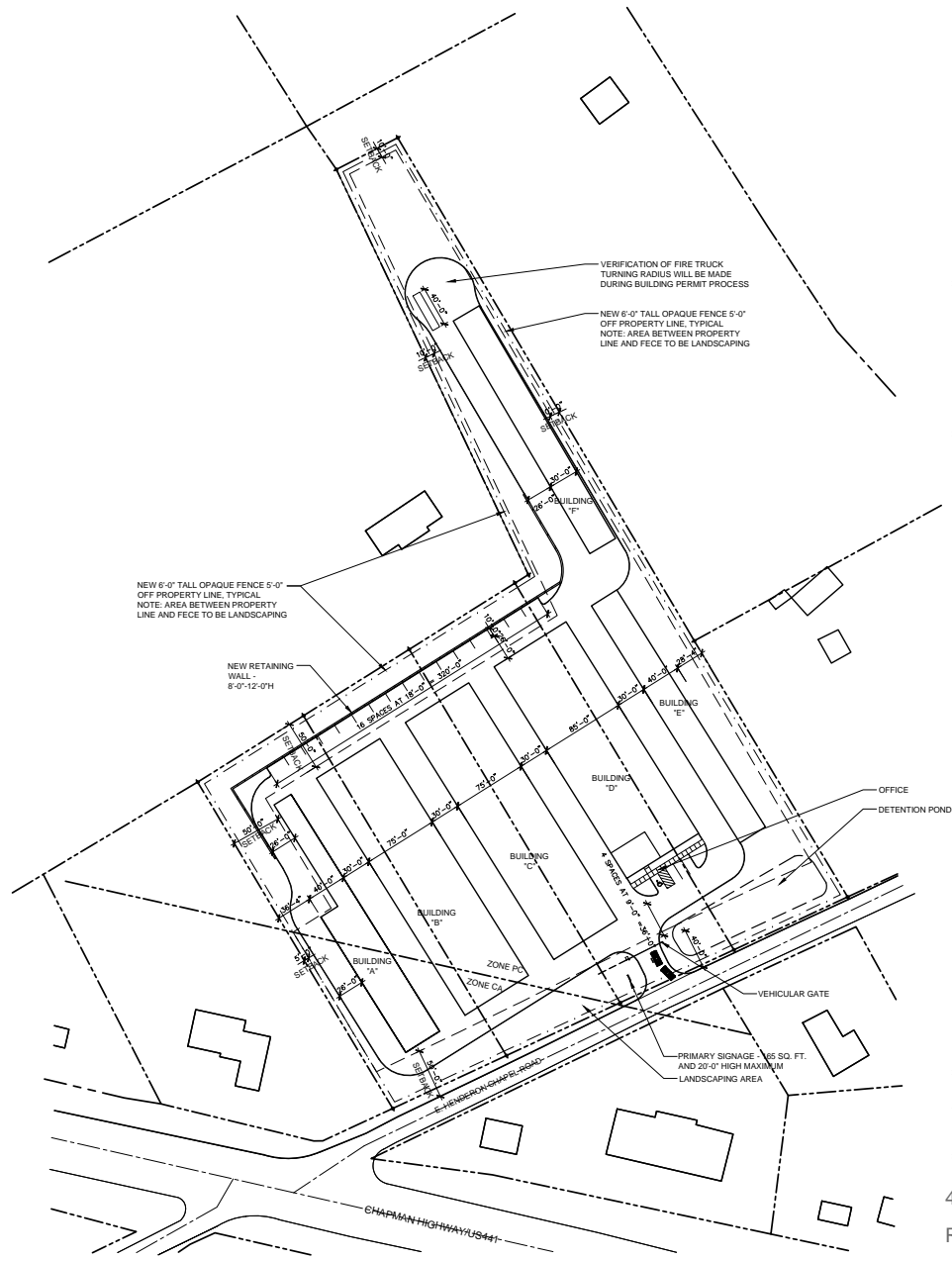
SCALE: 3/4" = 1'-0"

3

FENCE PLAN

SCALE: 3/4" = 1'-0"

3



SITE MASTER PLAN

SCALE: 1" = 60'

1



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Drawn JMR Checked RMR

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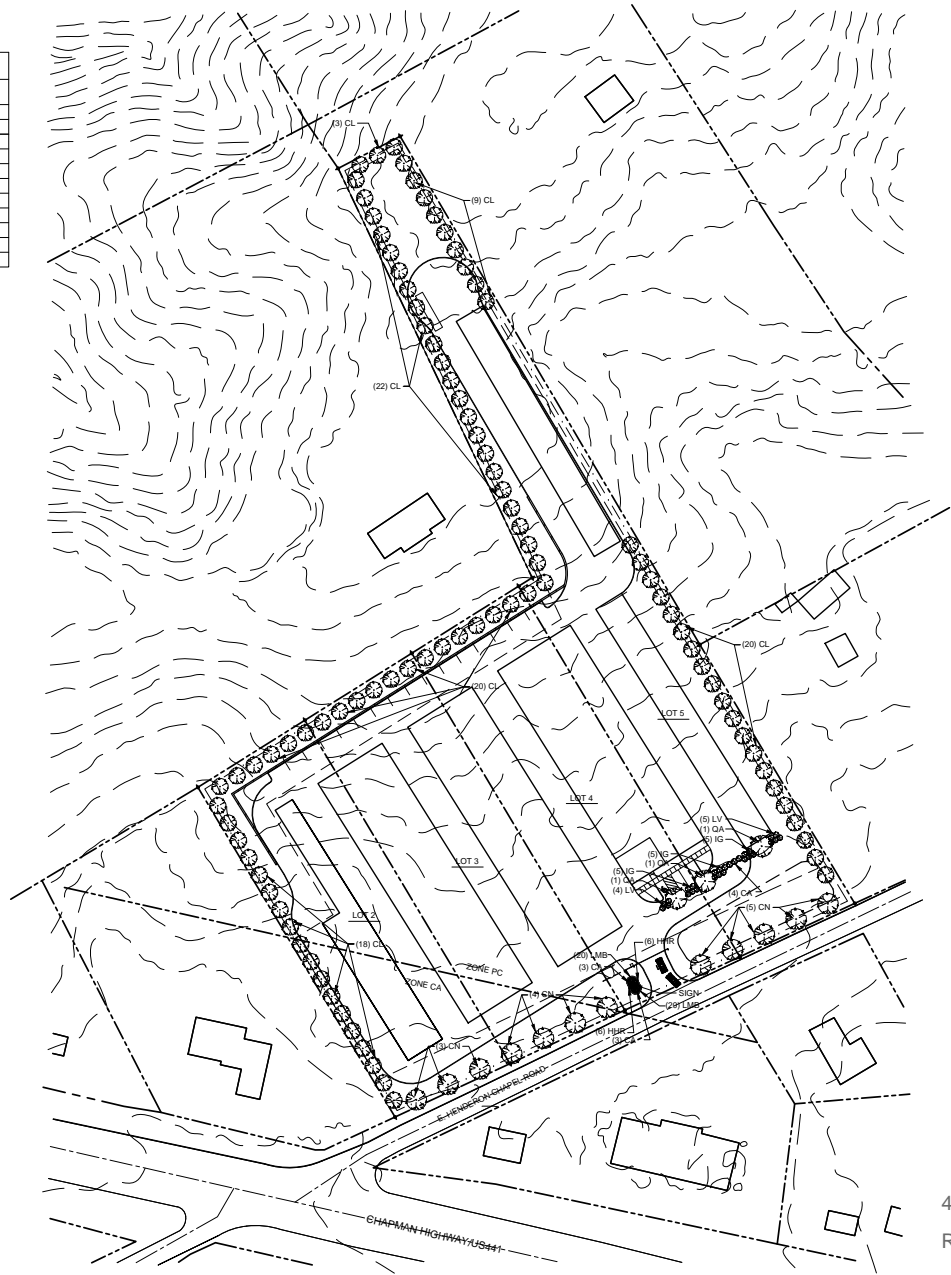
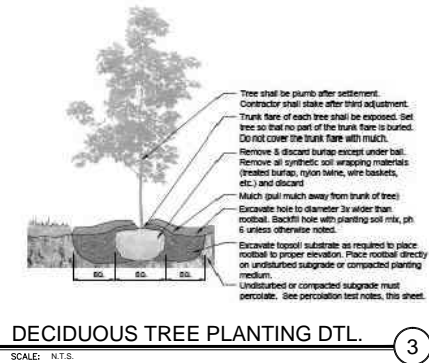
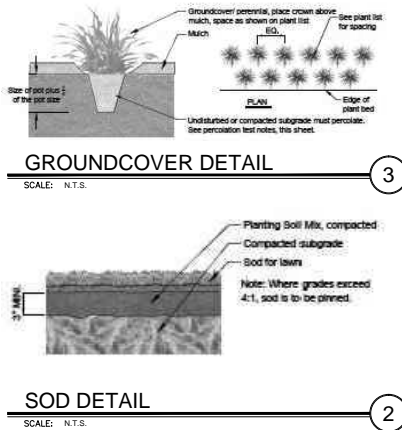
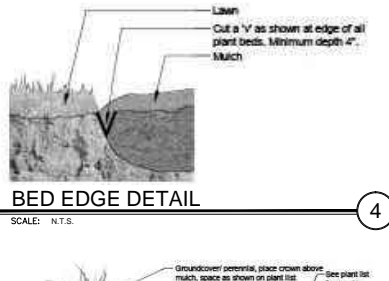
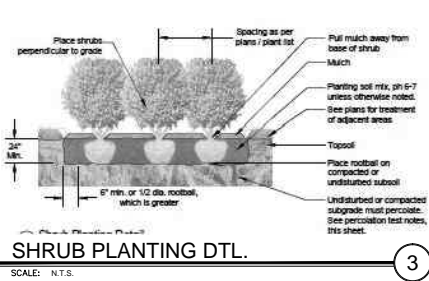
4-H-16-UR

Revised: 4/6/2016

c1.02

site plan

PLANT SCHEDULE					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
CL	95	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	3 gal	6' CT. FULL & MATCHED
QA	3	QUERCUS ALBA	WHITE OAK	3" cal	6' CT. FULL & MATCHED
CN	12	CORNUS	DOGWOOD	2" cal	6' CT. FULL & MATCHED
SHRUBS					
CA	4	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	3 gal	
IG	15	ILEX GLABRA	INKBERRY HOLLY	3 gal	
LV	9	ILEX VERTICILLATA	WINTERBERRY RED SPRITE	3 gal	
GROUNDCOVER					
HHR	0	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 gal	18" O.C.
LMB	0	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 gal	18" O.C.



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L1.01

landscape plan
planting details
plant schedule



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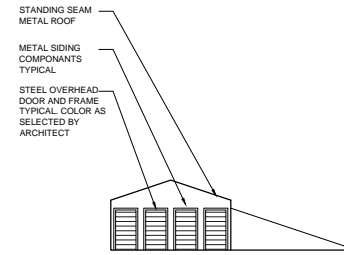
Revisions

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Revised: 4/6/2016

a4.01

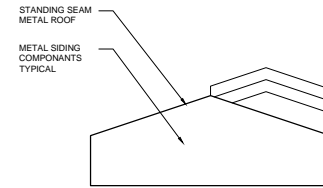
exterior elevations



ELEVATION - BUILDING A

SCALE: 3/32"=1'-0"

4



ELEVATION - BUILDING A

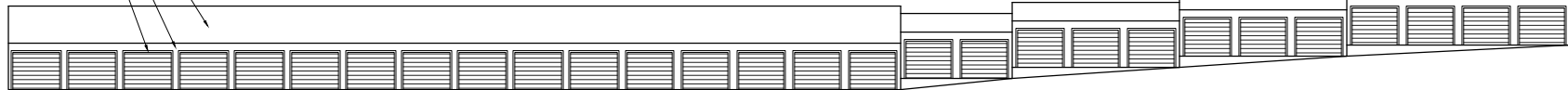
SCALE: 3/32"=1'-0"

3

NOTES

- BUILDINGS B,C,D,E AND F ARE SIMILAR TO BUILDING A.
- BUILDING MATERIALS AND COMPNANTS WILL BE CONSISTANT

STANDING SEAM METAL ROOF
METAL SIDING COMPONENTS TYPICAL
STEEL OVERHEAD DOOR AND FRAME TYPICAL COLOR AS SELECTED BY ARCHITECT

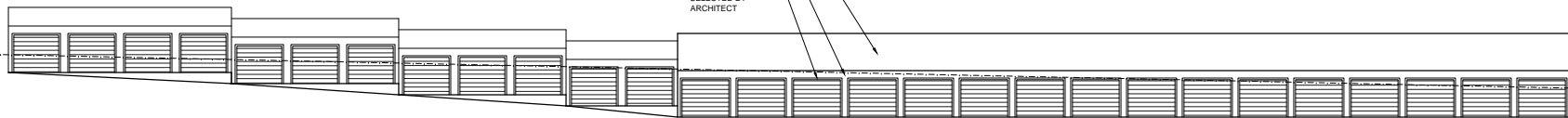


ELEVATION - BUILDING A

SCALE: 3/32"=1'-0"

2

STANDING SEAM METAL ROOF
METAL SIDING COMPONENTS TYPICAL
STEEL OVERHEAD DOOR AND FRAME TYPICAL COLOR AS SELECTED BY ARCHITECT



ELEVATION - BUILDING A

SCALE: 3/32"=1'-0"

1



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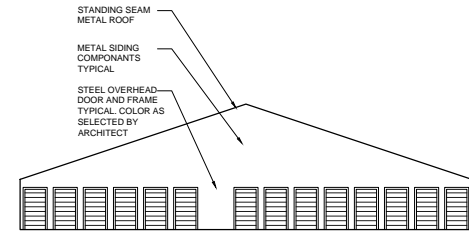
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a4.02

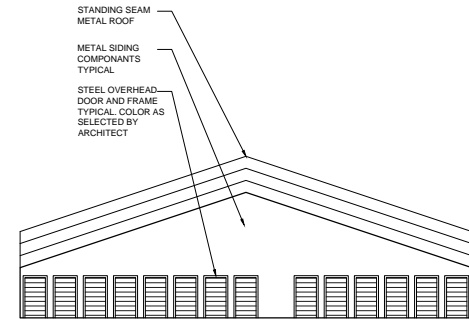
exterior elevations



ELEVATION - BUILDING B

SCALE: 3/32"=1'-0"

4



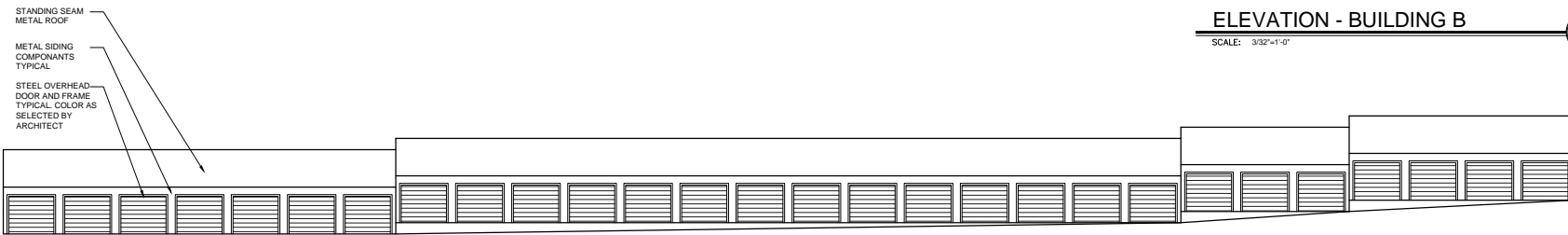
ELEVATION - BUILDING B

SCALE: 3/32"=1'-0"

3

NOTES

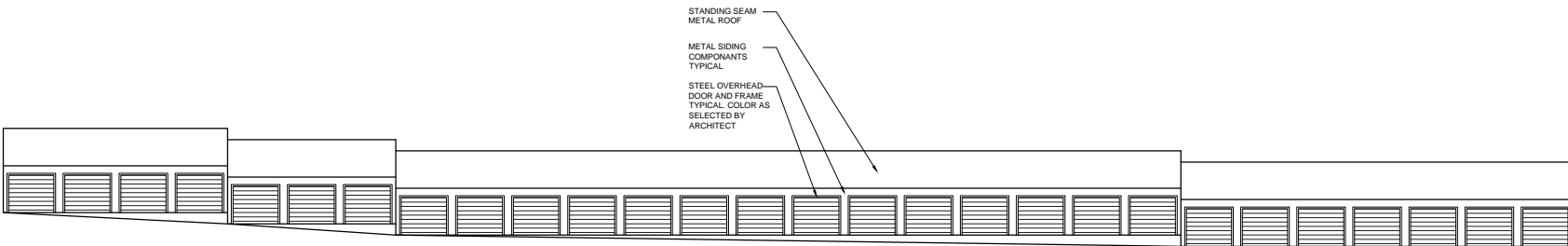
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- BUILDING MATERIALS AND COMPANANTS WILL BE CONSISTANT



ELEVATION - BUILDING B

SCALE: 3/32"=1'-0"

2



ELEVATION - BUILDING B

SCALE: 3/32"=1'-0"

1