

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

▶ **FILE #:** 2-E-18-UR **AGENDA ITEM #:** 49
 POSTPONEMENT(S): 2/8/18-3/8/18-9/13/18 **AGENDA DATE:** 10/11/2018

▶ **APPLICANT:** TERRY ROMANS - ROMANS ENGINEERING
 OWNER(S): Charles Wilder

TAX ID NUMBER: 49 09205 & 09206 [View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5910 Washington Pike

▶ **LOCATION:** South side of Washington Pike at the intersection of Murphy Rd. and Washington Pike.

▶ **APPX. SIZE OF TRACT:** 8.41 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with a 24' - 36' pavement width within a 70' to 88' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek and Whites Creek

▶ **ZONING:** C-4 (Highway and Arterial Commercial) (k)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Self-Service Storage Facility

HISTORY OF ZONING: Property rezoned to C-4 with conditions by the Knoxville City Council on March 9, 2010.

SURROUNDING LAND USE AND ZONING: North: Vacant land and mixed commercial - C-4 (Highway and Arterial Commercial) (k) & CN (Neighborhood Commercial)

South: Residences - RA (Low Density Residential)

East: Residence and vacant land - A (Agricultural)

West: Residences - RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located south of the intersection of Washington Pike and Murphy Rd, in an area that includes a mix of residential, institutional and neighborhood commercial uses.

STAFF RECOMMENDATION:

▶ **APPROVE the self-service storage facility development plan with an office/employee residence with 2,000 sq. ft., two storage buildings with a total area of 76,500 sq. ft., and a covered RV/boat storage area with 32,800 sq. ft., subject to 8 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. The use of the off-site detention pond and the proposed driveway connection from the western driveway

servicing this development to the cul-de-sac turnaround for Pullman Way is subject to approval by the Knoxville Department of Engineering.

3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. The proposed access control gates for the facility are subject to approval by the Knoxville Fire Prevention Bureau.
5. Installing all landscaping as shown on the approved landscape plan within six months of issuance of an occupancy permit for the project. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project. All landscaping shall be in accordance with the City of Knoxville Tree Protection Ordinance and all applicable requirements of the Knoxville Urban Forester.
6. Installation of the outdoor lighting as presented on the development plan.
7. Obtaining approval of and recording a final plat for the combination of Lots 3 and 4 of the Shops at Murphy Road Subdivision.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the C-4 zone, as well as other criteria for approval of a use on review.

COMMENTS:

This request is for a self-service storage facility to be located just south of the Washington Pike and Murphy Rd. intersection. When the property was rezoned C-4 (Highway and Arterial Commercial) by Knoxville City Council in 2010, it included a condition that it was limited to C-3 (General Commercial) uses, plus a self-service storage facility as a use permitted on review.

The proposed site for the self-service storage facility is a 8.41 acre tract that is located on the southeast side of Washington Pike behind an existing Weigel's store and mixed commercial building. The access to the site is an existing driveway located across from the intersection of Murphy Rd. and Washington Pike. This is a signalized intersection.

The proposed storage facility includes a 2,000 square foot office building, two storage buildings (39,100 square feet and 37,400 square feet) with a total area of 76,500 square feet, and a covered storage area of 32,800 square feet for the storage of recreational vehicles (RV) and boats. The individual storage units range in size from 25 square feet to 250 square feet. The office includes a small residential unit that would be for employee use only in order to provide additional security for the facility. There are two access gates for the facility with a two-way access gate on the west side near the office and an exit only gate on the east side of the site. A site lighting plan was provided that utilizes full cut-off fixtures, The light levels are very low with no spill-over onto adjoining property.

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

1. Public utilities 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 approved zoning for the property.

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 C-4 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 additional traffic through residential areas since access is out to Washington Pike, a minor arterial street. 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 Northeast County Sector Plan proposes commercial uses for this property. The proposed self-service

storage facility is consistent with the land use designation.

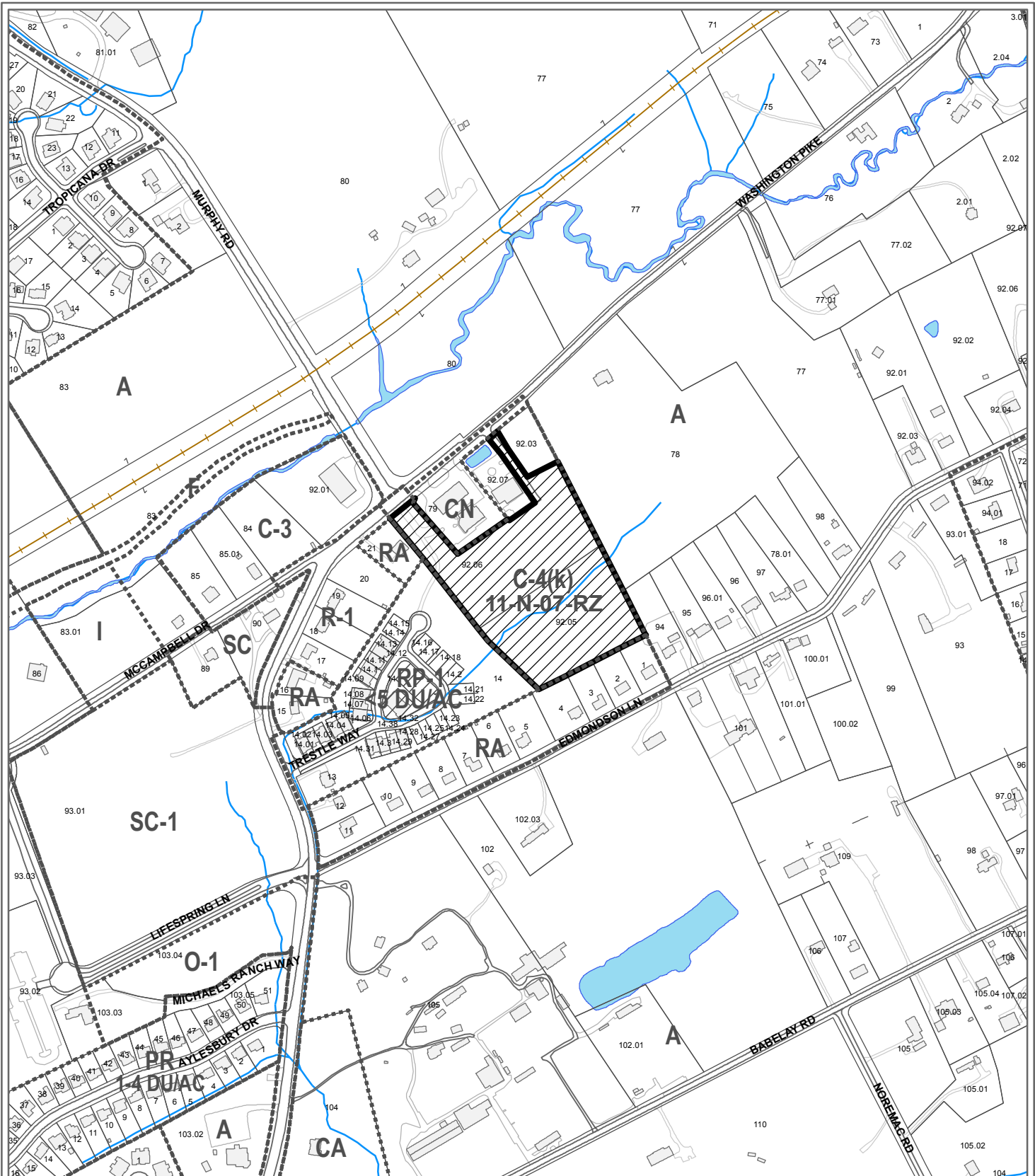
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 401 (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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**2-E-18-UR
USE ON REVIEW**



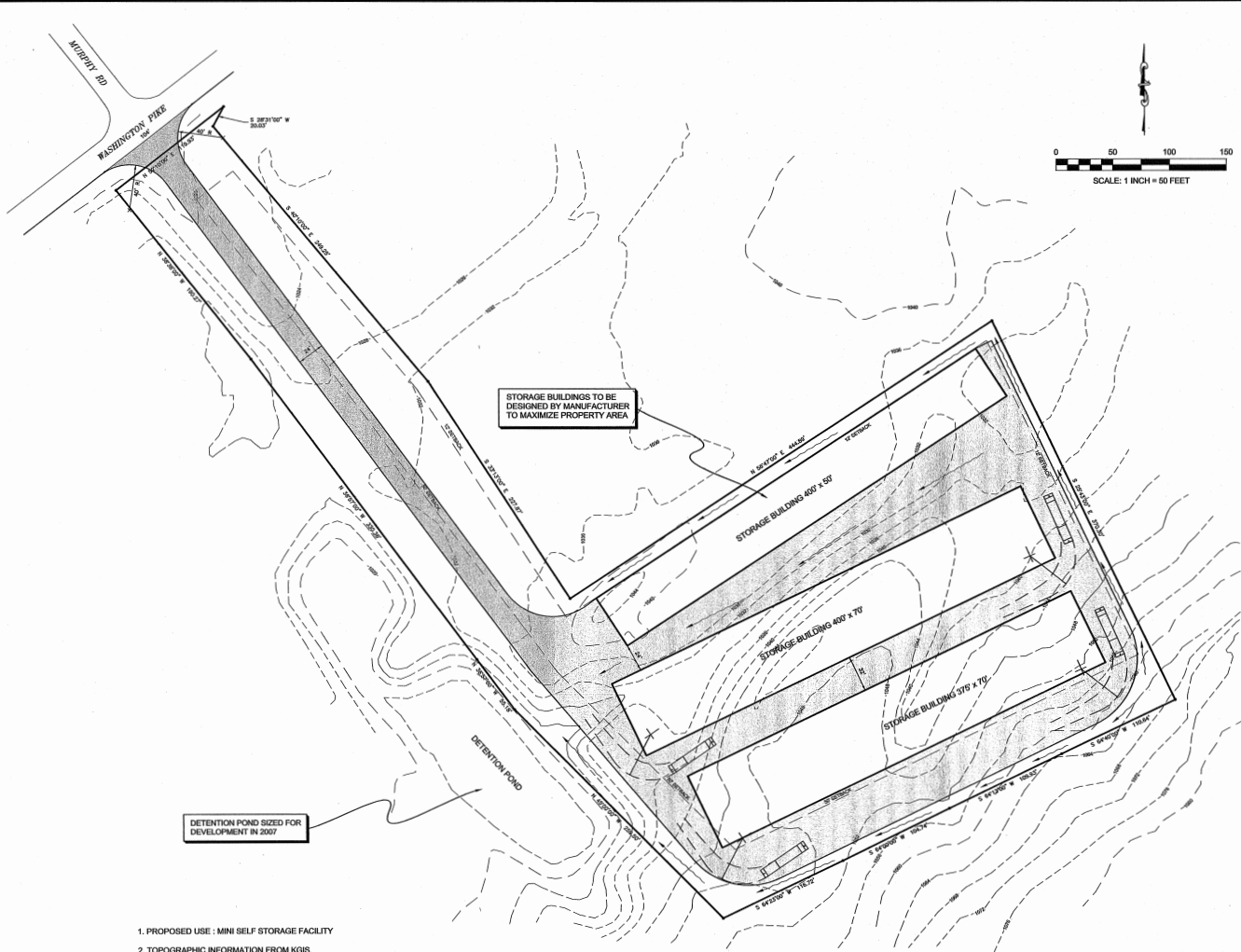
Self-Service Storage Facility in C-4 (Highway and Arterial Commercial) (k)

Petitioner: Terry Romans - Romans Engineering

Map No: 49
Jurisdiction: City



Original Print Date: 1/16/2018 Revised: 8/24/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



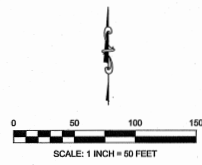
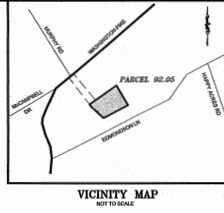
STORAGE BUILDINGS TO BE DESIGNED BY MANUFACTURER TO MAXIMIZE PROPERTY AREA

DETENTION POND SIZED FOR DEVELOPMENT IN 2007

1. PROPOSED USE : MINI SELF STORAGE FACILITY
2. TOPOGRAPHIC INFORMATION FROM KGIS.
3. OFF-STREET PARKING : THERE WILL BE NO OFF STREET PARKING.
4. CIRCULATION DIAGRAM : TURNING RADIIUS PROVIDED FOR FIRE TRUCK.
5. LANDSCAPE : AREA WILL BE FENCED TO PROTECT THE SITE. LANDSCAPING WILL BE ALONG PERIMETER OF THE FENCE AS REQUIRED.
6. MANUFACTURER TO PROVIDE BUILDING FOOTPRINT.
7. MANUFACTURER TO PROVIDE BUILDING ELEVATIONS.
8. PROPOSED SIGNAGE : SIGNAGE TO BE ON THE BUILDING FACE.
9. BUILDING SETBACKS SHOWN.
10. ALL DRAINAGE IS TO BE DIRECTED TO THE DETENTION POND OF THE ADJACENT TO THE WEST.
11. NO MAIL FACILITY REQUIRED.
12. AMENITIES : NONE REQUIRED.
13. GARABAGE DUMPSTER : DUMPSTER AS REQUIRED BY CITY.
14. TRAFFIC IMPACT STUDY : NOT REQUIRED.

NOTES

1. **PROPERTY HOLDERS**
CHARLES WILDER
6937 OLD KENT DR
KNOXVILLE, TN 37919
2. **PROPERTY REFERENCE:**
5810 WASHINGTON PIKE
KNOXVILLE, TN 37918
EIGHTH (8TH) CIVIL DISTRICT OF
KNOX COUNTY, TENNESSEE
WARD 33
CITY BLOCK 33198
CITY OF KNOXVILLE TENNESSEE
TAX MAP 49 PARCEL 92.05
DEED 201101280045573
PLAT 201205140084119 (LOT 4)
"THE SHOPS AT MURPHY ROAD"
SETBACKS AS PER CURRENT ZONING:
ZONING: C-4(k) - 11-N-07-RZ
SETBACKS PER REQUIRED ZONING
3. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR KNOX COUNTY TENNESSEE AND FOUND THE HERSON DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4. PROPERTY SUBJECT TO A 10' DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS AND 5' ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
5. PROPERTY SUBJECT TO EASEMENTS OF RECORD AND AS SPECIFIED ON PLAT 201205140084119.



ROMANS Engineering
1823 Hopewell Road
Knoxville, TN 37920
Phone (865) 879-0730
romansengineering@gmail.com



THE SHOPS AT MURPHY STORAGE
Knoxville, Tennessee
USE ON REVIEW - PRELIMINARY SITE PLAN

| DATE: | REVISIONS: |
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JOB NO: 18-04
DATE: 12/27/17
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CHECKED: TER

2-E-18-UR

UOR-1

OWNER

Tennessee Self-Storage
104 Circle Lane
Knoxville, Tennessee 37914
CONTACT: Donny Heblie
PHONE: (865) 444-3246

ARCHITECT

oysk3 architects
1545 Western Avenue, Suite 100
Knoxville, Tennessee 37921
CONTACT: Steve Young
PHONE: (865) 523-8200
FAX: (865) 523-8266
E-MAIL: office@oysk3architects.com

CIVIL ENGINEER

Romans Engineering
1523 Hopewell Road
Knoxville, Tennessee 37920
CONTACT: Terry Romans
PHONE: (865) 674-5736
E-MAIL: romansengineering@gmail.com

Washington Pike Mini Storage

5912 & 5870 Washington Pike
Knoxville, Tennessee 37918



Key Map
SCALE: x = x

DRAWING INDEX

- G001 Project Information
- G002 Site Plan
- G003 Landscape Plan
- G004 Lighting Plan
- G005 Lighting
- G006 Lighting Schedule
- G007 Lighting Schedule

- C-1 Plat Plan
- C-2 Grading Plan

- A101 Office Building - Floor Plans & Elevations
- A102 Storage Buildings - Elevations

ABBREVIATIONS

| | |
|--|-------------------------------------|
| AB ANCHOR BOLT | INSL INSULATION |
| AC AIR CONDITIONING | INT INTERIOR |
| ACT ACQUISITORY CEILING TILE | JST JOIST |
| AF ABOVE FINISHED FLOOR | MAX MAXIMUM |
| ALUM ALUMINUM | MEGH MEGHANICAL |
| ANGH ANCHOR | MIR MIR |
| BD BOARD | MO MASONRY OPENING |
| BM BEAM | MRI MOISTURE RESISTANT GYP BD |
| C TO C CENTER TO CENTER | MTL METAL |
| CF GARRET | OC ON CENTER |
| CJ CONSTRUCTION JOINT | PROV PROVIDED BY OWNER |
| COL CONCRETE MASONRY UNIT | PLATE PRE-FINISHED |
| COLM COLUMN | PLM PLASTIC LAMINATE |
| CONC CONCRETE | PLYD PLYWOOD |
| CONSTR CONSTRUCTION | PS PULL STATION |
| CONT CONTINUOUS | PRSR PRESSURE TREATED OR PAINT |
| CONTR CONTRACTOR | PTD PAINTED |
| CONTN CERAMIC TILE | PVC POLYVINYL CHLORIDE PIPE |
| DET DETAIL | RESL RETAINING |
| DF DRINKING FOUNTAIN | SHT SHEET |
| DS DOWN SPOUT | SIT SILET |
| DWG DRAWING | TEMP TEMPERATURE |
| EA EACH | T&G TONGUE AND GROOVE |
| EL ELEVATION | TOP OF CONCRETE |
| EPB EXPANDED POLYSTYRENE | TOP OF FOOTING |
| EQIP EQUIPMENT | TOS TOP OF STEEL |
| EMH ELECTRIC WATER HEATER | TOP OF MALL |
| EXP EXPANSION OR EXPOSED | TPH TOILET PAPER HOLDER |
| EXT EXTERIOR OR EXISTING | TYPICAL |
| EXIST EXISTING | VGT VENT. COMPOSITE TILE FLOORING |
| FIB FIBER FLOOR/FINISH FAZE | VNT VENT. BASE |
| FE FIRE EXTINGUISHER | WTH WITH |
| FEK FIRE EXTINGUISHER CABINET | WC WATER CLOSET |
| FG FIRE HOSE CABINET | WC MATR CLOSET |
| FLASH FLASHING | MOO MOO |
| FRP FIBER-REINFORCED PLASTIC | MOO MOO |
| GA GARAB BAR | SP 30 SECONDS, 4 MINUTES, 8 SECONDS |
| GB GYPSUM BOARD | Ø DIAMETER |
| GD HARDWOOD | AT AT |
| HDV HIGH OR HEIGHT | AND |
| HVAC HEATING, VENTILATION & AIR CONDITIONING | ANGLE |
| | CL CENTER LINE |

FACILITY & CODE COMPLIANCE INFORMATION

| | |
|---|--|
| PARCEL DESCRIPTION | Parcel ID: 044 04206 + 044 04208 (to be one-lot) |
| PROPERTY ZONE | City: C-4 (U) - highway and arterial commercial district I-10-OT-RZ C-8 - owner (security) residence allowed |
| PROPERTY SIZE | ± 8.41 acres (2% building site coverage) |
| BUILDING SQUARE FOOTAGE | Office Building: 2000 sq. ft. (Phase 1) Storage Building 1: 30500 sq. ft. (Phase 1) Storage Building 2: 37400 sq. ft. (Phase 2) RV/Boat Storage Building 3: 52800 sq. ft. (Phase 3) |
| FLOOR LEVELS | Office Building, One Storage Building, One |
| CONSTRUCTION CLASSIFICATION | Office Building: IBC Type VB Storage Building: IBC Type 1B |
| OCCUPANCY CLASSIFICATION | Storage |
| ACCESSORY OCCUPANCY | Office + Residence |
| OCCUPANT LOAD | Office: 145 sq. ft. / 100 = 12 occ. Residence: 200 sq. ft. / 200 = 4 occ. Storage: 12000 sq. ft. / 500 = 24 occ. per 1'x1' area |
| RATED WALLS | 3-hour fire rated walls in storage buildings of 12,000 sq. ft. or less |
| DETECTION AND ALARM SYSTEMS | To be determined |
| EMERGENCY ILLUMINATION | Yes |
| MAXIMUM TRAVEL DISTANCE TO EXITS | Allowed: 200'-0" maximum Provided: 150'-0" |
| FIRE EXTINGUISHERS | Yes |
| TOILET REQUIREMENTS | Office = 145 sq. ft. Requires 1 Provided 1 |
| PARKING REQUIREMENTS | Required for Mini-Storage 5 + .02 x interior units Phase 1 22 x .02 = 4.24 Phase 2 45 x .02 = 3.8 D Total required & provided = 5 + 8 (1 handicap space) |

GENERAL NOTES

- G1 SCOPE OF WORK:
Phase 1: new construction of office building and conditioned/unconditioned mini storage building
Phase 2: new construction of conditioned/unconditioned mini storage building
Phase 3: new construction of RV + Trailer storage building
- G2 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, AMENDMENTS & COVENANTS.
+ 2004 ICC/ANSI A117
+ 2012 International Energy Conservation Code
+ 2012 International Building Code
+ 2008 edition of the National Electrical Code
+ 2012 edition of the International Fuel Gas Code
+ 2012 edition of the International Mechanical Code
+ 2012 edition of the International Plumbing Code
+ 2012 International Fire Code with Local Amendments
- G3 READ (OR CALCULATE) DIMENSIONS FROM PUBLISHED PRINTS OF CONSTRUCTION DRAWINGS. DO NOT "SCALE" FROM DRAWINGS, IN EITHER THEIR PUBLISHED OR ELECTRONIC FORMS.
- G4 CONTRACTOR SHALL VERIFY EXISTING CONDITIONS & DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO oysk3 ARCHITECTS FOR JUSTIFICATION AND/OR CORRECTION. CONTRACTOR ASSUMES RESPONSIBILITY FOR CONDITIONS THAT ARE NOT REPORTED.
- G5 CONTRACTOR SHALL FIELD-VERIFY COMPATIBILITY OF THE BUILDING WITH ALL SITE CONDITIONS (A, GRADES, ELEVATIONS, UTILITY LOCATIONS & INVERTS, OTHER EXISTING CONDITIONS, ETC.
- G6 ALL FOOTINGS MUST REST ON UNDISTURBED OR SUITABLE COMPACTED SUBSOIL.
- G7 MANUFACTURED TRUSSES, BEAMS, & OTHER ENGINEERED BUILDING SYSTEMS MUST BE DESIGNED BY THE MANUFACTURER'S ENGINEER, WHO SHALL BE REGISTERED IN THE STATE OF TENNESSEE. STAMPED, APPROVED SHOP DRAWINGS SHALL BE ON-SITE BEFORE ERECTION BEGINS.

2-E-18-UR
Revised: 10/1/2018



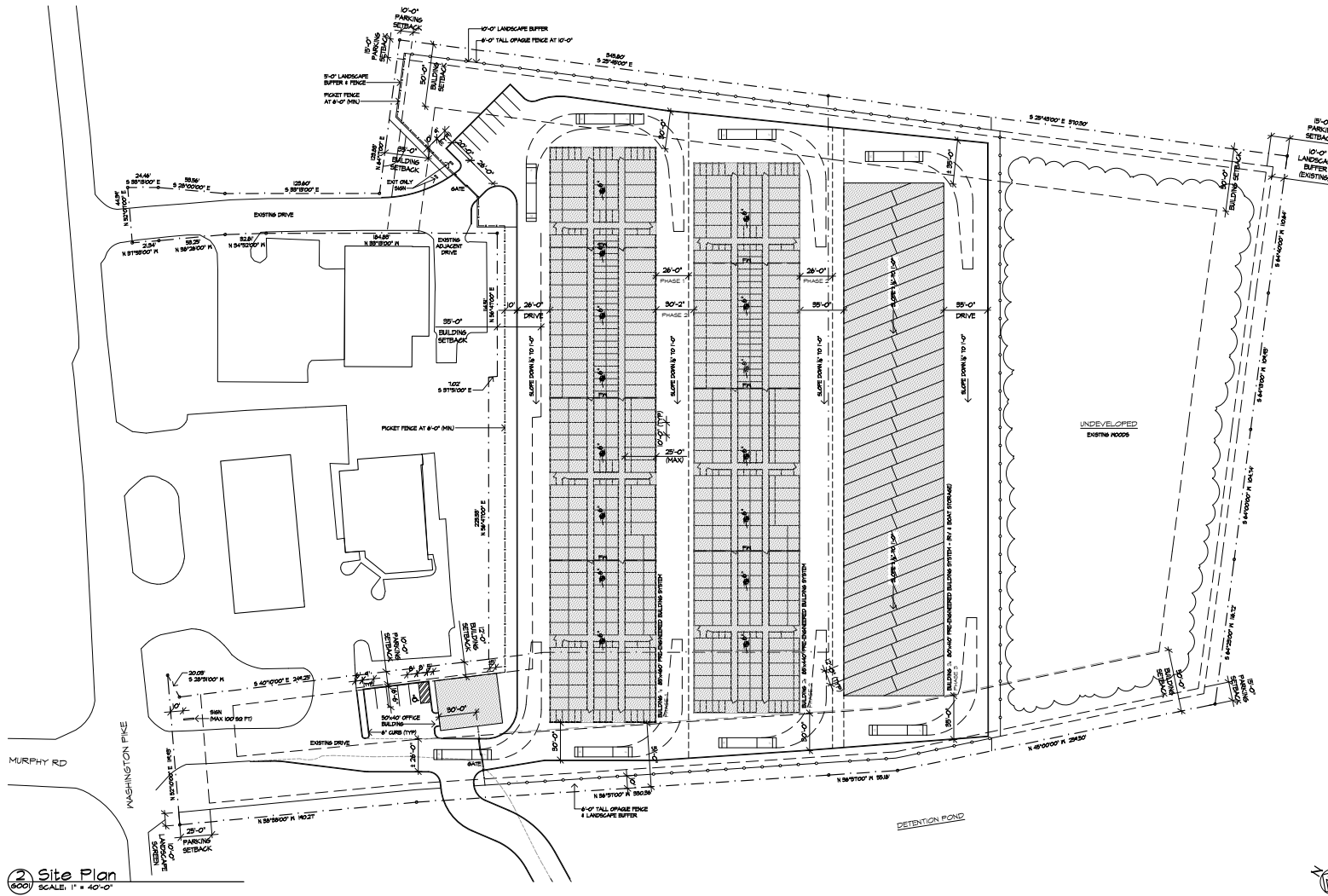
PRELIMINARY - NOT FOR CONSTRUCTION
WASHINGTON PIKE MINI STORAGE
 WASHINGTON PIKE - KNOXVILLE, TN 37918

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PROJECT INFORMATION

G001
PROJECT: 18125
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| SYMBOLS LEGEND | |
|----------------|---------------------|
| | EXISTING FENCE |
| | PICKET FENCE & GATE |
| | PROPERTY BOUNDARY |
| | EXISTING |
| | NOTE MARK |



- SITE PLAN NOTES**
- SE1 BOUNDARY INFORMATION, TOPOGRAPHIC INFORMATION, & OTHER SITE INFORMATION IS TAKEN FROM KNOX COUNTY GIS. HAZARD BOUNDARY SURVEY BY Romona Engineering, & OTHER DOCUMENTS PROVIDED BY THE OWNER.
- SE2 LANDSCAPING DESIGN INDICATED IS CONCEPTUAL - SEE DRAINING SHEET 6002.
- SE3 ALL GROUND DISTURBED BY CONSTRUCTION SHALL BE REPAIRED/REPLACED WITH TOPSOIL; THIS SHALL BE GRADED, RAKED, SEEDED, MULCHED, & MAINTAINED PER SPECIFICATIONS, UNLESS OTHER LANDSCAPING IS INDICATED.
- SE4 IN ALL AREAS, PROVIDE POSITIVE DRAINAGE SLOPE GRADE AWAY FROM BUILDINGS, MAINTAIN & EXTEND EXISTING SWALES; PROVIDE FRENCH DRAIN TO GRADE WHERE SURFACE SLOPE DOES NOT PROVIDE ADEQUATE DRAINAGE.
- SE5 SIDEWALK CONCRETE SHALL HAVE:
 - 2500 P.S.I. MINIMUM AT 30 DAYS
 - 5% AIR ENTRAINMENT
 - JOINTS IN SIDEWALK AT 9 FEET INTERVALS
 - FLOOD FLUAT AND LIGHT BROOK FINISH FOR SLIP RESISTANCE
- SE6 PUBLIC WALKS CONNECTING PRIMARY ENTRANCES SHALL BE HANDICAP ACCESSIBLE, WITH A MINIMUM CLEAR WIDTH OF 48". SLOPE OF ACCESSIBLE WALKS SHALL NOT EXCEED 1:20 (1" RISE OVER 20" RUN) WHERE HANDRAILS ARE PROVIDED, SLOPE SHALL NOT EXCEED 1:12; CURB CUTS & CURB RAMPS SHALL NOT EXCEED 1:2.
- SE7 MONUMENT-TYPE SIGNAGE TO BE CONSTRUCTED OF MATERIALS MATCHING THE CHARACTER & COLOR OF THE BUILDING; THIS SIGN SHALL BE EITHER INTERNALLY-LIT, OR ILLUMINATED BY GROUND-MOUNTED FLOODLIGHTS WITH LIGHT CONTROL LOUVERS), & SET AMONGST DECORATIVE LANDSCAPING.
- SE8 BUILDING ENTRANCE, ACCESSIBLE PARKING SPACE, & ADJACENT LOADING ZONE SLOPE SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS.
- SE9 ALL TREES RETAINED OR PROVIDED TO MEET THE REQUIREMENTS OF THE CITY OF KNOXVILLE SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM THE DATE OF COMPLETED CONSTRUCTION. FINAL PLANT APPROVAL OR PLANTING, AS SPECIFIED BY THE CONTRACT, ANY TREE WHICH FAILS TO SURVIVE EIGHTEEN (18) MONTHS SHALL BE REPLACED WITHIN TWELVE (12) MONTHS OF LOSS.
- SE10 PROVIDE EIGHT (8) TREES PER ACRE, EXISTING AND/OR NEW. 50% OF THE TOTAL MUST CONSIST OF SPECIES THAT ATTAIN A MATURE HEIGHT OF 50 FEET OR MORE; THE REMAINING 50% MAY CONSIST OF SMALLER TREE SPECIES, INCLUDING ORNAMENTALS.

STORAGE UNIT SIZE - FROM 25 sq. FT. TO 250 sq. FT.

2-E-18-UR
 Revised: 10/1/2018

Site Plan
 SCALE: 1" = 40'-0"



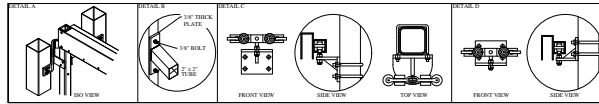
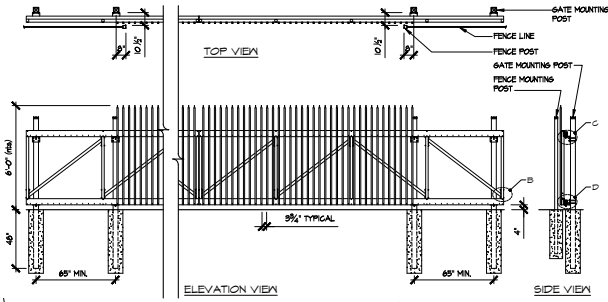
PRELIMINARY - NOT FOR CONSTRUCTION
WASHINGTON PIKE MINI STORAGE

WASHINGTON PIKE - KNOXVILLE, TN 37918

| MARK | DATE | ISSUE FOR: |
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| --- | 02/27/18 | ISSUE FOR PERMITS |
| --- | 10/1/18 | FOR CONSTRUCTION |

SITE PLAN

G002
 PROJECT: 18125
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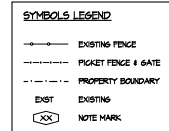
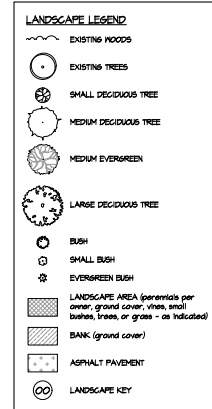
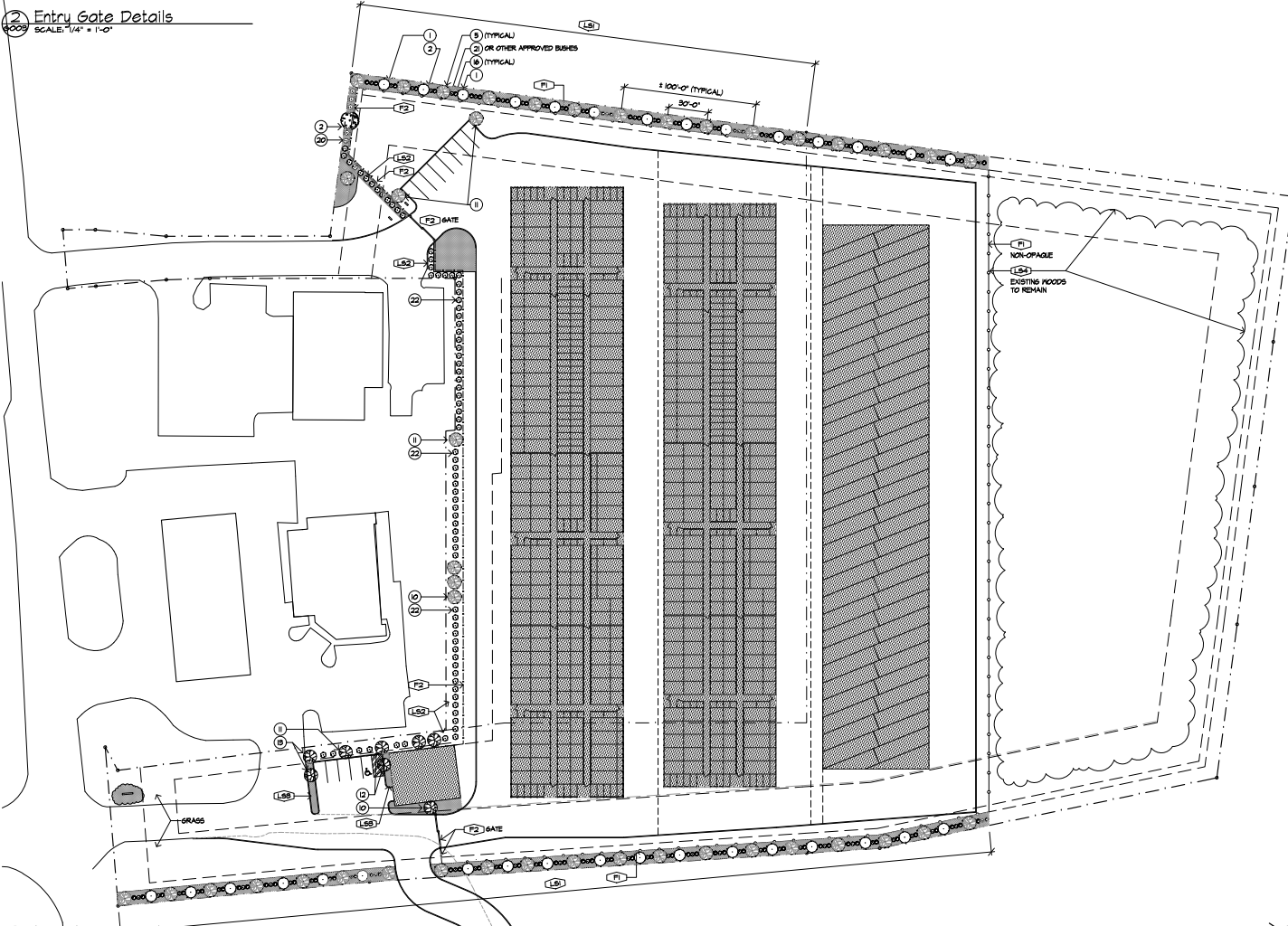
LANDSCAPE NOTES

- E1 6'-0" CHAIN LINK FENCE WITH OPAGE STRIPS, OR EQUAL OPAGE PRODUCT AT ADJACENT RESIDENTIAL/AGRICULTURAL ZONE AT BOTH SIDES.
- E2 ROLLING OR SPRING GATE SHALL BE 6'-0" TALL PICKETS AT 4' O.C., FENCE AGAINST COMMERCIAL PROPERTY SHALL BE 6'-0" STEEL PICKET FENCE.

LANDSCAPE NOTES

- L51 PROVIDE 10' LANDSCAPE BUFFER WITH:
 - 4 EVERGREEN TREES
 - 5 DECIDUOUS TREES
 - 14 SHRUBS (50% EVERGREEN)
 FOR EVERY 100'-0".
- L52 BETWEEN PARKING LOT & MIXED USE NON-RESIDENTIAL ZONES, PROVIDE PERIMETER SCREENING OF 3'-0" WIDE CONTINUOUS LANDSCAPE (50% EVERGREEN SHRUBS).
 - L52.1 PROVIDE EIGHT (8) TREES PER ACRE, EXISTING AND/OR NEW 50% OF THE TOTAL MUST CONSIST OF SPECIES THAT ATTAIN A MATURE HEIGHT OF 50 FEET OR MORE; THE REMAINING 50% MAY CONSIST OF SMALLER TREE SPECIES, INCLUDING ORNAMENTALS.
 - L52.2 PROVIDE EIGHT (8) TREES PER ACRE, EXISTING AND/OR NEW 50% OF THE TOTAL MUST CONSIST OF SPECIES THAT ATTAIN A MATURE HEIGHT OF 50 FEET OR MORE; THE REMAINING 50% MAY CONSIST OF SMALLER TREE SPECIES, INCLUDING ORNAMENTALS.
- L53 PROVIDE EIGHT (8) TREES PER ACRE, EXISTING AND/OR NEW 50% OF THE TOTAL MUST CONSIST OF SPECIES THAT ATTAIN A MATURE HEIGHT OF 50 FEET OR MORE; THE REMAINING 50% MAY CONSIST OF SMALLER TREE SPECIES, INCLUDING ORNAMENTALS.
- L54 PROVIDE PROTECTIVE BARRIER FOR PRESERVED TREES.
 - 6 x 6-ft screen x 67 inches
 - Provide - Existing woods x (64) trees preserved
 - Parking - Mini-storage required 5 to 7 spaces (1 handicap space & van walk aisle)

2 Entry Gate Details
SCALE: 1/4" = 1'-0"



Landscape Plant List

- LARGE TREE**
- 1 Red Maple
- 2 Chestnut Oak
- MEDIUM TREE**
- 3 Colorado Blue Spruce (buffer)
- 4 Loblolly Pine
- SMALL TREE**
- 10 Japanese Maple
- 11 Eastern Red Bud
- 12 Grape Myrtle
- 13 Flower Dogwood
- BUSHES, ETC.**
- 16 Emily Bruner Holly (screen/buffer)
- 20 Virginia Sweetpea
- 21 Barberry
- 22 Crimson Pigeon
- 23 Dwarf Yucca Holly
- PLANTING BEDS**
- 24 Mondo Grass, Ophiopogon
- 25 Juniper Bar Harbor, Juniperus Hillmanii

3 Landscape Plan
SCALE: 1" = 40'-0"



PRELIMINARY - NOT FOR CONSTRUCTION
WASHINGTON PIKE MINI STORAGE
 WASHINGTON PIKE - KNOXVILLE, TN 37918

2-E-18-UR
Revised: 10/1/2018

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LANDSCAPE PLAN

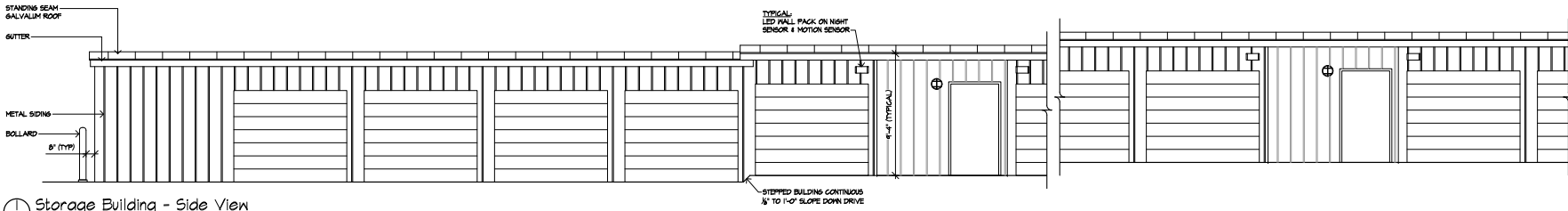
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| 1 | 05/27/18 | ISSUE FOR PERMITS |
| 2 | 10/11/18 | ISSUE FOR CONSTRUCTION |
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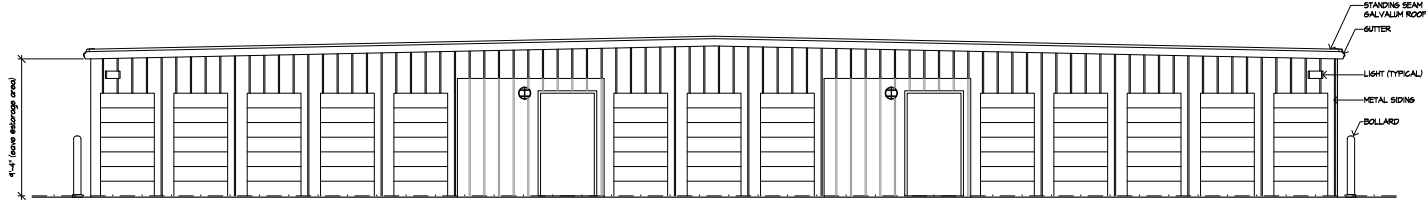
STORAGE BUILDING ELEVATIONS

A102

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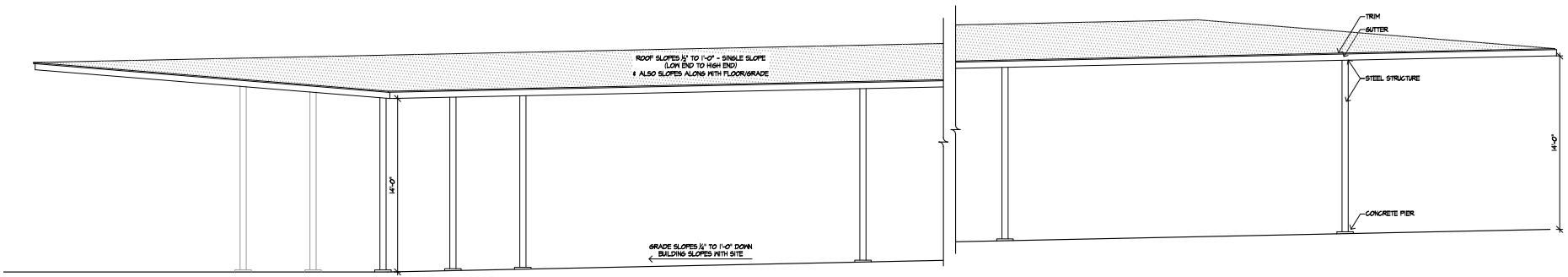


1 Storage Building - Side View
SCALE: 1/4" = 1'-0"

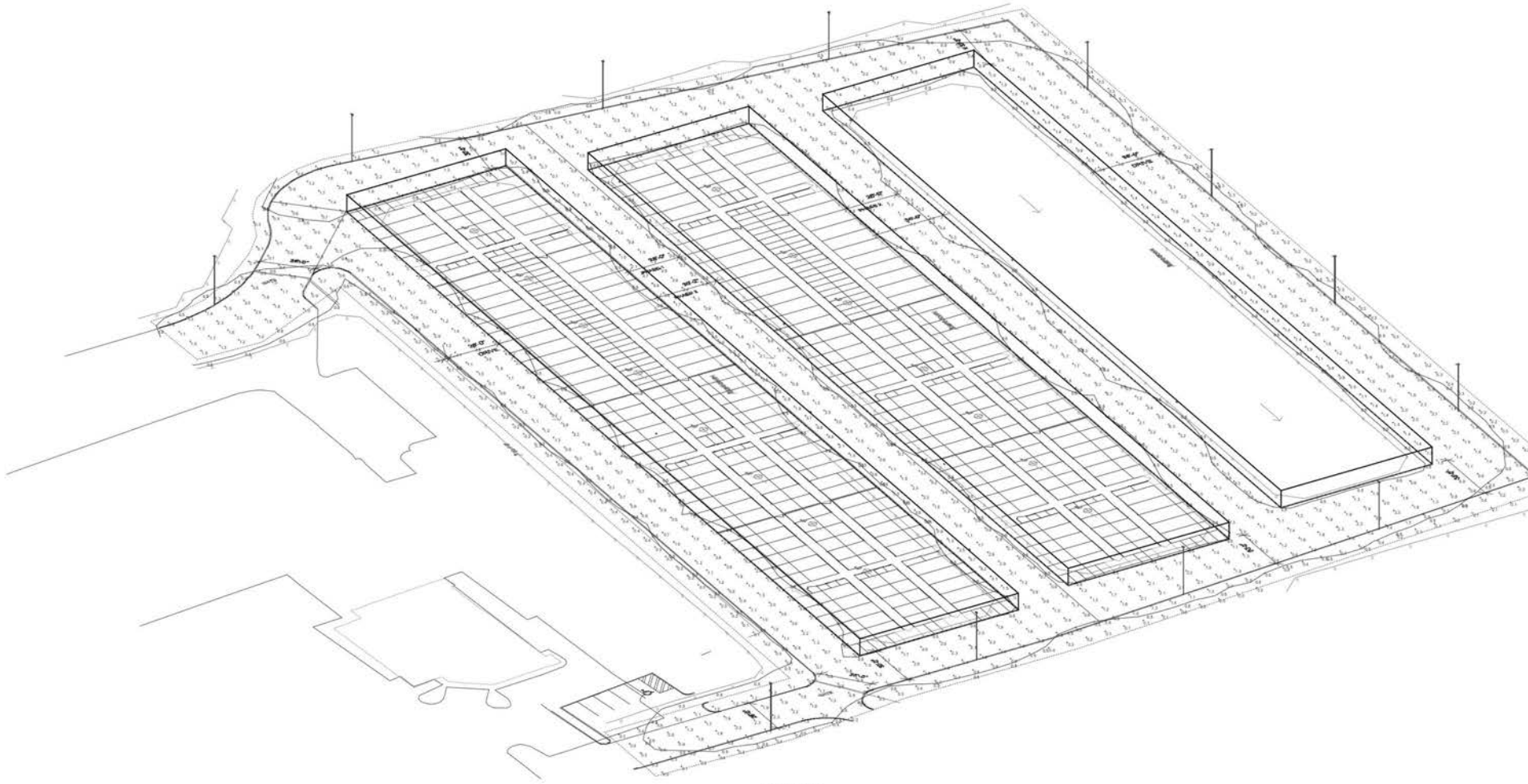


2 Storage Building - End View
SCALE: 1/4" = 1'-0"

2-E-18-UR
Revised: 10/1/2018



3 RV & Boats Storage Building - Side View
SCALE: 1/4" = 1'-0"



South West View

2-E-18-UR

PRELIMINARY - NOT FOR CONSTRUCTION

WASHINGTON PIKE MINI STORAGE

WASHINGTON PIKE - KNOXVILLE, TN 37918

| MARK | DATE | ISSUE FOR |
|------|----------|------------------|
| | 08/27/18 | Issue for Review |
| | | |
| | | |
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| | | |
| | | |
| | | |
| | | |
| | | |

DRINK

LIGHTING

G005

PROJECT: 18125

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2-E-18-UR-PP-9-13-18

Tom Brechko <tom.brechko@knoxmpc.org>

2-E-18-UR

1 message

Terry Romans <romansengineering@gmail.com>

To: Tom Brechko <tom.brechko@knoxmpc.org>

Please postpone to the October 11th Meeting.

Thanks
Terry

Thu, Sep 6, 2018 at 3:56 PM





2-E-18-UR_PP-6-14-18

Tom Brechko <tom.brechko@knoxmpc.org>

Any word on the storage facility use on review (2-E-18-UR)

2 messages

Tom Brechko <tom.brechko@knoxmpc.org>
To: Terry Romans <romansengineering@gmail.com>



Fri, May 25, 2018 at 8:22 AM

Terry,

Have they decided yet.

Tom

Terry Romans <romansengineering@gmail.com>
To: Tom Brechko <tom.brechko@knoxmpc.org>

Fri, May 25, 2018 at 9:08 AM

Tom,

Postpone for 90 days (2-E-18-UR) - Terry Romans

Thanks

Let me know if you have any questions.

Thanks
[Quoted text hidden]

90 days

2/27/2018

2-E-18-UR - PP 3-8-18



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

MPC 2-E-18-UR

1 message

Terry Romans <romansengineering@gmail.com>
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Tue, Feb 27, 2018 at 12:28 PM

I want to request a 90 day postponement for the above referenced project. This will replace the previous request to withdrawal. My client is working out details. If you have any questions please feel free to call or email

Thanks for you help

Terry Romans, PE, RLS
Romans Engineering

Postpone - 90 days to June 14, 2018

Revised 8-6-18 to add parcel 09206

KNOXVILLE-KNOX COUNTY

M P C

METROPOLITAN
PLANNING
COMMISSION
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Use on Review Development Plan

Name of Applicant: TERRY ROMANS - ROMANS ENGINEERING

Date Filed: 12/27/17 Meeting Date: February 8, 2018

Application Accepted by: Thomas Breakey

Fee Amount: File Number: Development Plan

Fee Amount: 1500.00 File Number: Use on Review 2-E-18-UR

PROPERTY INFORMATION

Address: 5910 WASHINGTON PIKE

General Location: SOUTH OF INTERSECTION OF MURPHY RD + WASH. PK -

Tract Size: 3.82 No. of Units:

Zoning District: C-4(k)

Existing Land Use: AgF or Vac

Planning Sector: NORTHEAST COUNTY

Sector Plan Proposed Land Use Classification: NC

Growth Policy Plan Designation: URBAN

Census Tract: 52.01

Traffic Zone: 135

Parcel ID Number(s): 049 09205 and

Jurisdiction: City Council 4 District 09206 TO ER

County Commission 8 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: CHARLES WILDER

Company:

Address: 6937 OLD KENT DR

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-567-8047

Fax:

E-mail:

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: TERRY ROMANS

Company: ROMANS ENGINEERING

Address: 1923 HOPENELL RD

City: KNOXVILLE State: TN Zip: 37920

Telephone: 865-679-5736

Fax:

E-mail: romansengineering@gmail.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

SELF STORAGE FACILITY

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: TERRY E ROMANS

Company: ROMANS ENGINEERING

Address: 1923 HOPENELL RD

City: KNOXVILLE State: TN Zip: 37920

Telephone: 865-679-5736

E-mail: romansengineering@gmail.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

Address

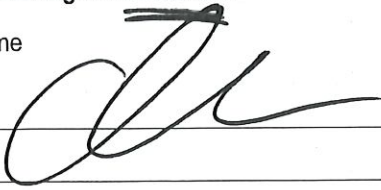
City

State

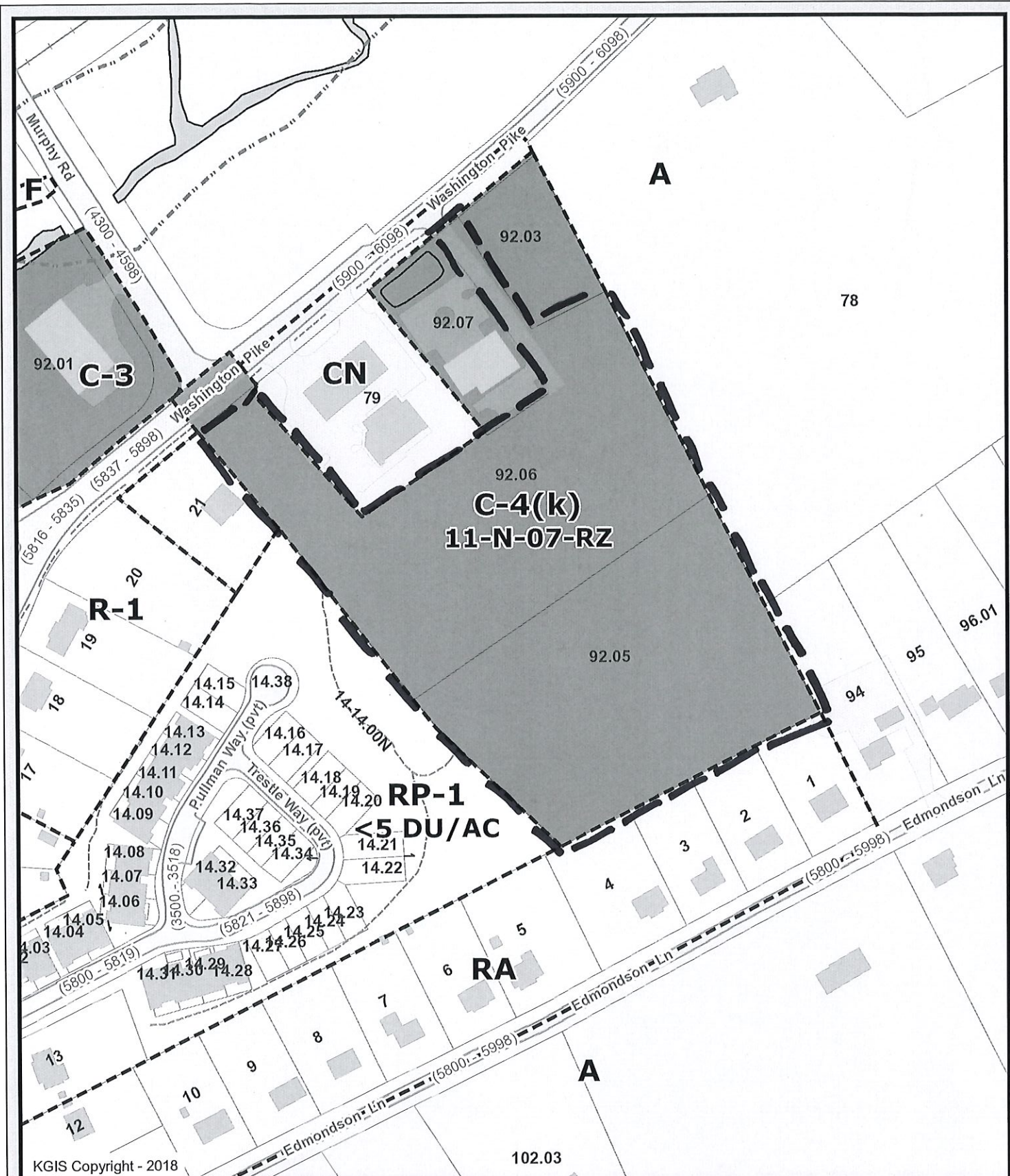
Zip

Owner

Option



6937 OLD KENT DR
KNOXVILLE TN 37919

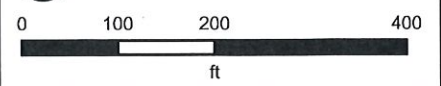


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2-E-18-UR-PP-2-8-18

KNOXVILLE-KNOX COUNTY

M P C

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COMMISSION

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Request to Postpone • Table • Withdraw

Name of Applicant: Terry Romans - Romans Engineering
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 2-E-18-UR

Date Scheduled for MPC Review: February 8, 2018

Date Request Filed: 1-16-2018 Request Accepted by: Thomas Barbero

REQUEST

Postpone

Please postpone the above application(s) until:

March 8, 2018
DATE OF FUTURE MPC PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Address staff comments.

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: TJR

PLEASE PRINT

Name: TERRY E ROMANS

Address: 1923 Hopewell Rd

City: KNOXVILLE State: TN Zip: 37920

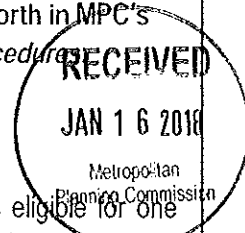
Telephone: 865-679-5736

Fax: _____

E-mail: romansengineering@gmail.com

PLEASE NOTE

Consistent with the guidelines set forth in MPC's
Administrative Rules and Procedures



POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Use on Review Development Plan

Name of Applicant: TERRY ROMANS - ROMANS ENGINEERING

Date Filed: 12/27/17 Meeting Date: February 8, 2018

Application Accepted by: Thomas Brubaker

Fee Amount: File Number: Development Plan

Fee Amount: 1500.00 File Number: Use on Review 2-E-18-UR

PROPERTY INFORMATION

Address: 5910 WASHINGTON PIKE

General Location: SOUTH OF INTERSECTION OF MURPHY RD + WASH. PK -

Tract Size: 3.82 No. of Units:

Zoning District: C-4(k)

Existing Land Use: AgF or Vac

Planning Sector: NORTHEAST COUNTY

Sector Plan Proposed Land Use Classification: NC

Growth Policy Plan Designation: URBAN

Census Tract: 52.01

Traffic Zone: 135

Parcel ID Number(s): 049 09205

Jurisdiction: City Council 4 District 09206

County Commission 8 District 1B

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: CHARLES WILDER

Company:

Address: 6937 OLD KENT DR

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-567-8047

Fax:

E-mail:

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: TERRY ROMANS

Company: ROMANS ENGINEERING

Address: 1923 HOPENELL RD

City: KNOXVILLE State: TN Zip: 37920

Telephone: 865-679-5736

Fax:

E-mail: romansengineering@gmail.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

SELF STORAGE FACILITY

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT Name: TERRY E ROMANS

Company: ROMANS ENGINEERING

Address: 1923 HOPENELL RD

City: KNOXVILLE State: TN Zip: 37920

Telephone: 865-679-5736

E-mail: romansengineering@gmail.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

Address

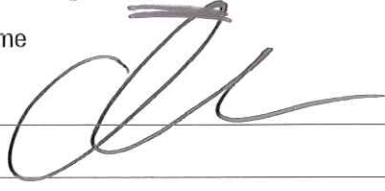
City

State

Zip

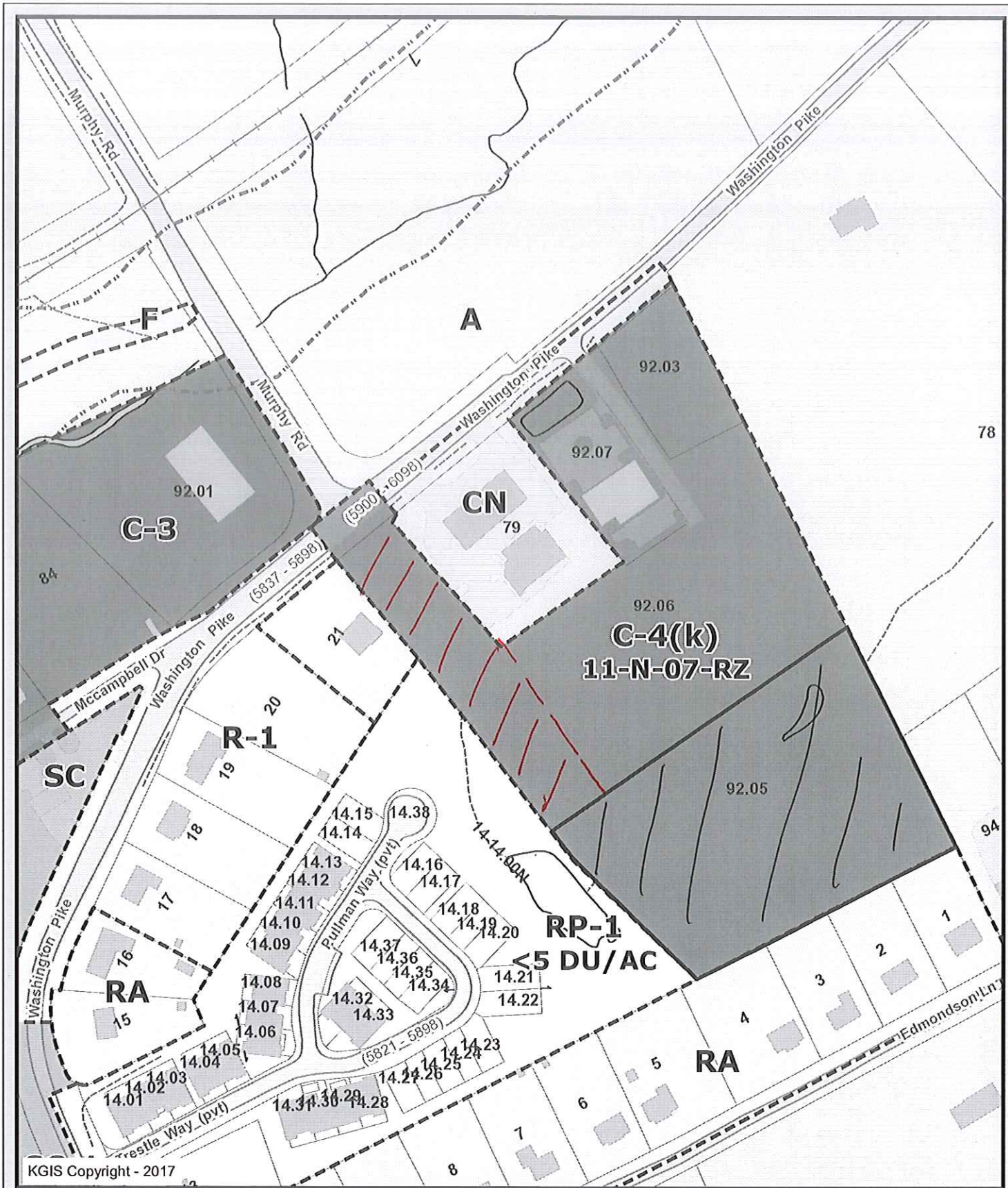
Owner

Option



6937 OLD KENT DR
KNOXVILLE TN 37919

✓

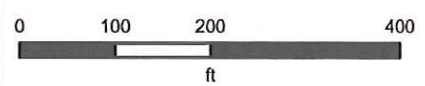


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REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before January 24, 2018 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: 
Printed name: TERRY E ROMANS
MPC/BZA File #: 2-E-18-UR