



USE ON REVIEW REPORT

▶ **FILE #:** 12-F-18-UR **AGENDA ITEM #:** 32
POSTPONEMENT(S): 12/13/2018 **AGENDA DATE:** 2/14/2019
▶ **APPLICANT:** SECURITY CENTRAL STORAGE
OWNER(S): Craig Allen

TAX ID NUMBER: 144 PART OF 33, 03501 & 035 [View map on KGIS](#)
JURISDICTION: County Commission District 5
STREET ADDRESS: 9600 Westland Dr
▶ **LOCATION:** Southeast side of Westland Dr., northeast of I-140.
▶ **APPX. SIZE OF TRACT:** 8.86 acres
SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with 30' of pavement width within 50' of right-of-way.
UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District
WATERSHED: Sinking Creek

▶ **ZONING:** CA (General Business), OB (Office, Medical, and Related Services) pending and A (Agricultural)
▶ **EXISTING LAND USE:** Residence and vacant land
▶ **PROPOSED USE:** Self Service Storage Facility

HISTORY OF ZONING: Property rezoned to CA & OA in September, 2018
SURROUNDING LAND USE AND ZONING: North: Churches - RP-1 (Planned Residential) and A (Agricultural)
South: Residence and vacant land - A (Agricultural)
East: Residences - PR (Planned Residential)
West: Vacant land and I-140 interchange - A-1 (General Agricultural) & OS-1 (Open Space Preservation)
NEIGHBORHOOD CONTEXT: This area along Westland Dr., east of I-140, is developed with low-density residential uses and churches, under RP-1, PR and A zoning. To the west of I-140 are low and medium density residential uses, as well as offices and a retail business, zoned CA, OB, PC and PR.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for the self-service storage facility with approximately 122,200 square feet of storage area and an office and managers apartment with approximately 1,900 square feet, subject to 9 conditions.

1. Approval of the rezoning request (1-F-19-RZ) by Knox County Commission for a portion of the property to

CA and OB zoning districts.

2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. The stream and wetland buffers are required to comply with the Knox County Stormwater Ordinance.
4. Obtaining all applicable permits from the Tennessee Department of Environment and Conservation (TDEC) and the Army Corps of Engineers.
5. During the grading and construction of the self-service storage facility, the contractor shall clearly mark in the field the limits of site grading to protect the required stream and wetland buffers and the existing vegetation on the site.
6. Installation of all landscaping as shown on the landscape plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. All outdoor lights shall be shielded to direct light and glare only onto the self-service storage facility site.
9. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the CA and OB zoning districts and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop a self-storage facility with two one-story buildings with basements on the southeast side of Westland Dr., just east of the I-140/Westland Dr interchange. The total area of the storage buildings will be approximately 122,200 square feet. The storage units range in size from 75 to 350 square feet. A separate office for the storage facility with an attached manager's apartment (approximately 1,900 square feet) is also proposed. Access to the proposed development includes a single access driveway out to Westland Dr. This driveway will also provide access to a small development parcel located directly to the east that is zoned OA (Office Park).

The majority of the development site is located within the CA zoning district which allows consideration of the self-service storage facility as a use on review. The office for the self-service storage facility and associated managers apartment, as designed, are allowed under the OB zoning district.

The Planning Commission recommended approval of a rezoning and sector plan application (1-F-19-RZ / 1-E-19-SP) on January 10, 2019 that would adjust the zoning boundaries (CA and OB zoning districts) for the self-service storage facility to fit with the proposed development site. The Knox County Commission will consider the rezoning request on February 25, 2019.

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

1. The proposed commercial development will have a minimal impact on local services since utilities are already in place to serve the development.
2. The existing stream buffers and vegetation, and proposed landscaping, will help to minimize the impact on adjoining properties.

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

1. The proposed commercial development meets all of the requirements of Knox County Zoning Ordinance pertaining to building setbacks, height, lighting and landscaping.
3. The proposed commercial development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhoods where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site has direct access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan as amended, identifies the property for general commercial use. The

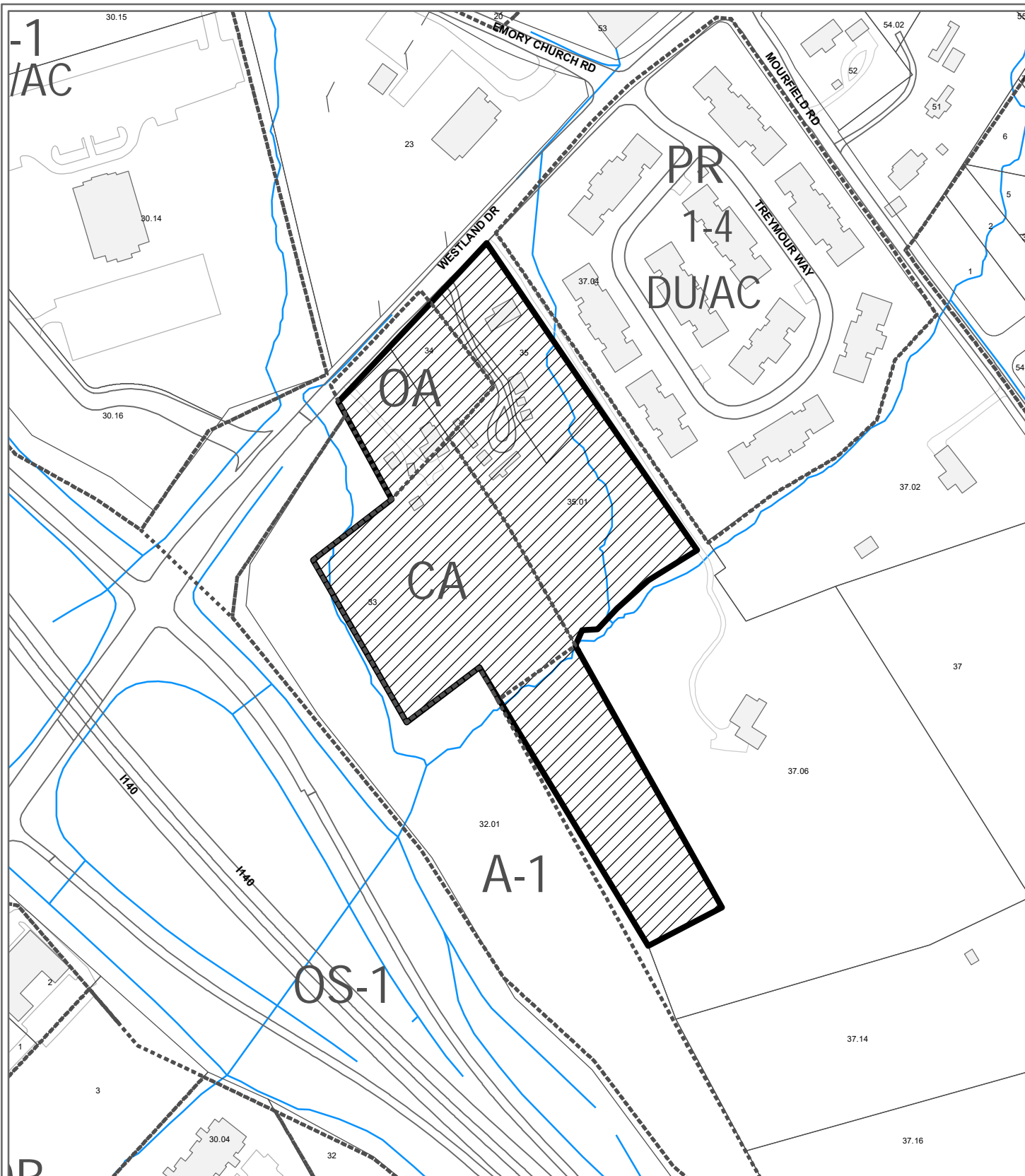
proposed use and development plan are in compliance with the Sector Plan.

2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

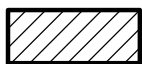
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**12-F-18-UR
USE ON REVIEW**

Petitioner: Security Central Storage



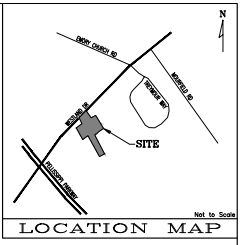
Self Service Storage Facility in CA (General Business), OA (Office Park) & A (Agricultural)

Original Print Date: 11/15/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 144

Jurisdiction: County





LOCATION MAP

- NOTES:
- IRON PINS SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 - THIS PROPERTY COVERS 8.86 ACRES.
 - NORTH BASED ON ADJOINING PLAT FOR "A JACKSON WOODALL & SHAWN BOYCE PROPERTY" WHICH REFERENCES "N AND 83".
 - PARKING SPACES REQUIRED (BASED ON BANKS, BUSINESS OFFICES):
STANDARD: ONE SPACE PER THREE HUNDRED SQUARE FEET OF USABLE FLOOR AREA PLUS ONE PER EACH THREE EMPLOYEES.
ACCESSIBLE: 1 SPACE
TOTAL SPACES: 4
PARKING SPACES PROVIDED:
STANDARD SPACES: 3
ACCESSIBLE SPACES: 1
TOTAL SPACES: 4
PARKING SPACES REQUIRED (BASED ON RESIDENTIAL):
STANDARD: 2 PARKING SPACES FOR EACH DWELLING UNIT
ACCESSIBLE: 1 SPACE
PARKING SPACES PROVIDED:
STANDARD SPACES: 2
ACCESSIBLE SPACES: 1
TOTAL SPACES: 3
 - A WAIVER FOR THE 25' BUFFER REQUIRED AROUND WETLAND 83 HAS BEEN SUBMITTED TO KNOX COUNTY. THIS WAIVER WILL APPLY TO THE NORTHERN SIDE OF THE WETLAND ONLY.
 - BUILDING 1:
MAN FLOOR: 32,000 S.F.
BASEMENT: 12,000 S.F.
TOTAL AREA: 44,000 S.F.
BUILDING 2:
MAN FLOOR: 29,100 S.F.
BASEMENT: 28,100 S.F.
TOTAL AREA: 57,200 S.F.



CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOX/KNOW COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. _____

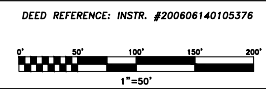


12-F-19-UR
12-F-18-UR
Revised; 1/28/2019

BATSON, HIMES, NORVELL & POB
REGISTERED ENGINEERS & LAND SURVEYORS
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KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DMP	DATE	REVISION	COMMENTS	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	JSM								
CHECKED	DBH	1/28/19		REVISED PER MPC COMMENTS					

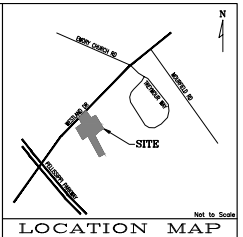
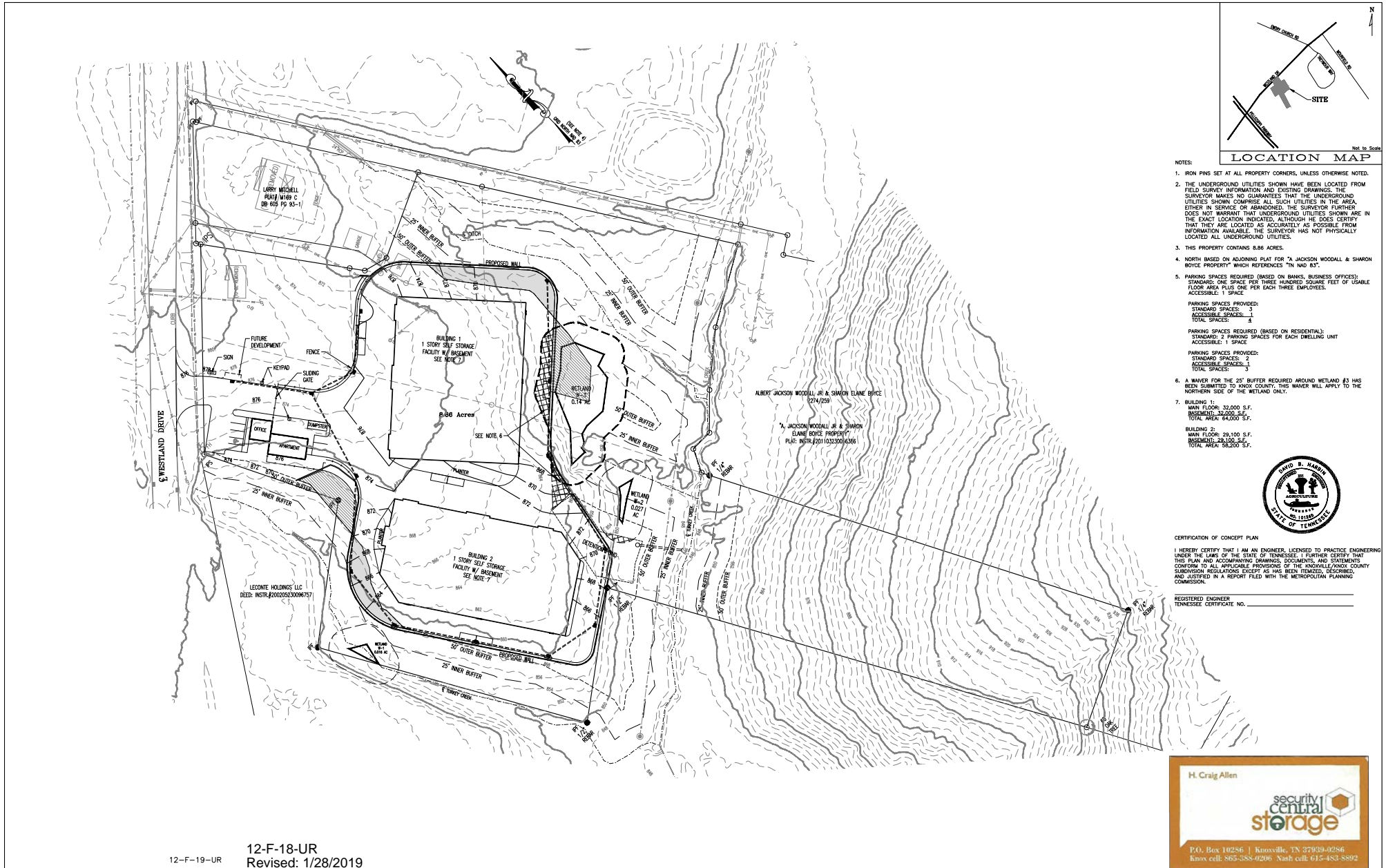
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2" = INTERVAL
DATE
9/12/18



DEED REFERENCE: INSTR. #200806140105376

SITE PLAN
SECURITY CENTRAL STORAGE
9600 WESTLAND DR.
CLT MAP 144 PARCELS 33, 35 & PART OF PARCEL 35.01
DISTRICT 6, KNOX COUNTY, TENNESSEE

25124-SP
SHEET 1 OF 3 SHEET(S)
©25124/25124-C.DWG



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ACCESSIBLE SPACES: 1
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MAIN FLOOR: 32,000 S.F.
BASEMENT: 12,000 S.F.
TOTAL AREA: 64,000 S.F.
BUILDING 2:
MAIN FLOOR: 29,100 S.F.
BASEMENT: 28,100 S.F.
TOTAL AREA: 58,200 S.F.



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REGISTERED ENGINEER
 TENNESSEE CERTIFICATE NO. _____

H. Craig Allen
security central storage
 P.O. Box 10286 | Knoxville, TN 37939-0286
 knox cell: 865-388-0296 Nash cell: 615-483-8892

12-F-18-UR
 Revised: 1/28/2019

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 REGISTERED ENGINEERS & LAND SURVEYORS
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 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	DMP	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	JSM							
CHECKED	DBH	1/28/19	REVISED PER MPC COMMENTS					

SCALE
 HORIZONTAL: 1" = 50'
 VERTICAL: 2" INTERVAL

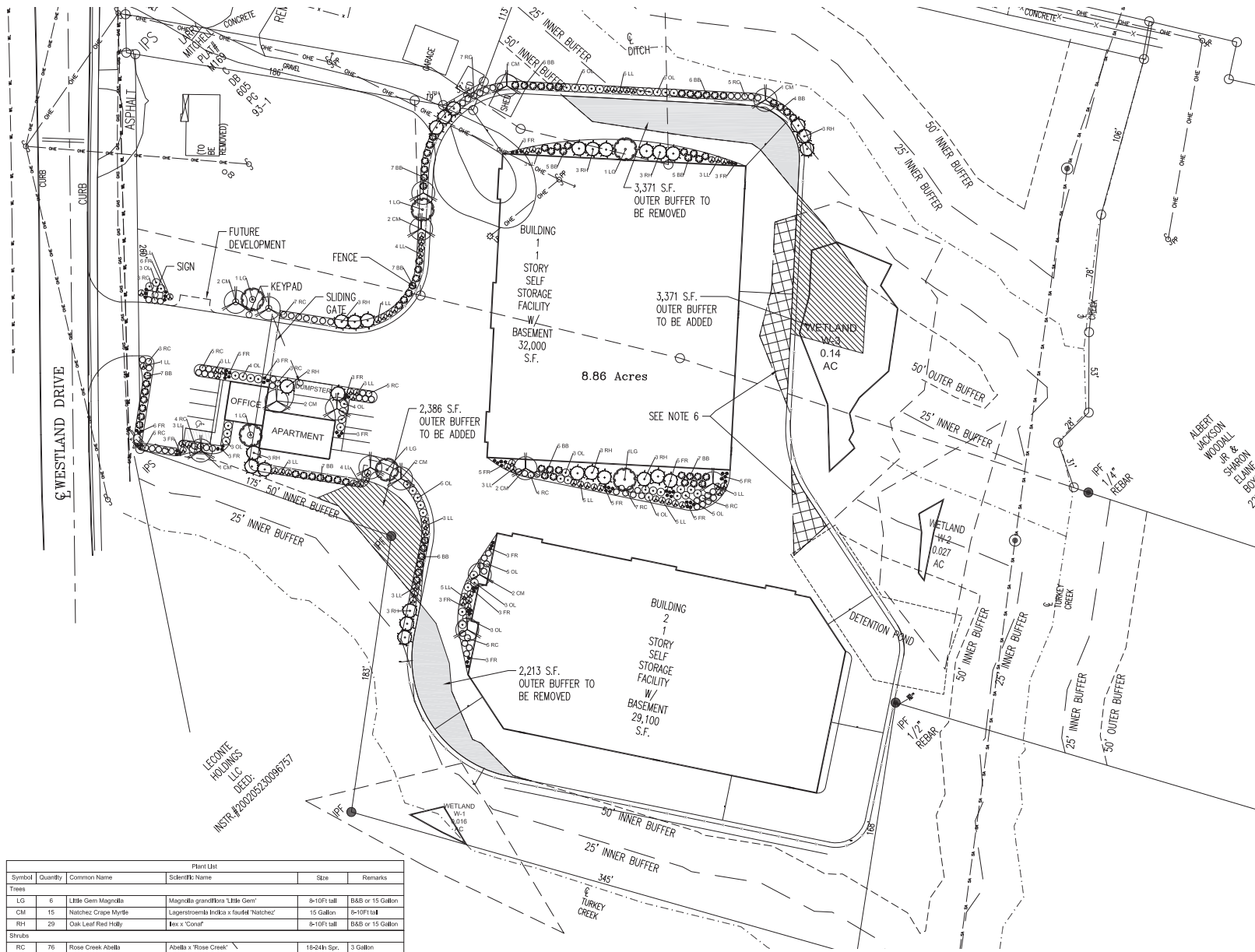
DATE: 9/12/18

DEED REFERENCE: INSTR. #200806140105376

1" = 50'

GRADING PLAN
SECURITY CENTRAL STORAGE
 9600 WESTLAND DR.
 CLT MAP 144 PARCELS 33, 35 & PART OF PARCEL 35.01
 DISTRICT 6, KNOX COUNTY, TENNESSEE

25124-GP
 SHEET 2 OF 3 SHEET(S)
 ©25124/25124-C.DWG



Symbol	Quantity	Common Name	Scientific Name	Size	Remarks
Trees					
LG	6	Little Gem Magnolia	<i>Magnolia grandiflora</i> 'Little Gem'	8-10ft tall	B&B or 15 Gallon
CM	15	Natchez Crepe Myrtle	<i>Lagerstroemia indica</i> x <i>faudr</i> 'Natchez'	15 Gallon	8-10ft tall
RH	29	Oak Leaf Red Holly	<i>Ilex</i> x <i>'Corua'</i>	8-10ft tall	B&B or 15 Gallon
Shrubs					
RC	76	Rose Creek Abelia	<i>Abelia</i> x <i>'Rose Creek'</i>	18-24in Spr.	3 Gallon
OL	47	Otto Luyken Cherry Laurel	<i>Prunus laurocerasus</i> 'Otto Luyken'	18-24in Spr.	3 Gallon
LL	65	Little Lime Light Hydrangea	<i>Hydrangea paniculata</i> 'Jana'	18-24in Spr.	3 Gallon
BB	72	Dwarf Burning Bush	<i>Euonymus alatus</i> 'Compactus'	18-24in Spr.	3 Gallon
Ornamental Grasses					
FR	75	Feather Reed Grass	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Forester'	1 Gallon	

**Always refer to plan for accurate quantities



Gaudier Design & Planning, LLC
1337 Willow Grove Drive
Knoxville, TN 37932
Phone #: (423) 476-1809



This drawing, specification, and the contract documents do not constitute the project of the Landscape Architect. No part shall be copied or used in connection with any project of the user other than for the specific project for which they have been prepared and designed without the written consent of the Landscape Architect.

Landscape Plan

January 28, 2019




Security Central Storage
9600 Westland Drive
Knoxville, TN 37922

LP1.01
(Sheet 1 of 1)

12-F-18-UR
Revised: 1/28/2019

Not to Scale
LOCATION MAP

D-Series Size 0 LED Area Luminaire



Specifications

Length: 26" (660mm)
Width: 13" (330mm)
Height: 7" (178mm)
Weight: 16 lbs (7.3kg)

Capable Luminaire

This luminaire is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system level interoperability.


Ordering Information

EXAMPLE: DSK0 LED P6 40K T3M MVOLT SPA DOBXD

Item	Qty	Part #	Description	Notes
DSK0	10	DSK0	DSK0 LED P6 40K T3M MVOLT SPA DOBXD	

LIGHTING FIXTURE TYPE "SA" AND "SB"
NO SCALE

D-Series Size 1 LED Wall Luminaire



Specifications

Width: 13.5" (343mm)
Depth: 10" (254mm)
Height: 6.5" (165mm)

Back Box (BBW, ELCW)

Width: 13.5" (343mm)
Depth: 10" (254mm)
Height: 6.5" (165mm)

Ordering Information

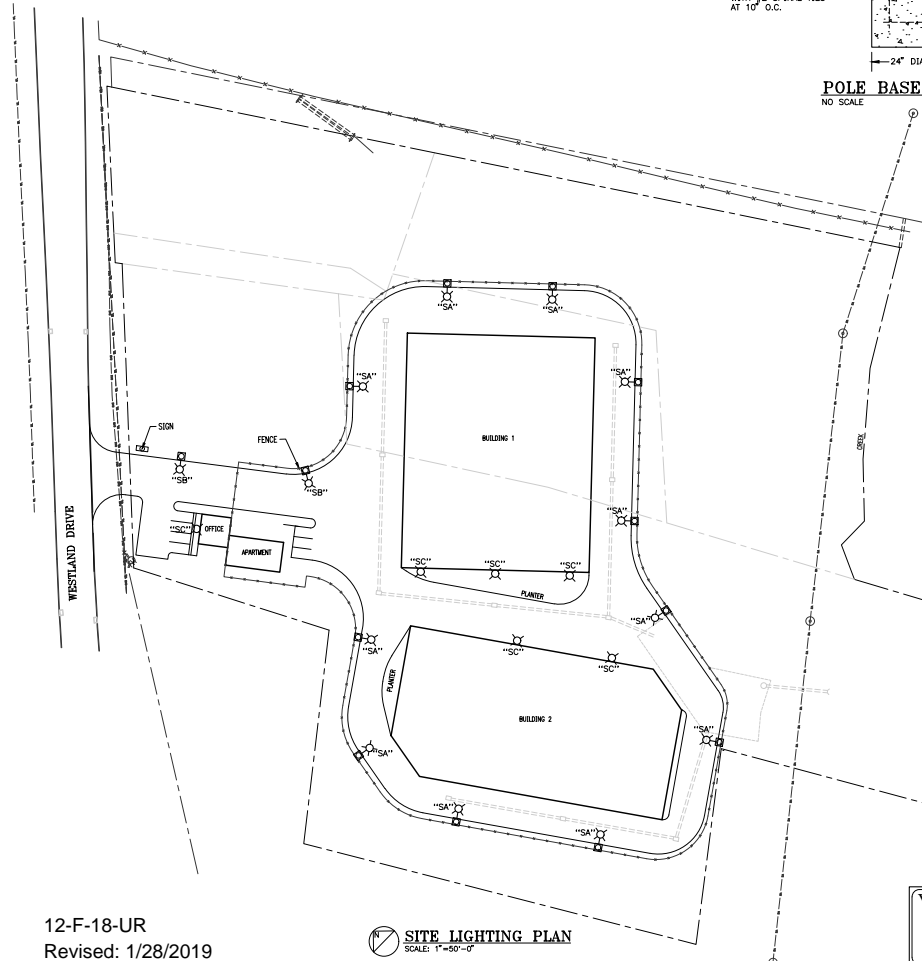
EXAMPLE: DSW1 LED 20C 1000 40K T3M MVOLT DOBTXD

Item	Qty	Part #	Description	Notes
DSW1	10	DSW1	DSW1 LED 20C 1000 40K T3M MVOLT DOBTXD	

LIGHTING FIXTURE TYPE "SC"
NO SCALE

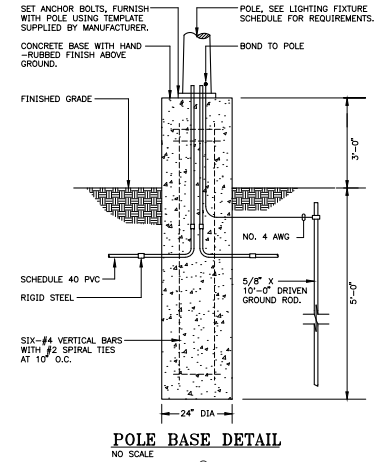
SITE LIGHTING FIXTURE SCHEDULE

DESIGNATION	WATTS	DELIVERED LUMENS	COLOR TEMPERATURE	POLE DESCRIPTION: MATERIAL, SHAPE, HEIGHT ABOVE FINISHED GRADE				DESCRIPTION: SHIELDING, TYPE, MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM		REMARKS	
				ALUMINUM	STEEL	ROUND	SQUARE		COMPANY	POLE CATALOG NO.		LUMINAIRE CATALOG NO.
A	89	11716	4000	*	*	28 FT.		FULL CUT-OFF, POLE ARM MOUNTED LUMINAIRE, HOUSE-SIDE SHIELD, TYPE 2 DIST.	LITHONIA	SSS 25 5C DM19AS	DSX0 LED P5 40K T3M MVOLT SPA DOBXD	DARK BRONZE FINISH
B	89	11687	4000	*	*	28 FT.		FULL CUT-OFF, POLE ARM MOUNTED LUMINAIRE, TYPE 3 DISTRIBUTION	LITHONIA	SSS 25 5C DM19AS	DSX0 LED P5 40K T3M MVOLT SPA DOBXD	DARK BRONZE FINISH
C	46	5343	4000			14 FT.		WALL MOUNTED LUMINAIRE, TYPE 4 DISTRIBUTION	LITHONIA		DSXW1 LED 20C 700 40K T4M MVOLT DOBXD	DARK BRONZE FINISH



12-F-18-UR
Revised: 1/28/2019

SITE LIGHTING PLAN
SCALE: 1"=50'-0"



POLE BASE DETAIL
NO SCALE

EAST GATE
ARCHITECTURE

HADEN R. REID
ARCHITECT

RUTLEDGE, TENNESSEE

PHONE: (865-384-9849)
www.hadenreid.com

SECURITY CENTRAL STORAGE

WESTLAND DRIVE
KNOXVILLE, TENNESSEE

NO.	REVISIONS	DATE

SITE LIGHTING PLAN



Vreeland Engineers Inc.

3107 Siskiwitawee Ave.
P.O. Box 12648
Knoxville, TN 37950
865-537-4401
1-800-362-9788
www.vreelandengineers.com

PJC:	PROJECT NO.
HRR	

PA:	VEI	ES1

DATE: 1.28.19



1 FRONT ELEVATION
A4.1 SCALE-3/32"=1'



2 SIDE ELEVATION
A4.1 SCALE-3/32"=1'



HUTCHINS
ASSOCIATES
P.C.

4625 NEWCOM AVE.
KNOXVILLE, TN, 37919
865 • 584 • 1809

SECURITY CENTRAL STORAGE

KNOX COUNTY
KNOXVILLE, TENNESSEE

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Job No.: 1225

Drawn By:
KAE W

Original Issue Date:
7-11-18

Revisions:

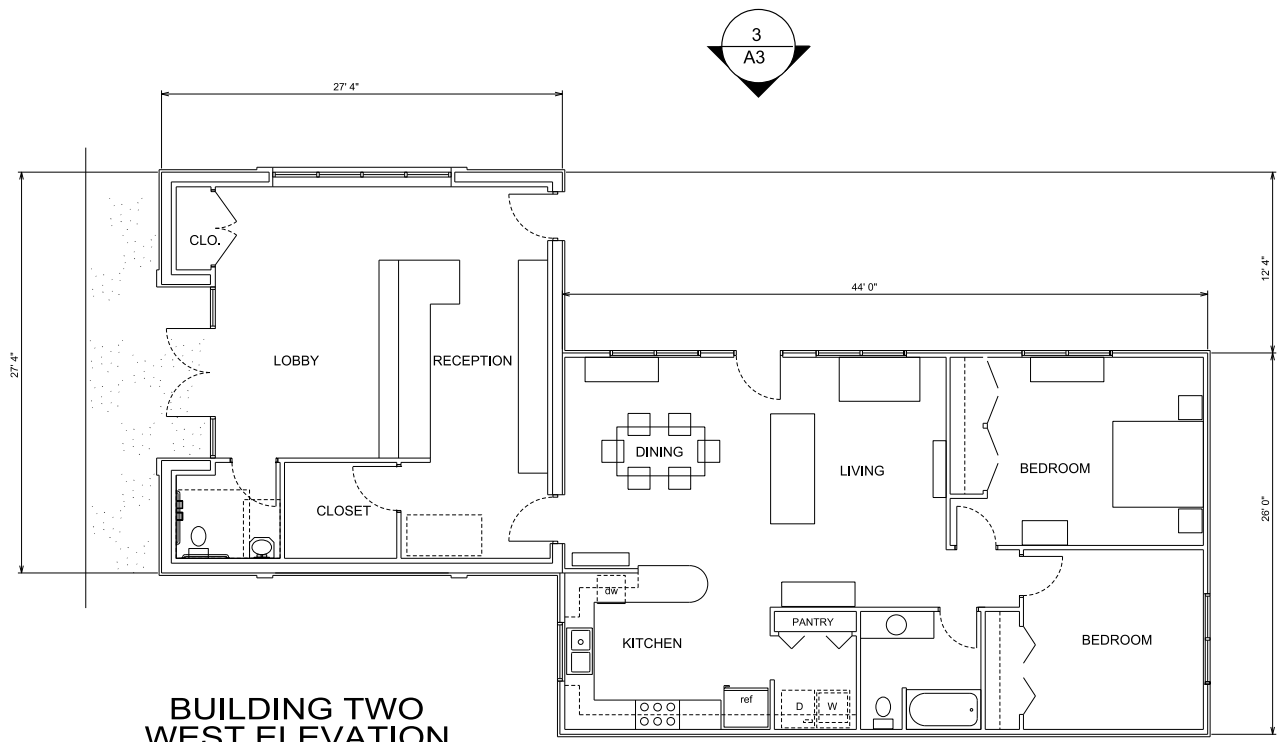
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1	8/23/18	UPDATES

ELEVATIONS

A4.1

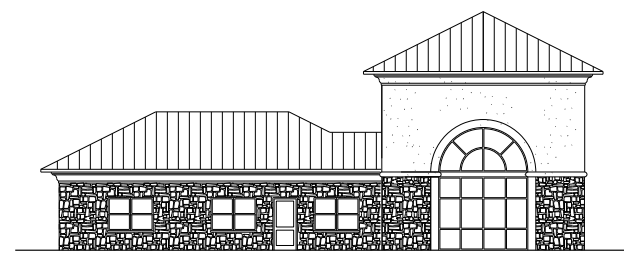
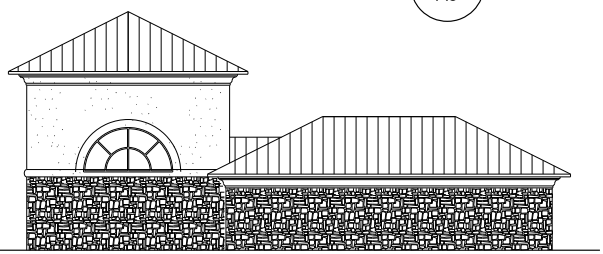
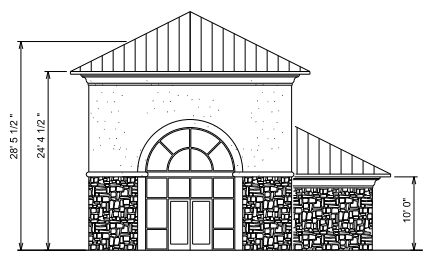
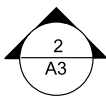
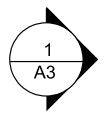
© 2018

12-F-18-UR



**BUILDING TWO
WEST ELEVATION**

scale: 1/4" = 1'-0"



1 NORTH ELEVATION

2 WEST ELEVATION

3 EAST ELEVATION

12-F-18-UR

DATE
NO. REVISIONS

OFFICE
FLOOR PLAN

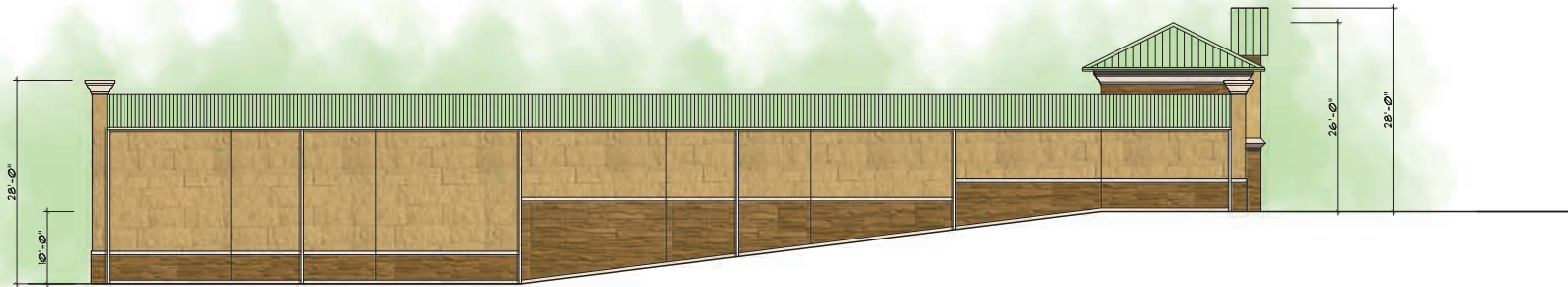
P.I.C.
HRR
DRAWN BY
HRR
ISSUE DATE
1.28.2019

A1



HUTCHINS
ASSOCIATES
P.C.

4625 NEWCOM AVE.
KNOXVILLE, TN, 37919
865-584-1809



1 SIDE ELEVATION BUILDING 1
A4.1 SCALE - 1/16"=1'



1 FRONT ELEVATION BUILDING 1
A4.1 SCALE - 1/16"=1'

12-F-18-UR

SECURITY CENTRAL STORAGE

KNOX COUNTY
KNOXVILLE, TENNESSEE

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Job No.: 1813

Drawn By: KAE W

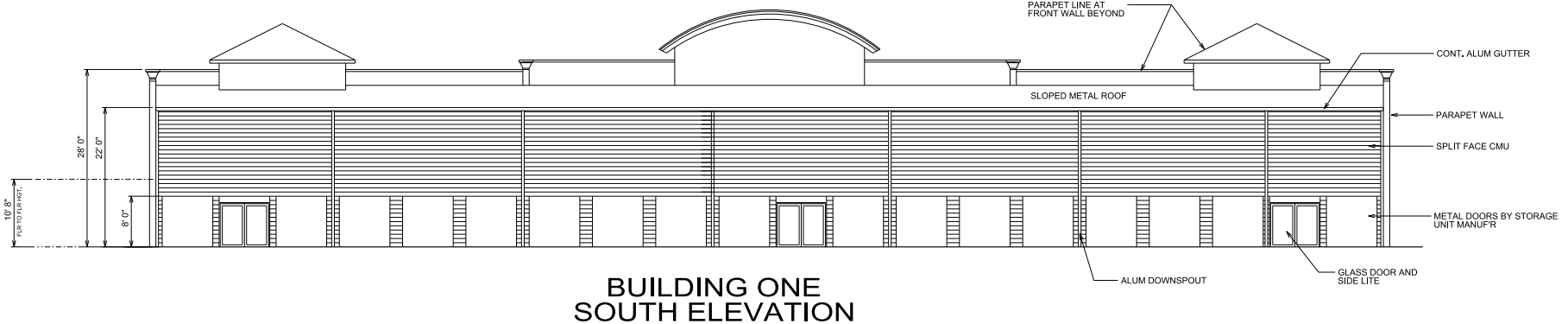
Original Issue Date: 12-22-18

Revisions:		
No.	Date	Description

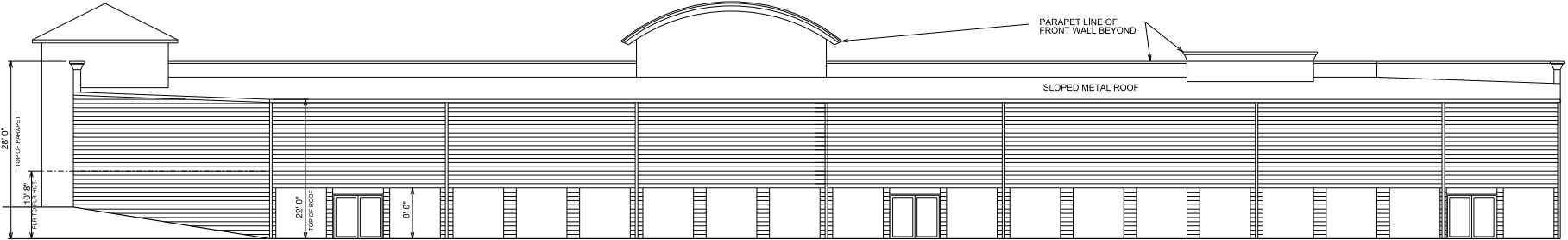
BUILDING
ONE

A4.1

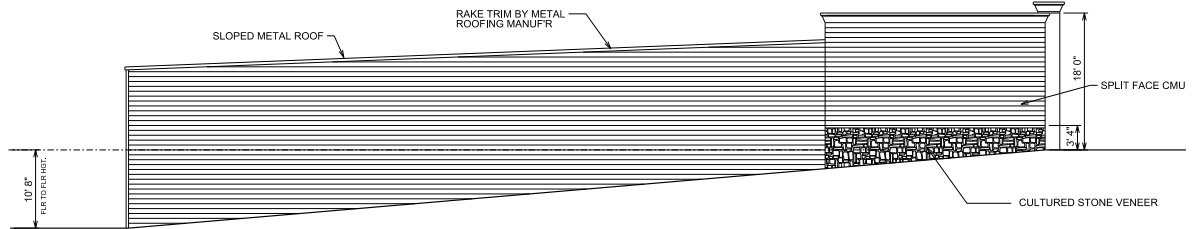
© H.A. 2018



BUILDING ONE
SOUTH ELEVATION



BUILDING TWO
SOUTH ELEVATION



BUILDING TWO
WEST ELEVATION

12-F-18-UR

NO.	REVISIONS	DATE

EXTERIOR
ELEVATIONS

P.I.C.
HRR
DRAWN BY
HRR
ISSUE DATE
1.28.2019

A2

Security Central Storage



3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

www.storagestructuresinc.com

Revision Schedule			
Revision Number	Revision Date	Revision Description	Issued by

Area Schedule (Gross Building)			
Name	Area	Perimeter	
Bldg 1 Basement	32140 SF	732' - 0"	
Bldg 1 Finish Floor	32140 SF	732' - 0"	
Bldg 2 Basement	29365 SF	716' - 10 7/32"	
Bldg 2 Finish Floor	29365 SF	716' - 10 7/32"	
Grand total: 4	123010 SF	2897' - 8 15/32"	

Unit Mix - Bldg 1 Basement			
Count	Name	Rent As	%
70	10x10	7000	39%
6	10x12	720	3%
51	10x15	7650	28%
38	10x20	7600	21%
12	10x25	3000	7%
2	10x30	600	1%
179		26570	100%

Unit Mix - Bldg 2 Basement			
Count	Name	Rent As	%
5	5x15	375	3%
24	10x10	2400	15%
2	10x12	240	1%
88	10x15	13200	56%
23	10x20	4600	15%
7	10x22	1540	4%
7	10x25	1750	4%
1	10x30	300	1%
157		24405	100%

Unit Mix Schedule - Total			
Count	Name	Rent As	%
11	5x15	825	2%
183	10x10	18300	28%
8	10x12	960	1%
231	10x15	34650	36%
136	10x20	27200	21%
7	10x22	1540	1%
66	10x25	16500	10%
4	10x30	1200	1%
1	10x35	35	0%
647		101210	100%

Unit Mix - Bldg 1 Finish Floor			
Count	Name	Rent As	%
1	5x15	75	1%
80	10x10	8000	43%
59	10x15	8850	32%
44	10x20	8800	24%
184		25725	100%

Unit Mix - Bldg 2 Finish Floor			
Count	Name	Rent As	%
5	5x15	375	4%
9	10x10	900	7%
33	10x15	4950	26%
31	10x20	6200	24%
47	10x25	11750	37%
1	10x30	300	1%
1	10x35	35	1%
127		24510	100%

Craig Allen
Security Central Storage
Knox County
Knoxville, TN

Engineer
Address
PE No

Drawing Schedule			
Sheet Number	Sheet Name	Sheet Issue Date	Revised Date
S100	Cover	01/14/19	
S101	Bldg 1 Basement	01/14/19	
S102	Bldg 1 Finish Floor	01/14/19	
S103	Bldg 2 Basement	01/14/19	
S104	Bldg 2 Finish Floor	01/14/19	



3807 Carrollton - Villa Rica Hwy
Villa Rica, GA 30180
770-456-1602

12-F-18-UR

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SSI Project Number
Date 1/14/2019 10:57:01 AM
Designed By SSI
Drawn By AH
Checked By HM

S100
Cover



3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

www.storagestructuresinc.com

Revision Schedule			
Revision Number	Revision Date	Revision Description	Issued by

Craig Allen
Security Central Storage
Knox County
Knoxville, TN

Engineer	Engineer Address PE No
----------	---------------------------

SSI Project Number	Project Number
Date	1/14/2019 10:57:06 AM
Designed By	SSI
Drawn By	AH
Checked By	HM

S101
Bldg 1
Basement



Unit Mix - Bldg 1 Basement			
Count	Name	Rent As	%
70	10x10	7000	39%
6	10x12	720	3%
51	10x15	7650	28%
38	10x20	7600	21%
12	10x25	3000	7%
2	10x30	600	1%
179		26570	100%

12-F-18-UR

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① Basement Unit Mix - Bldg 1
1" = 10'-0"



3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

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Revision Schedule

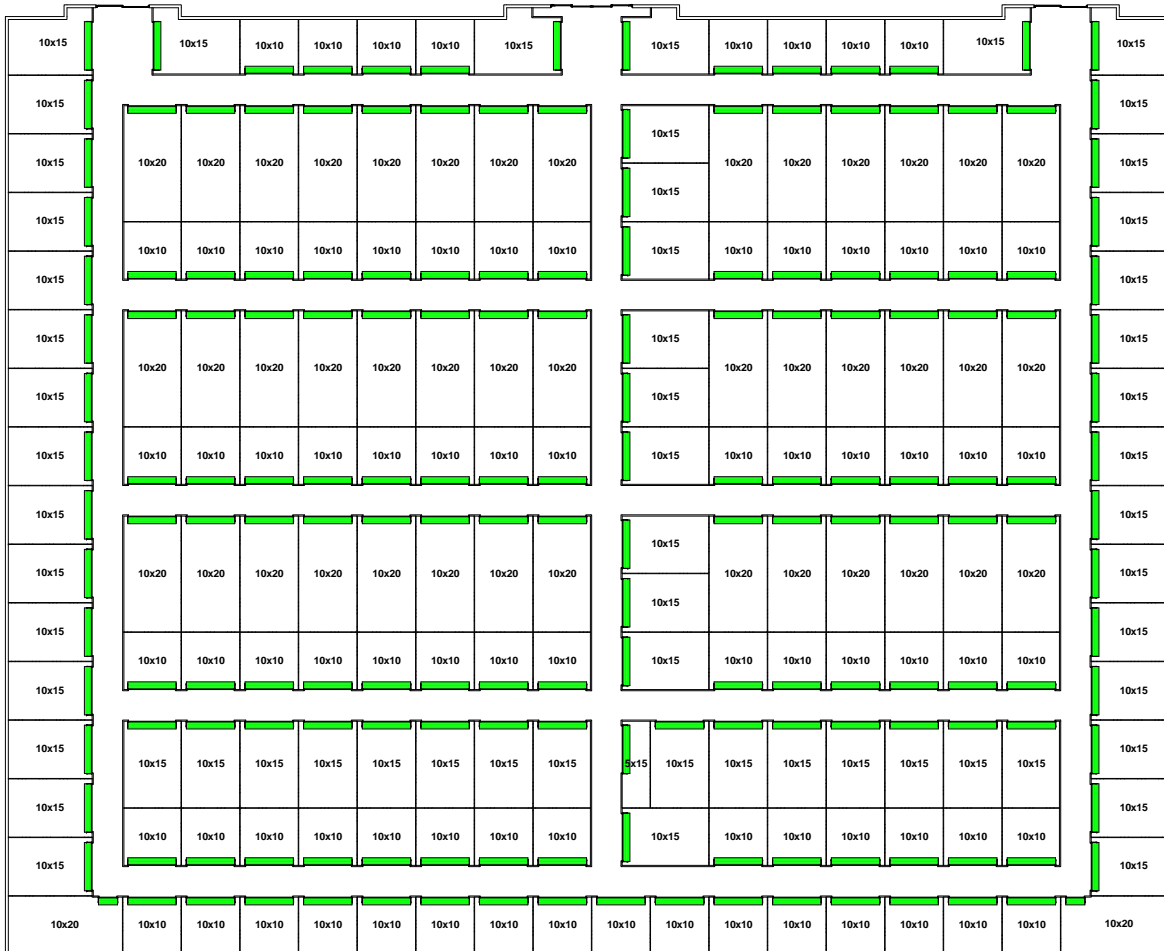
Revision Number	Revision Date	Revision Description	Issued by

Craig Allen
Security Central Storage
Knox County
Knoxville, TN

Engineer
Address
PE No

SSI Project Number
Date 1/14/2019 10:57:10 AM
Designed By SSI
Drawn By AH
Checked By HM

S102
Bldg 1 Finish
Floor



Unit Mix - Bldg 1 Finish Floor			
Count	Name	Rent As	%
1	5x15	75	1%
80	10x10	8000	43%
59	10x15	8850	32%
44	10x20	8800	24%
184		35725	100%

① Finish Floor Unit Mix - Bldg 1
1" = 10'-0"

12-F-18-UR

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Revision Schedule

Revision Number	Revision Date	Revision Description	Issued by

Craig Allen
Security Central Storage

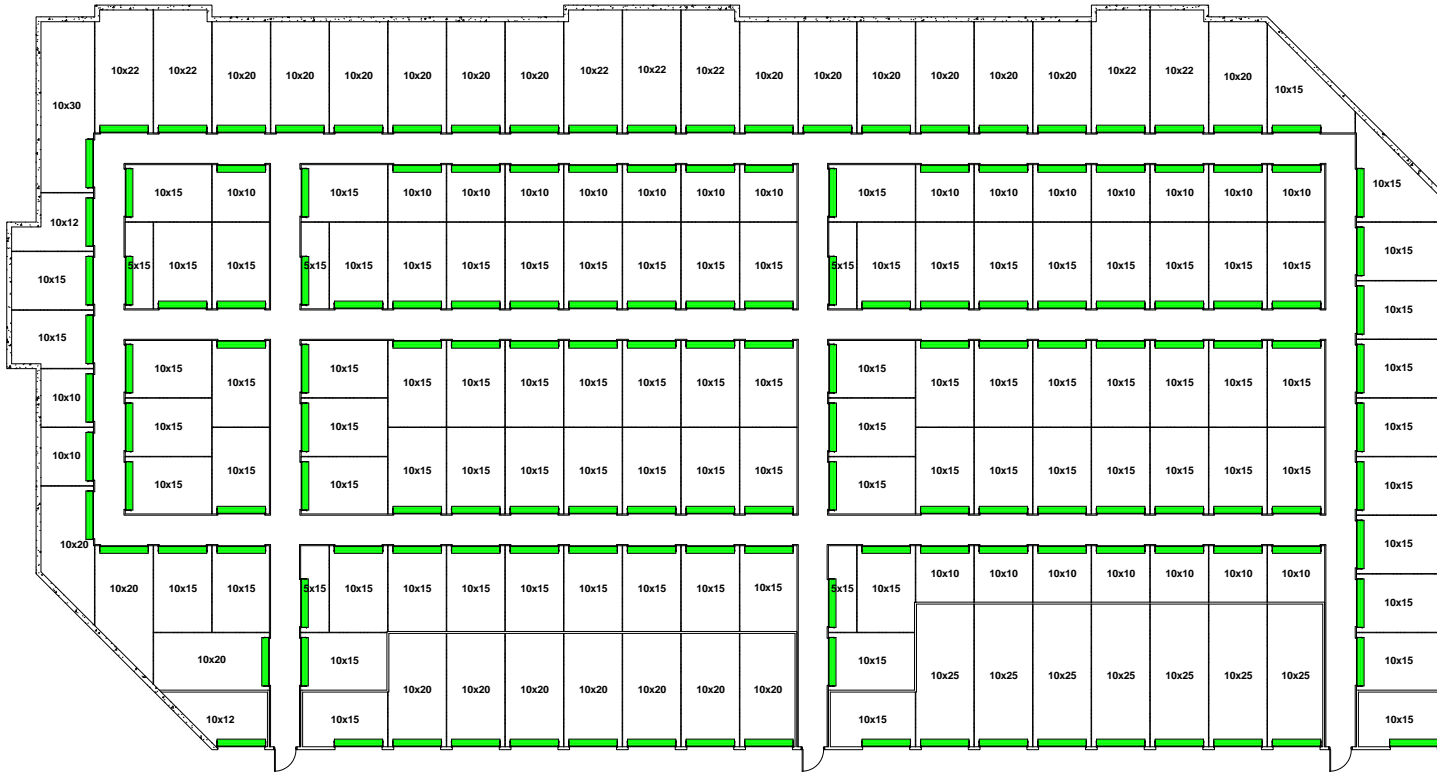
Knox County
Knoxville, TN

Engineer

Engineer
Address
PE No

SSI Project Number _____ Project Number _____
Date 1/14/2019 10:57:13 AM
Designed By SSI
Drawn By AH
Checked By HM

S103
Bldg 2
Basement



① Basement Unit Mix - Bldg 2
1" = 10'-0"

Unit Mix - Bldg 2 Basement			
Count	Name	Rent As	%
5	5x15	375	3%
24	10x10	2400	15%
2	10x12	240	1%
88	10x15	13200	56%
23	10x20	4600	15%
7	10x22	1540	4%
7	10x25	1750	4%
1	10x30	300	1%
157		24405	100%

12-F-18-UR

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FAX: 770-456-1662

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Revision Schedule

Revision Number	Revision Date	Revision Description	Issued by



Craig Allen
Security Central Storage
Knox County
Knoxville, TN

Engineer
Address
PE No

① Finish Floor Unit Mix - Bldg 2
1" = 10'-0"

Unit Mix - Bldg 2 Finish Floor			
Count	Name	Rent As	%
5	5x15	375	4%
9	10x10	900	7%
33	10x15	4950	26%
31	10x20	6200	24%
47	10x25	11750	37%
1	10x30	300	1%
1	10x35	35	1%
127		24510	100%

12-F-18-UR

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SSI Project Number _____ Project Number _____
Date 1/14/2019 10:57:17 AM
Designed By SSI
Drawn By AH
Checked By HM

S104
Bldg 2 Finish
Floor





Laura Edmonds <laura.edmonds@knoxplanning.org>

[MPC Comment] File 12-F-18-UR, 9600 Westland Drive - Request of Craig Allen for a use on review for a self-service storage facility

1 message

Jack Woodall <ajwoodal@gmail.com>

Mon, Feb 11, 2019 at 8:38 PM

Reply-To: ajwoodal@gmail.com

To: commission@knoxmpc.org

We support Craig Allen's request for a use on review at [9600 Westland Drive](#) for a self-service storage facility. Mr. Allen's facility will be limited as to building height, lighting and signage, will preserve a natural buffer along the north side of the creek that divides the property, will provide fencing and landscaping, and will generate minimal traffic on Westland Drive at a location next to the Pellissippi Parkway interchange. A two story office and manager's apartment at the front of the development assures the security of the premises.

We have lived at [9520 Westland Drive](#) since 1977. Our house is located on the hillside south of Westland Drive and east of the Pellissippi Parkway, and is adjacent to the back two acres of the [9600 Westland Drive](#) property that is to remain Agricultural. We have been an active part of the Westland Drive community for the past 40 years, involved in zoning and other matters.

The property at [9600 Westland Drive](#) fronts on Westland Drive immediately east of the Pellissippi Parkway interchange. Development of the property is limited by a main creek that divides the property, and three minor creeks north of the main creek. The self-service storage facility is not a multistory building such as the self-service storage facilities developed on Peters Road at Ebenezer Road and on Northshore Drive near the Pellissippi Parkway. Mr. Allen's development plan has two, rectangular buildings, each building having one story with a basement. We believe the development plan as shown in the use on review shows respect for the property and for adjacent land uses on Westland Drive, and support approval.

Jack Woodall and Sharon Boyce

[9520 Westland Drive](#)

[Knoxville, TN 37922](#)

--

This message was directed to commission@knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: SECURITY CENTRAL STORAGE

Date Filed: 10/29/18 Meeting Date: 12/13/18

Application Accepted by: Thomas Baehler

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1500 File Number: Use on Review 12-F-18-UR

PROPERTY INFORMATION

Address: 9000 WESTLAND DRIVE

General Location: NORTHEAST OF PELLISSIPPI
PKWY, SOUTHWEST OF MOURFIELD RD

Tract Size: 8.86 ac No. of Units: _____

Zoning District: CA / OA / A

Existing Land Use: RURAL RESIDENTIAL

Planning Sector: SOUTHWEST COUNTY

Sector Plan Proposed Land Use Classification:
GENERAL COMMERCIAL

Growth Policy Plan Designation: PLANNED GROWTH

Census Tract: 57.11

Traffic Zone: 232

Parcel ID Number(s): 33, 35, & PART OF 35.01
Map 144 Part of 33, 35 + 35.01

Jurisdiction: City Council _____ District
 County Commission 5th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: CRAIG ALLEN

Company: SECURITY CENTRAL STORAGE

Address: P.O. BOX 10286

City: KNOXVILLE State: TN Zip: 37939

Telephone: 865 - 388 - 0206

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: DAVID HARBIN

Company: BATSON, HIMES, NORVELL & POE

Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

Telephone: 865-588-6472

Fax: _____

E-mail: harbin@bhn-p.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

APPROVAL OF A 61,100 S.F.
SELF STORAGE FACILITY
WITHIN A CA ZONE.

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: David Harbin

PLEASE PRINT

Name: DAVID HARBIN

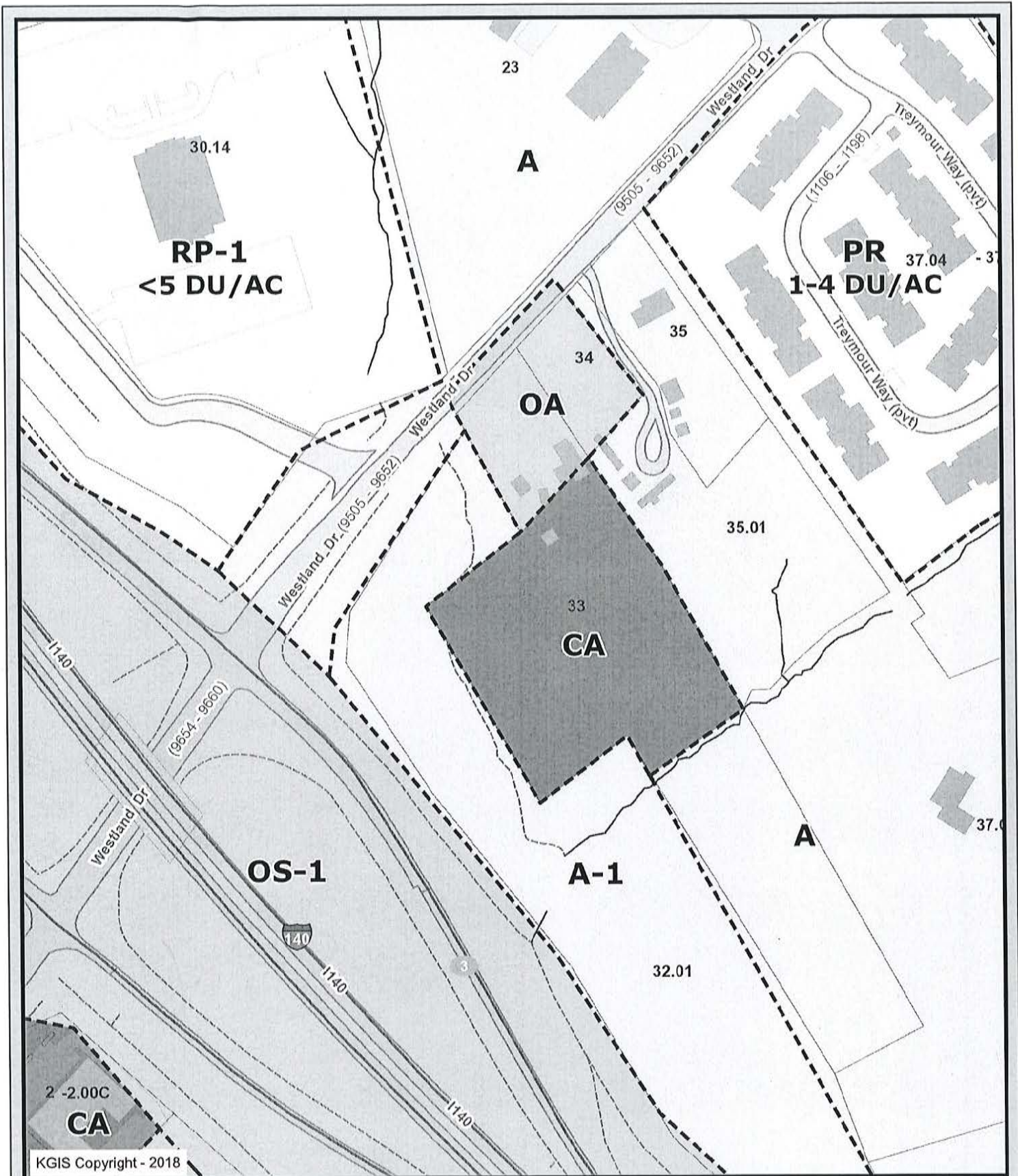
Company: BATSON, HIMES, NORVELL & POE

Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

Telephone: 865-588-6472

E-mail: harbin@bhn-p.com



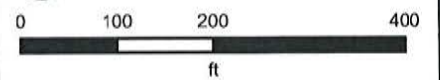
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/29/2018 at 12:48:05 PM



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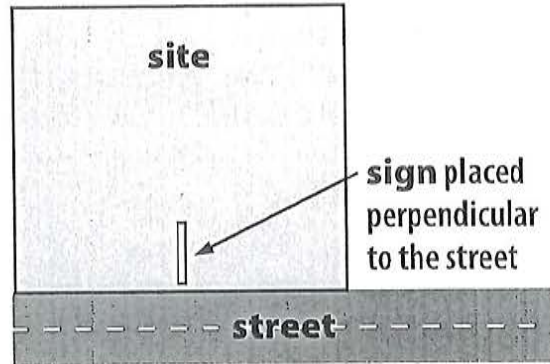
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

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



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

November 28, 2018 and December 14, 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Kathy Patterson

Printed Name: Kathy Patterson

Phone: 865-588-6472 Email: kpatterson@bhn-p.com

Date: 10/29/18

MPC File Number: 12-F-18-UR