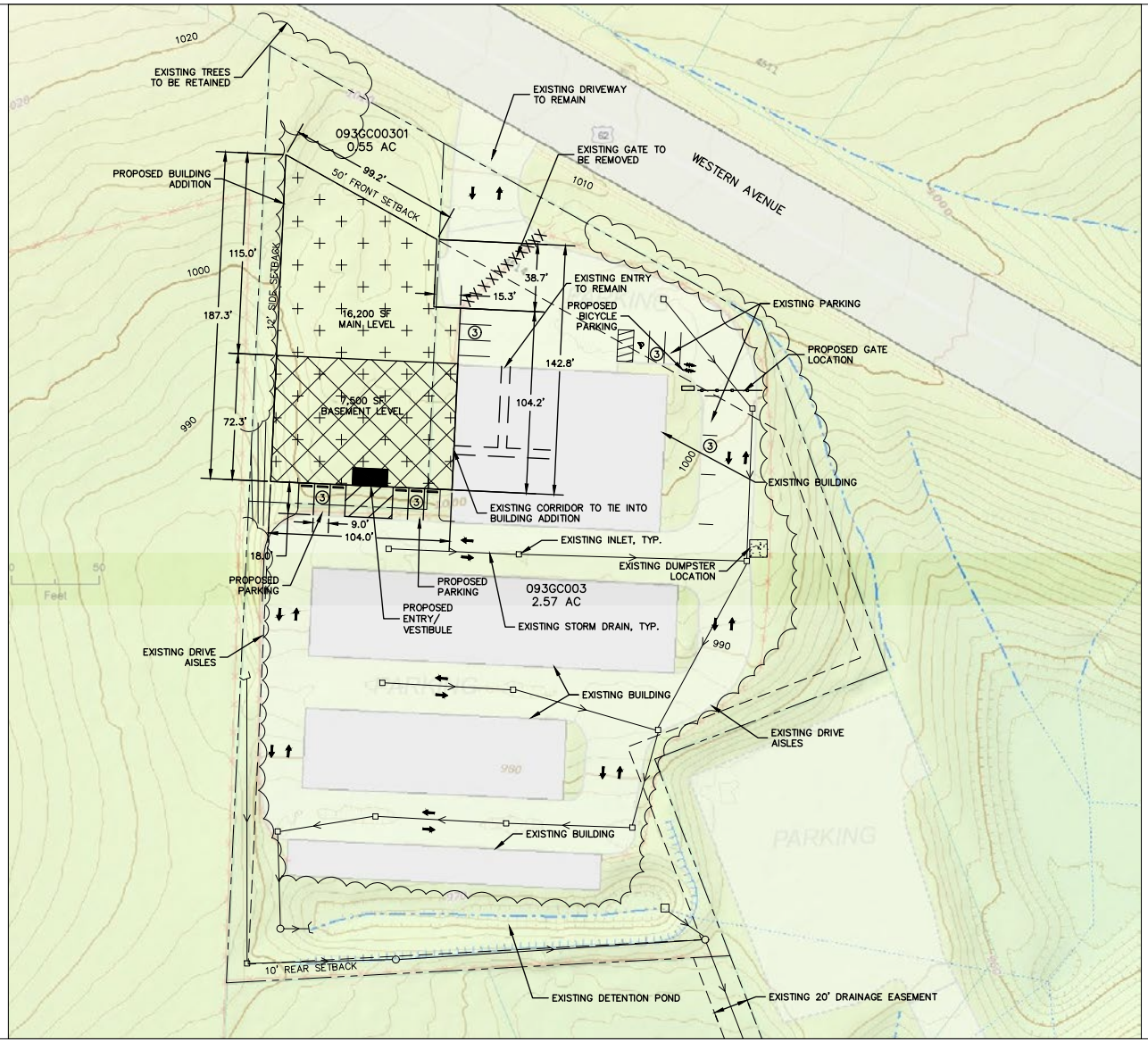

SITE STATISTICS

PROPERTY DESCRIPTION:	4514 WESTERN AVENUE PARCEL ID 093GC003, 093GC00301
PROPOSED USE:	SELF-STORAGE
PROPERTY AREA:	093GC003: 2.57 AC 093GC00301: 0.55 AC
TOTAL: (PROPERTIES TO BE COMBINED INTO ONE LOT)	3.12 AC
PROPERTY ZONING:	C-4 HIGHWAY AND ARTERIAL COMMERCIAL DISRICT
BUILDING SETBACKS:	50' FRONT 12' SIDE 10' REAR
MAXIMUM FLOOR AREA RATIO:	1.60
MAXIMUM STORAGE UNIT:	600 SF (PER SUPPLEMENTAL REGULATIONS)
MINIMUM LOT AREA:	2 AC (PER SUPPLEMENTAL REGULATIONS)

DEVELOPMENT DATA

BUILDING AREA:	23,700 SQUARE FEET (7,500 SF BASEMENT LEVEL; 16,200 MAIN LEVEL)
EXISTING STORAGE UNITS:	416 (314 INTERNAL AND 102 EXTERNAL)
PROPOSED STORAGE UNITS:	184 (ALL INTERNAL)
MINIMUM PARKING REQUIRED:	5 SPACES ADJACENT TO OFFICE/ENTRY + 0.02 PER INTERNAL UNIT 5 + (0.02 x (314 + 184)) = 15 SPACES MINIMUM
MAXIMUM PARKING REQUIRED:	7 SPACES ADJACENT TO OFFICE/ENTRY + 0.033 PER INTERNAL UNIT 7 + (0.033 x (314 + 184)) = 24 SPACES MAXIMUM
EXISTING PARKING PROVIDED:	9 SPACES
PROPOSED PARKING PROVIDED:	6 SPACES
TOTAL PARKING PROVIDED:	15 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACE FOR 1 TO 25 TOTAL PARKING SPACES PROVIDED 1 TOTAL (VAN + CAR) REQUIRED
ACCESSIBLE PARKING PROVIDED:	1 TOTAL (VAN + CAR)
STORMWATER MANAGEMENT:	MEET DETENTION AND FIRST FLUSH REQUIREMENTS; EXISTING DETENTION PERMITTED WITH ORIGINAL GRADING PERMIT "2003 – 4514 WESTERN AVE. – SECURITY CENTRAL STORAGE"
BICYCLE PARKING REQUIRED:	4 (LESS THAN 50 REQUIRED MOTOR VEHICLE PARKING SPACES)
BICYCLE PARKING PROVIDED:	4 (TWO BICYCLE RACKS FOR TWO BIKES EACH)

DRAWING COMPONENTS

- PROPERTY LINES FROM RECORDED PLATS
- BACKGROUND IMAGE, TOPO, ZONING FROM KNOX COUNTY GIS MAP
- EXISTING STORM SYSTEM FROM RECORD DRAWING
- PROPERTY SETBACKS FROM CITY ZONING (ARTICLE 4, SECTION 2.2.7)
- SUPPLEMENTAL REGULATIONS PER ARTICLE 5, SECTION 3.F.7

TREE ORDINANCE NOTES:

1. AT TIME OF BUILDING PERMIT APPLICATION, A TREE SURVEY OF THE AREA DISTURBED BY CONSTRUCTION ACTIVITY AS DENOTED BY THE LIMITS OF DISTURBANCE, SHALL BE PROVIDED TO SHOW TREES TO BE RETAINED AND THEIR SPECIES. (SEC. 14-33(b))
2. A MINIMUM OF 8 TREES PER ACRE WITHIN THE LIMITS OF DISTURBANCE SHALL BE RETAINED ON THE SITE UNLESS BECAUSE OF CUT OR FILL WORK SUCH TREES CANNOT BE SAVED. (SEC 14-34(b))
3. IN THE EVENT LESS THAN 6 TREES PER ACRE CANNOT BE RETAINED, TREES SHALL BE PROVIDED AT THE RATE OF 8 TREES PER ACRE WITHIN THE LIMITS OF DISTURBANCE, WITH AT LEAST HALF OF THE REQUIRED NUMBER BEING LARGE MATURING TREES. TREES PROVIDED SHALL MEET THE SIZE REQUIREMENTS OF THE ORDINANCE (2" CALIPER FOR LARGE MATURING SPECIES, 1-1/4" CALIPER FOR ORNAMENTAL SPECIES). SPECIES AND QUANTITY FOR EACH TREES SPECIES SHALL BE SHOWN ON THE LANDSCAPE PLAN. (SEC 14-36)
4. TREES RETAINED AND/OR PROVIDED ONSITE SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST 18 MONTHS FROM THE DATE OF COMPLETE CONSTRUCTION, FINAL PLAT APPROVAL OR PLANTING. ANY TREE WHICH FAILS TO SURVIVE 18 MONTHS SHALL BE REPLACED WITHIN 12 MONTHS. (SEC 14-37)
5. A COMBINATION OF RETAINED AND PROPOSED TREES SHALL MEET THE REQUIREMENTS OF THE TREE ORDINANCE.
6. PUBLIC TREES WITHIN THE ROW SHALL BE RETAINED AND MAINTAINED AS PER SEC 14-59.

1-C-19-UR
Revised: 12/21/2018

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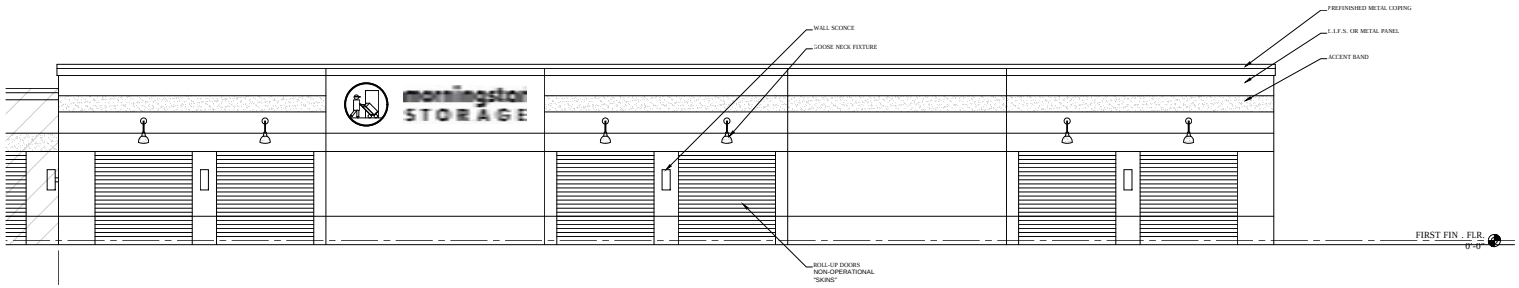
MORNINGSTAR PROPERTIES, LLC

Use on Review - Development Plan
Self-Storage Facility Expansion
Knoxville, Tennessee

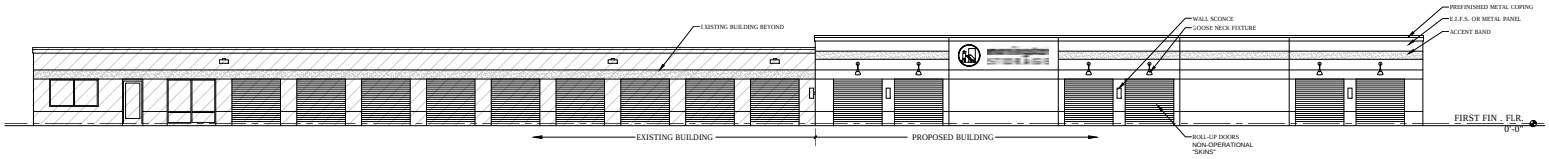
January 3, 2019

AMERICAN Engineering

8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704-375-2438



02 FRONT (NORTH) ELEVATION - ENLARGED 1/4" = 1'-0"



1-C-19-UR
Revised: 12/21/2018

01 FRONT (NORTH) ELEVATION 1/8" = 1'-0"

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morningstar STORAGE

MORNINGSTAR
STORAGE

DDA Project No. --

FOR PLANNING REVIEW

01.30.2018

REVISIONS		
No.	Description	Date
	DESIGN REVIEW	11.19.18
	RESPONSE TO COMMENTS	12.19.18

BUILDING
ELEVATION

A-201

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