



# USE ON REVIEW REPORT

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▶ **FILE #:** 2-A-20-UR **AGENDA ITEM #:** 25  
POSTPONEMENT(S): 2/13/2020-3/12/2020 **AGENDA DATE:** 4/9/2020  
▶ **APPLICANT:** SPACE MART DEVELOPMENT COMPANY, LP  
OWNER(S): The Bakery Building, LLC

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TAX ID NUMBER: 95 I C 00401 & 00403 [View map on KGIS](#)  
JURISDICTION: City Council District 6  
STREET ADDRESS: 701 & 0 E. Hill Ave.  
▶ **LOCATION:** Northwest side of E. Hill Ave., south side George Dempster Dr. and James White Pkwy.  
▶ **APPX. SIZE OF TRACT:** 4.73 acres  
SECTOR PLAN: Central City  
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
ACCESSIBILITY: Access is via E. Hill Avenue, a minor collector street with 24'-68' of pavement width within 58'-80' of right-of-way.  
UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
WATERSHED: First Creek & Tennessee River

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▶ **ZONING:** C-2 (Central Business District)  
▶ **EXISTING LAND USE:** Office Building & Parking  
▶ **PROPOSED USE:** Indoor, climate controlled self storage facility

HISTORY OF ZONING: The property was rezoned from O-1 to C-2 in 1995 (4-V-95-RZ) and zoned DK-B as of January 2020. The property is being reviewed under the C-2 zoning standards.

SURROUNDING LAND USE AND ZONING: North: Government facility / INST (Institutional)  
South: Apartments, condos / RN-6 (Multi-Family Residential Neighborhood)  
East: Apartments / RN-6 (Multi-Family Residential Neighborhood)  
West: Hotel / DK-B (Downtown Knoxville - Boulevard)

NEIGHBORHOOD CONTEXT: This property is east of downtown in an area developed with a mix of multi-family, hotel, and governmental uses in the RN-6, DK-B and INST zones.

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## STAFF RECOMMENDATION:

- ▶ **APPROVE** the indoor, climate-controlled, self-storage use with approximately 117,200 square feet of floor area, subject to 6 conditions.
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures), Article 5, Section 7. (Off-street parking, access, driveway, and landscaping requirements), and Article 5, Section 7.J. (Parking Lot Landscaping).

2. Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.
3. Meeting all applicable requirements of the utility provider.
4. Meeting all requirements of the City of Knoxville Department of Engineering.
5. Prior to any Certificate of Occupancy being granted with respect to the indoor storage facility, the Applicant must record a plat to subdivide the property into two lots substantially as shown on plan sheet C2A (Exhibit A -- Subdivision Exhibit provided by the applicant and prepared by Fulghum, MacIndoe, & Associates, Inc.).
6. Once the property is platted per condition #5, this Use on Review approval applies only to the 1.98 acre lot (Parcel A, sheet C2A) and not to the remaining approximately 2.73 acre lot (Parcel B, sheet C2A) which is, and shall continue to be, zoned DK-B.

With the conditions noted, this plan meets the requirements for approval of an indoor, climate-controlled, self-service storage facility in the C-2 district and the other criteria for approval of a use-on-review.

**COMMENTS:**

This proposal is to convert and expand an existing office building into an indoor self-storage facility with approximately 117,200 square feet. The proposal states that the portion of the property along the E. Hill Avenue frontage will be available for future development, however, this is not part of this proposal and must meet the requirements of the new zoning ordinance.

The property is currently zoned DK-B (Downtown Knoxville – Boulevard) which does not permit self-storage facilities, however, the application was submitted before the end of 2019 so it is being reviewed under the previous C-2 zoning which allows “indoor, climate-controlled, self-storage facilities” as a use permitted on review. This review and approval process is intended: (1) to provide for uses which are beneficial to the community but that may involve a potential hazard to the development of an area unless appropriate provisions are made for their impacts; and (2) to integrate properly the uses permitted on review with other uses located in the district. The planning commission may approve a use permitted on review where it can be shown that the proposed plan or use is in harmony with the general purpose and intent of the zoning ordinance and with the general plan and one-year plan and is reasonably necessary for the convenience and welfare of the community.

The One Year Plan designates this site as Regional Mixed Use Center (MU-RC), which recommends a mix of commercial, office, and high-density residential uses. The MU-RC, however, also recommends that these areas “not include auto and truck-oriented uses, such as industrial, strip commercial and warehouse/distribution uses, unless the proposal calls for a redevelopment of such areas.” While self-storage uses are dependent on auto and truck access for customers, the amount of traffic is very low in comparison to the uses that are not recommended. In addition, the largest vehicle used by customers is typically a small box truck, in comparison to warehouse/distribution uses that require access for semi-trailer trucks.

- The C-2 zone has specific standards for indoor, climate-controlled, self-storage facilities that are listed below:
1. All buildings shall meet the area requirements of the C-2 zoning district and have the exterior appearance of an office building.
  2. Access to all individual storage units shall be through the interior of the building only.
  3. No garage type door entries shall be provided to the building.
  4. No outside storage shall be permitted on site.
  5. No overnight truck parking shall be allowed on the site.
  6. All signage shall comply with the sign requirements of the C-2 zoning district.
  7. No retail sales other than the indoor, incidental display and sale of boxes and other packing supplies shall be permitted.

Standards #2-7 can easily be reviewed to determine compliance; however, standard #1 requires that the storage facility have the appearance of an office building, which is more subjective and needs to be considered for conformity by the Planning Commission. Being that the existing building is an office building, those portions that remain meet this standard. The new additions must also have the appearance of an office building but do not have to be designed to look the same as the existing building.

The proposed building additions that total approximately 48,440 sqft, predominantly located on the east and south elevations of the building (facing E. Hill Avenue). The west and north elevations that face the adjacent hotel and James White Parkway, will remain relatively unchanged from the exterior. Storage units will be directly behind most of the remaining windows and will cover them with a wall from the interior. Only one set of windows will remain transparent on each floor and these will be located in the middle of the north elevation.

These are labeled as “display” on the floor plan, which typically contains some sort of advertising for the self-storage business, such as faux rollup doors visible behind upper story windows.

The building addition is four stories on the east elevation (facing E. Hill Avenue), two stories over an existing one-story portion of the building on the south elevation (facing E. Hill Avenue), and a four-story stair tower on the west elevation. The additions will be clad with multi-colored metal panels for large sections of the façade, broken up a different vertically-oriented, mono-colored section of metal panels (see Exhibit A for example of metal panels). The east elevation features windows to provide the appearance of an office building, which is required by the zoning regulations. Planning staff considers the east and south elevations as the primary facades since they are oriented toward E. Hill Avenue, and therefore, must have an appearance of an office building. In the future there may be new liner buildings constructed between the storage facility and E. Hill Avenue to visually block the structure, however, at this time it is unknown if anything will be constructed, so the east and south elevations must have an appearance of an office building. If the applicant chose to construct the east addition after the liner buildings where constructed then it would not have to look like an office building because it would not be visible from E. Hill Avenue. The other visible sides of the storage facility, the west and north elevations, will retain the same look of the existing office building.

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

1. The proposed indoor self-service storage facility will have minimal impact on local utilities or roads.
2. The proposed use as proposed will have little negative impact or no impact on the nearby commercial and residential uses. Self-storage facilities typically have a much lower traffic volume than other uses that are permissible in the C-2 zone.
3. The portion of the parking lot that is not associated with the storage facility, located along the E. Hill Avenue frontage, can be redeveloped for a new use that conforms with the DK-B zone district.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the C-2 zoning as well as the general criteria for approval of a use on review.
2. The proposed 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 One Year 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 neighborhood 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 project is located on an 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 PLANS

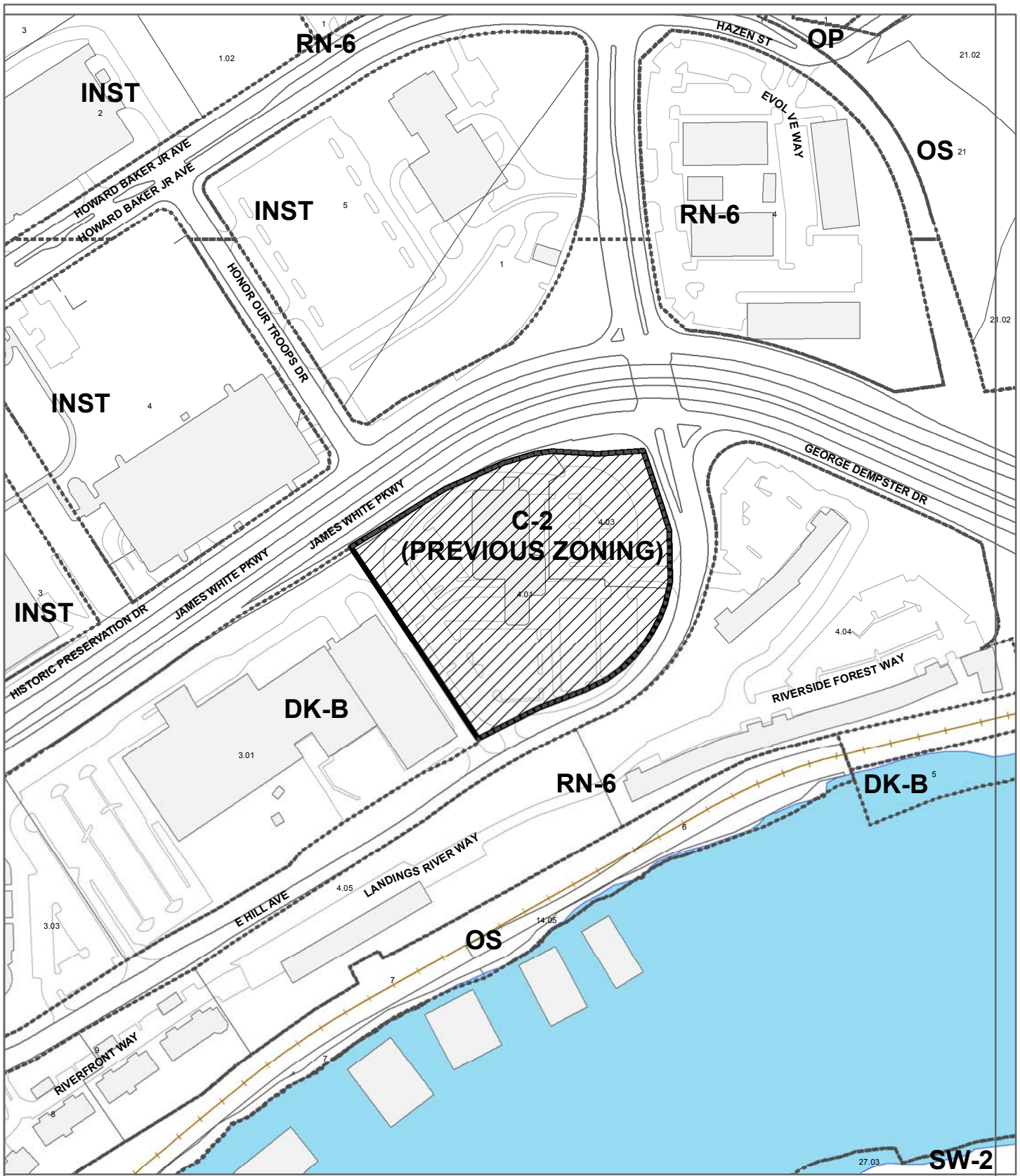
1. The One Year Plan and Central City Sector Plan identify this property for MU-RC (Regional Mixed Use Center) uses. The proposed development is consistent with the recommended uses of the One Year Plan and Sector Plan.
2. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 177 (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.

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



**2-A-20-UR  
USE ON REVIEW**

Petitioner: Space Mart Development Company, LP

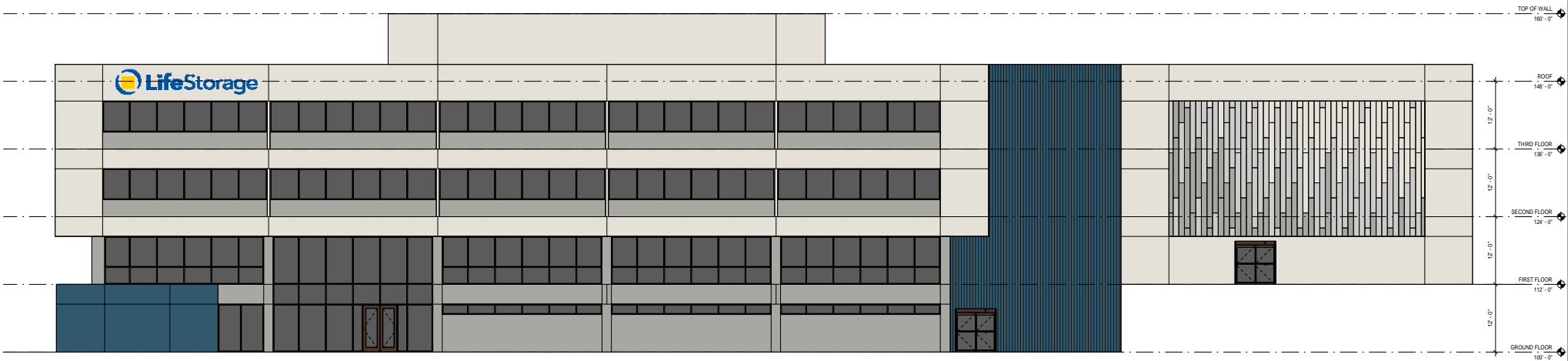


Indoor, climate controlled self-storage facility in C-2 (Central Business District)

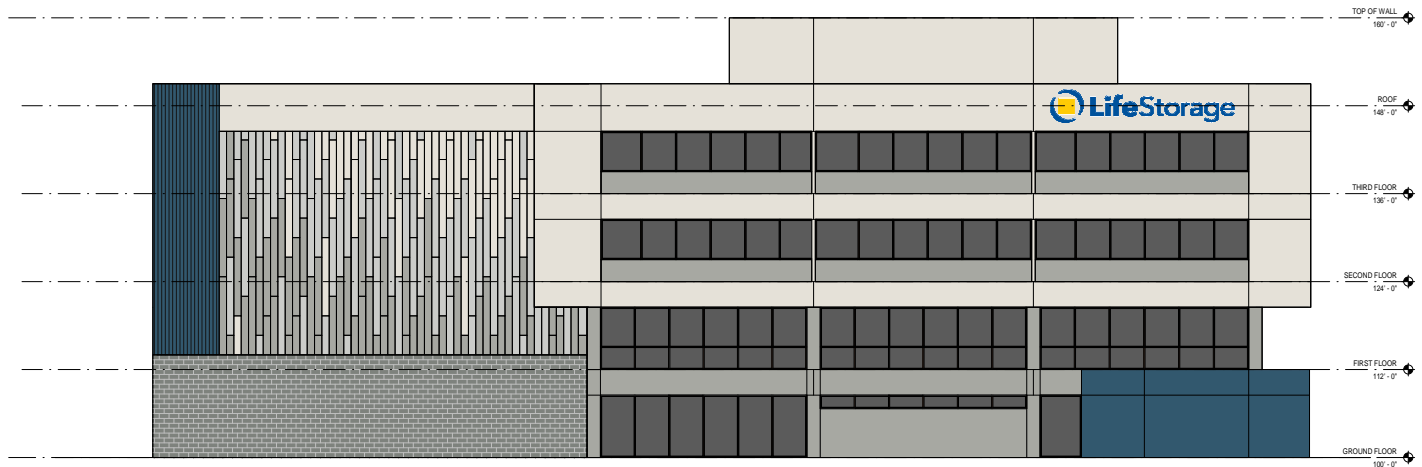
Map No: 95  
Jurisdiction: City



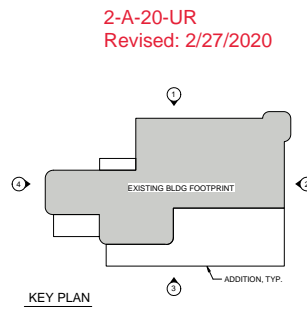
Original Print Date: 1/13/2020      Revised: 1/14/2020  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



1 WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

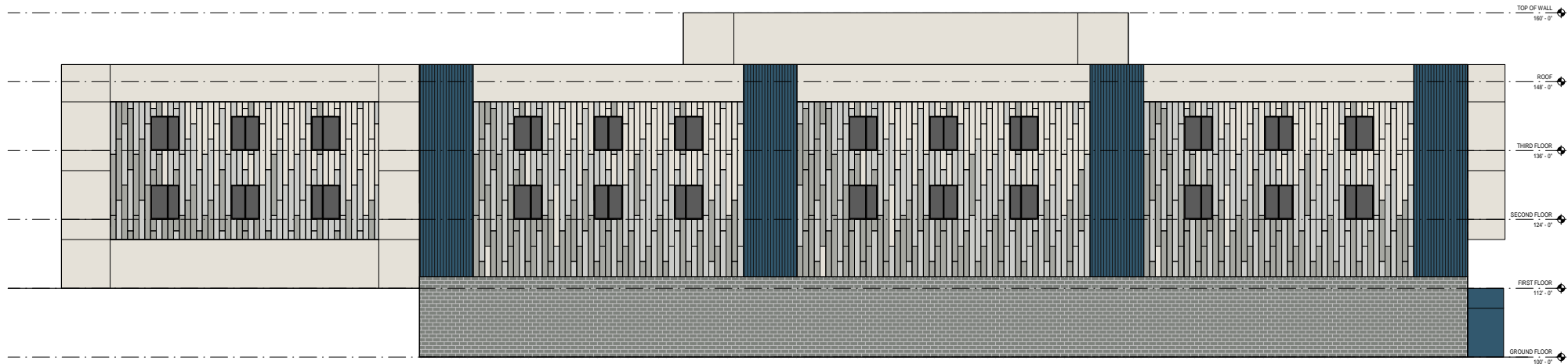


02/26/2020

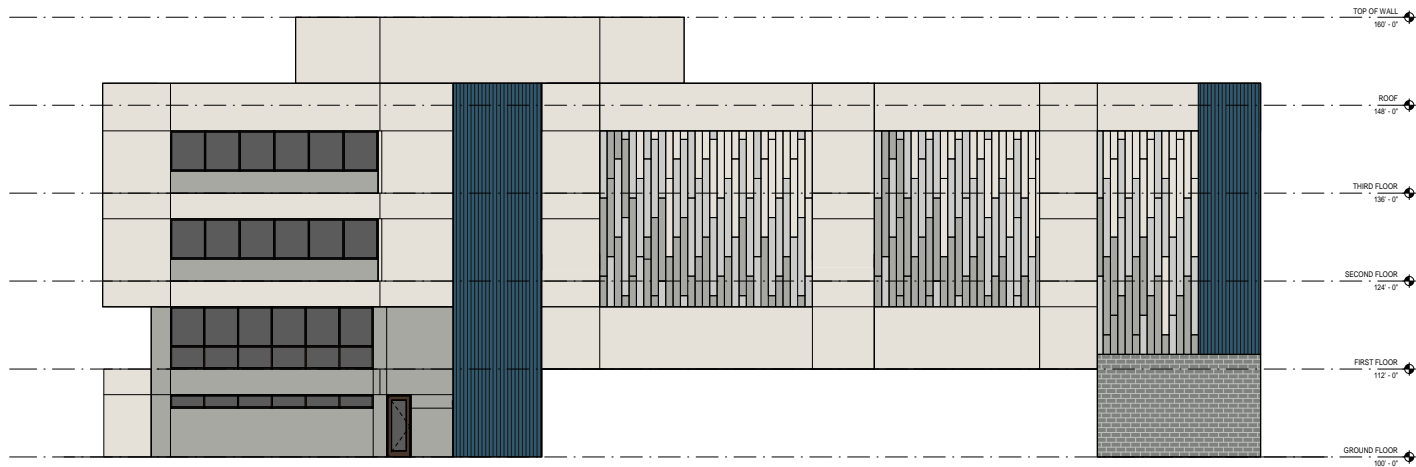
**KNOXVILLE STORAGE**  
701 E HILL AVENUE

**A-201- EXTERIOR ELEVATIONS**

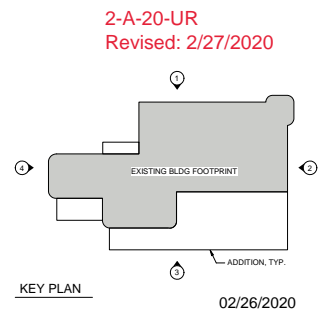




3 EAST EXTERIOR ELEVATION  
A-202 SCALE: 1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION  
A-202 SCALE: 1/8" = 1'-0"

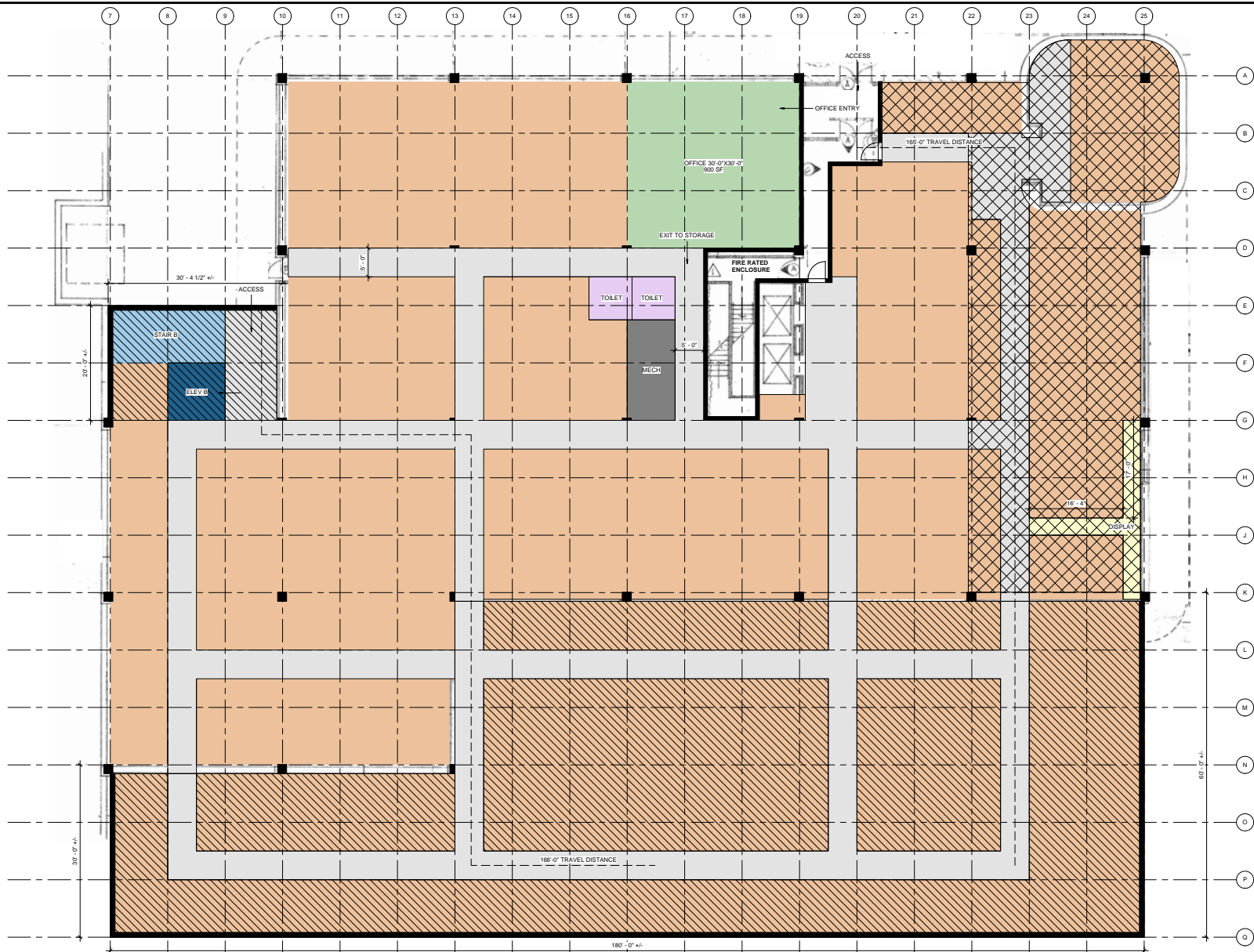


02/26/2020

**KNOXVILLE STORAGE**  
701 E HILL AVENUE

**A-202- EXTERIOR ELEVATIONS**





2-A-20-UR  
Revised: 2/24/2020

**LEGEND**

	ADDITION	GROUND FLOOR: +/- 9,307 SF
	EXTENT OF FLOOR INFILL	FIRST FLOOR: +/- 9,983 SF
	STORAGE UNIT	SECOND & THIRD FLOOR: +/- 14,775 SF / FLOOR
	CIRCULATION	TOTAL (ALL FLOORS): +/- 48,440 SF





**OVERALL BUILDING EFFICIENCY**

<b>GROUND FLOOR</b>	
NET RENTABLE STORAGE	+/- 18,121 SF
OVERALL EFFICIENCY	70%
<b>FIRST FLOOR</b>	
NET RENTABLE STORAGE	+/- 22,153 SF
OVERALL EFFICIENCY	76%
<b>SECOND &amp; THIRD FLOOR</b>	
NET RENTABLE STORAGE	+/- 23,107 SF / FLOOR
OVERALL EFFICIENCY	+/- 31,161 SF / FLOOR
	74%
<b>OVERALL NET RENTABLE STORAGE</b>	+/- 66,488 SF
<b>OVERALL BUILDING SF</b>	+/- 117,202 SF
<b>OVERALL AVERAGE EFFICIENCY</b>	74%

1 SCHEMATIC GROUND FLOOR PLAN  
A-104 SCALE: 1/8" = 1'-0"

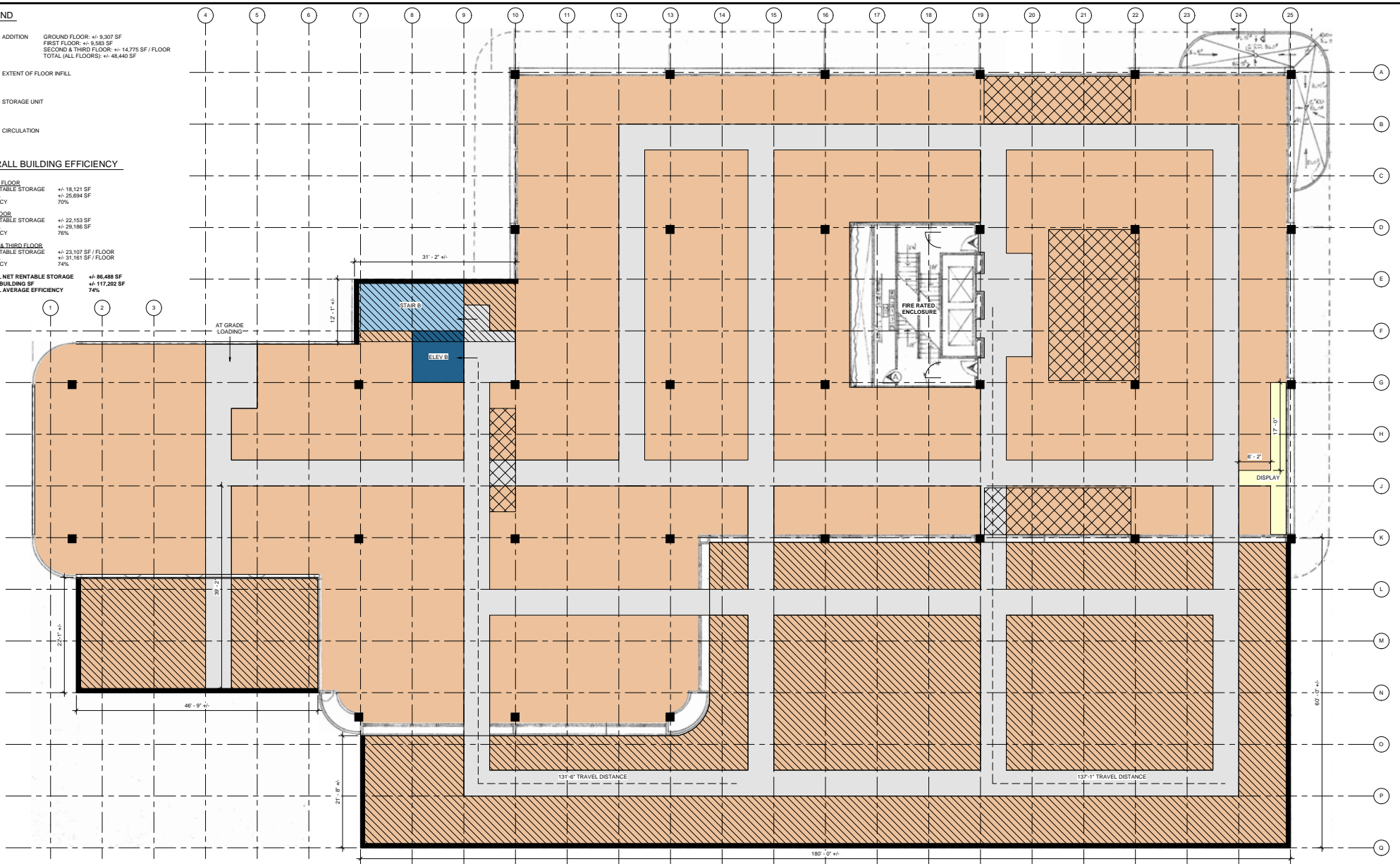
02/21/2020

**LEGEND**

-  ADDITION GROUND FLOOR: +/- 9,307 SF  
FIRST FLOOR: +/- 9,563 SF  
SECOND & THIRD FLOOR: +/- 14,775 SF / FLOOR  
TOTAL (ALL FLOORS): +/- 48,440 SF
-  EXTENT OF FLOOR INFILL
-  STORAGE UNIT
-  CIRCULATION

**OVERALL BUILDING EFFICIENCY**

<b>GROUND FLOOR</b>	
NET RENTABLE STORAGE	+/- 18,121 SF
OVERALL EFFICIENCY	70%
<b>FIRST FLOOR</b>	
NET RENTABLE STORAGE	+/- 22,193 SF
OVERALL EFFICIENCY	76%
<b>SECOND &amp; THIRD FLOOR</b>	
NET RENTABLE STORAGE	+/- 23,107 SF / FLOOR
OVERALL EFFICIENCY	74%
<b>OVERALL NET RENTABLE STORAGE</b>	
	+/- 66,488 SF
<b>OVERALL BUILDING SF</b>	
	+/- 117,292 SF
<b>OVERALL AVERAGE EFFICIENCY</b>	
	74%



1 SCHEMATIC FIRST FLOOR PLAN  
A-105 SCALE: 1/8" = 1'-0"

02/21/2020

**KNOXVILLE STORAGE**  
701 E HILL AVE. KNOXVILLE, TN





**A-105- SCHEMATIC FIRST FLOOR PLAN**

2-A-20-UR  
Revised: 2/24/2020



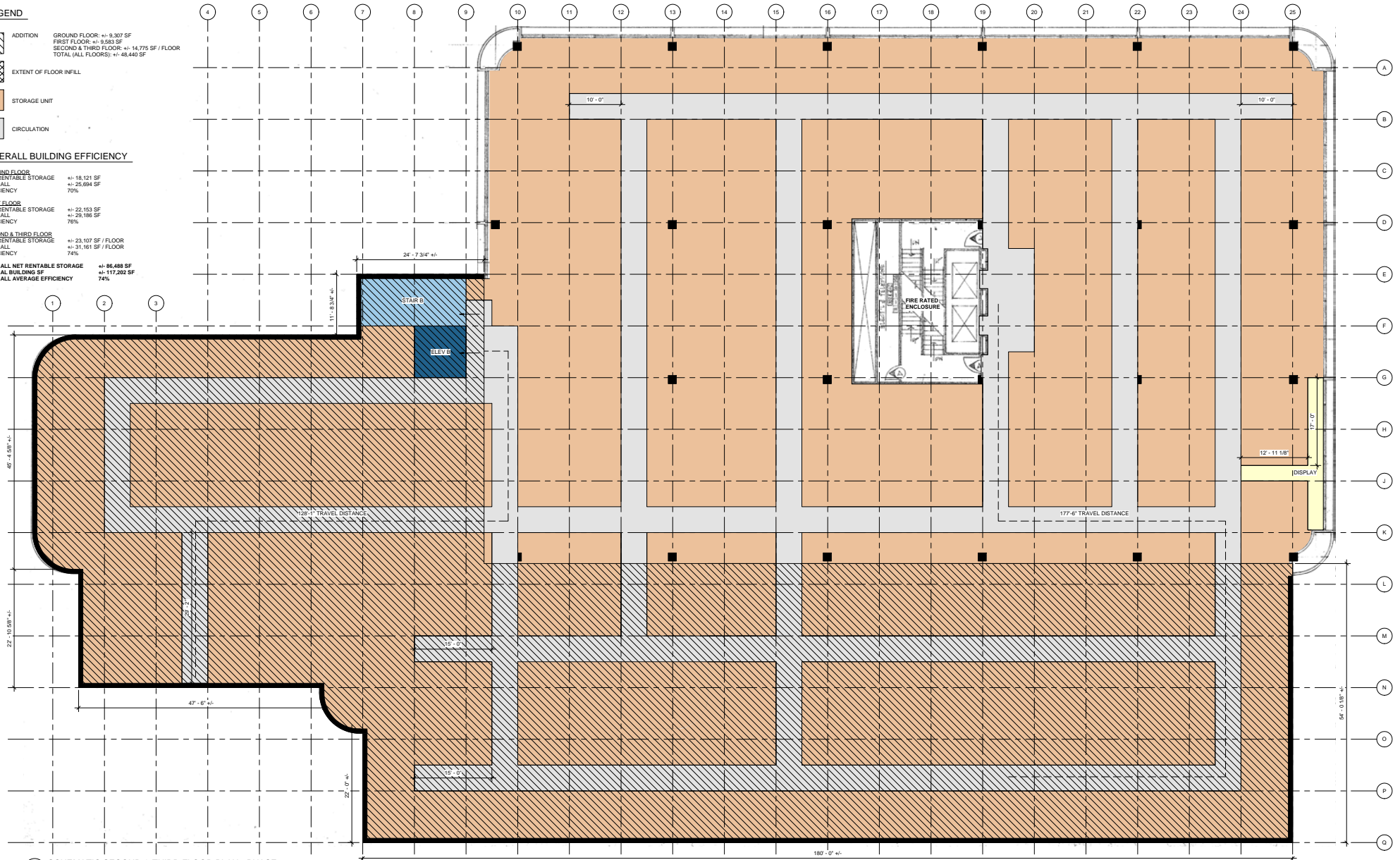


**LEGEND**

-  ADDITION
-  EXTENT OF FLOOR INFILL
-  STORAGE UNIT
-  CIRCULATION

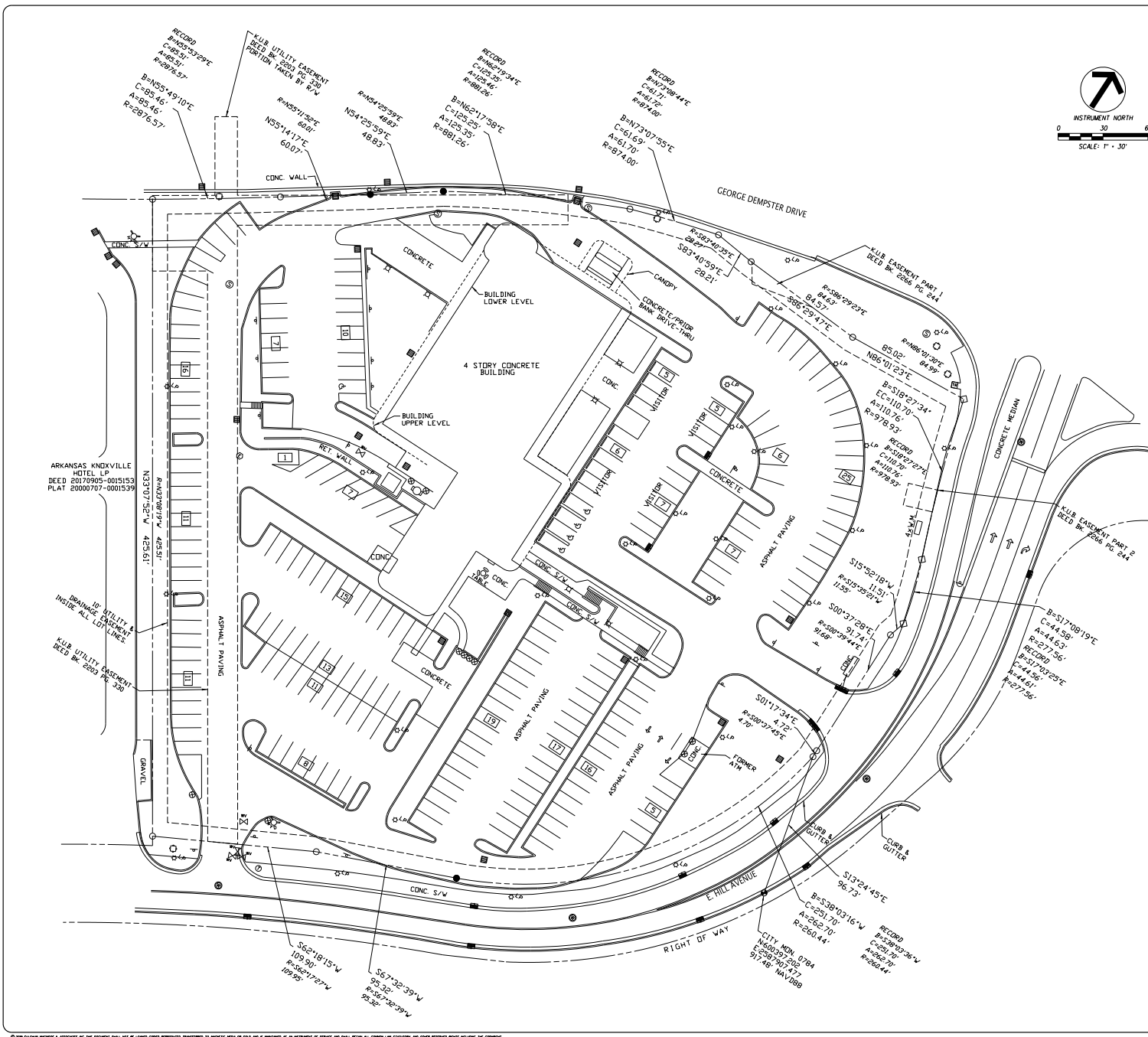
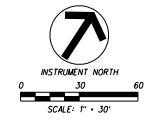
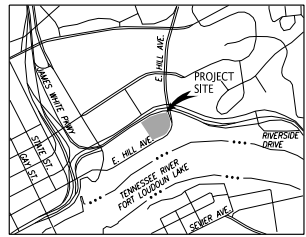
**OVERALL BUILDING EFFICIENCY**

<b>GROUND FLOOR</b>	
NET RENTABLE STORAGE	± 18,121 SF
OVERALL EFFICIENCY	70%
<b>FIRST FLOOR</b>	
NET RENTABLE STORAGE	± 22,153 SF
OVERALL EFFICIENCY	70%
<b>SECOND &amp; THIRD FLOOR</b>	
NET RENTABLE STORAGE	± 23,107 SF / FLOOR
OVERALL EFFICIENCY	74%
<b>OVERALL NET RENTABLE STORAGE</b>	<b>± 64,488 SF</b>
<b>OVERALL BUILDING SF</b>	<b>± 117,202 SF</b>
<b>OVERALL AVERAGE EFFICIENCY</b>	<b>74%</b>



1 SCHEMATIC SECOND & THIRD FLOOR PLAN - PHASE 2  
 A-106 SCALE: 1/8" = 1'-0"

02/21/2020



**2-A-20-UR**  
 Revised: 2/24/2020

**FULGHUM**  
**MACINDOE**  
 ASSOCIATES, INC.

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**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**HILL AVENUE STORAGE  
 & APARTMENTS**  
 701 E. HILL AVENUE  
 KNOXVILLE, TENNESSEE 37915

**SPACESMART DEVELOPMENT COMPANY**  
 212 OLD LEXINGTON ROAD, SUITE 200  
 STATE COLLEGE, PA 16803  
 CONTACT: JEFF GRUBBS  
 TELEPHONE NO.: 814.441.4000  
 EMAIL: jgrubbs@ubastoragefund.com

**EXISTING SITE  
 CONDITIONS**

PROJ. NO.	DATE	ISSUED BY	REVISION/ISSUE

PROJECT	SHEET
650.001	C1
DATE	11/25/19
SCALE	1"=30'

PL NUMBER: 151556 (REVISED) 11/25/19 (MDS) 65001001001.dwg  
 PLOT DATE: 01/03/2020

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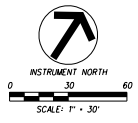
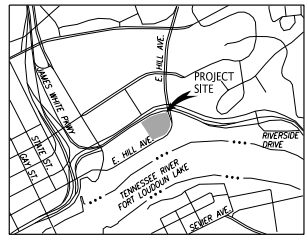
PROJ. NO.	NO.	DATE	REVISION/ISSUE
		02/27/20	REVIEW PER AEC COMMENTS
		11/25/19	ISSUED FOR REVIEW

NO.	DATE	BY	REVISION/ISSUE
		ADC	ISSUED BY
		AMC	DESIGNED BY

Project	Sheet
\$50,001	C2
Date	11/25/19
Scale	1"=30'



- NOTES:**
- THE TOPOGRAPHIC & BOUNDARY DATA WAS PROVIDED BY PROFESSIONAL LAND SYSTEMS DATED NOVEMBER 6, 2017.
  - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
  - THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
  - CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
  - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
  - PROPERTY CONCERNED REFLECTS PARCELS 095C000401 & 095C000402 AS SHOWN IN KNOX COUNTY (21 MAR 09)-L ZONING FOR THE PROPERTY IS C-2, CENTRAL BUSINESS DISTRICT.  
CITY BLOCK NO. 0106B, WARD NO. 6.  
TOTAL AREA = 4.75± AC.  
TOTAL DISTURBED AREA = 0.75± AC.  
OWNER: SPACESMART DEVELOPMENT COMPANY  
2121 OLD GATESBURG ROAD, SUITE 200  
STATE COLLEGE, PA 16803
  - BUILDING SETBACKS ARE 5-FT. FOR THE FIRST STORY OF ALL BUILDINGS ON VEHICULAR STREETS. NO REQUIREMENTS ON SIDES AND REAR.
  - REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERNEATH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAIL) IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.

**IMPERVIOUS AREA SUMMARY**

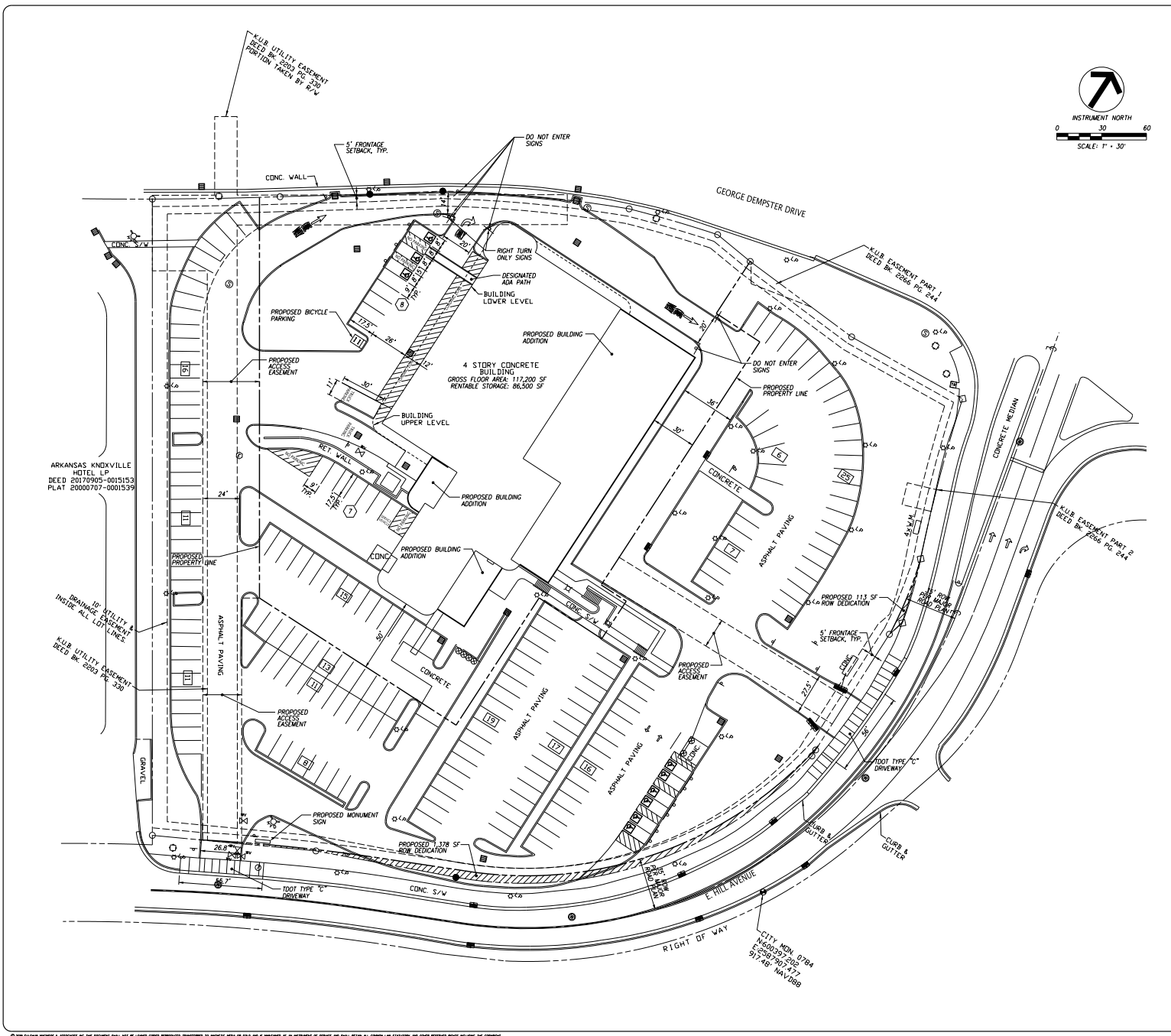
STORAGE SITE  
 PROPOSED STORAGE SITE AREA = 1.98 AC.  
 EXISTING IMPERVIOUS AREA = 1.61± AC.  
 PROPOSED IMPERVIOUS AREA = 1.55± AC.  
 REDUCTION IN IMPERVIOUS AREA = 0.06 AC.

PARKING AREA  
 PROPOSED PARKING AREA = 2.73 AC.  
 EXISTING IMPERVIOUS AREA = 1.78± AC.  
 PROPOSED IMPERVIOUS AREA = 1.82± AC.  
 CHANGE IN IMPERVIOUS AREA = +0.02 AC.

**PARKING SUMMARY**

STORAGE SITE ALLOWED PARKING (960 UNITS)	MAXIMUM PARKING: 7 SPACES + 0.033/UNIT	39 SPACES
EXISTING TO REMAIN	MINIMUM PARKING: 5 SPACES + 0.02/UNIT	25 SPACES
PROPOSED STANDARD SPACES		15
PROPOSED TRUCK SPACES		9
PROPOSED SERVICE VEHICLE SPACES		1
HANDICAP (2 VAN ACCESSIBLE)		1
TOTAL		30 SPACES
PROPOSED PARKING (PARKING LOT)		160
EXISTING TO REMAIN		6
HANDICAP (1 VAN ACCESSIBLE)		1
TOTAL		166 SPACES
BICYCLE PARKING (STORAGE SITE)		4 SPACES
LESS THAN 50 VEHICLE SPACES		

**2-A-20-UR**  
**Revised: 2/24/2020**



PL 19-0001-1 (1/19/19) (METS) (60001) (0002) (4P)  
Rev. 1/25/19

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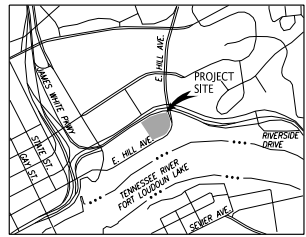
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KNOXVILLE, TENNESSEE 37915

**SPACESMART DEVELOPMENT COMPANY**  
212 OLD CATEWALK ROAD, SUITE 200  
5 STAR COLLEGE PARK  
CONTACT: JEFF GRUBBS  
TELEPHONE NO.: 813.441.4000  
EMAIL: jgrubbs@ubastoragefund.com

**CONCEPTUAL SUBDIVISION  
EXHIBIT**

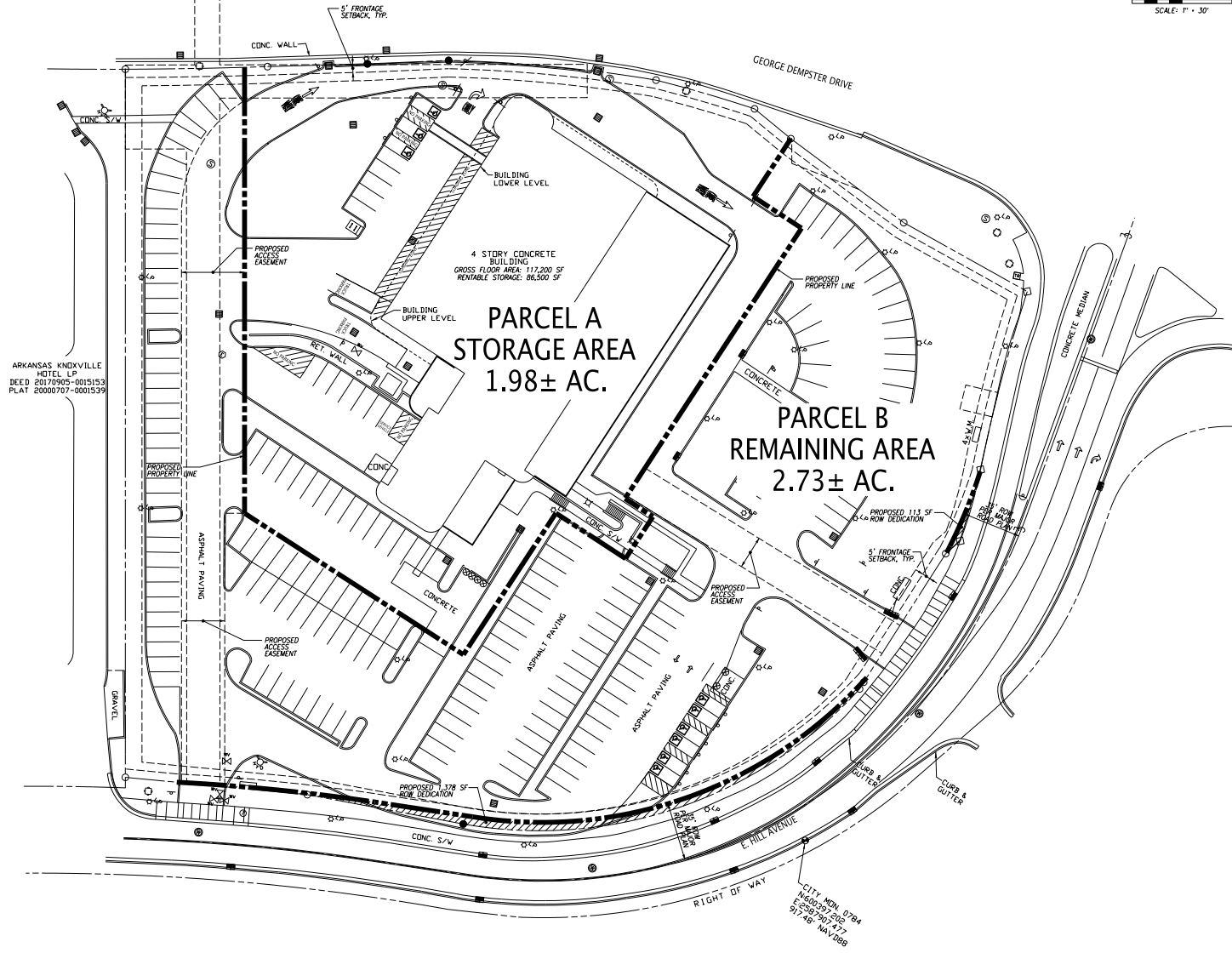
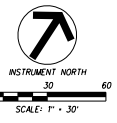
PROJ. NO.	ISSUED BY	DATE	NO.
	AMC	02/27/20	
	AMC	11/29/19	

Project	Sheet
\$50,001	C2A
Date	11/29/19
Scale	1"=30'



LOCATION MAP  
(NOT TO SCALE)

- NOTES:**
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS PROVIDED BY PROFESSIONAL LAND SYSTEMS DATED NOVEMBER 6, 2017.
  2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.



2-A-20-UR  
Revised: 4/1/2020

File Name: I:\2019\11\29\19\112919\112919\112919\112919.dwg  
Plot Date: 4/1/2020

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OFFICE: 865.690.6419  
FAX: 865.690.6449  
www.fulghummacindoe.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION

HILL AVENUE STORAGE  
& APARTMENTS  
701 E. HILL AVENUE  
KNOXVILLE, TENNESSEE 37915

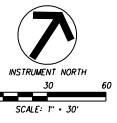
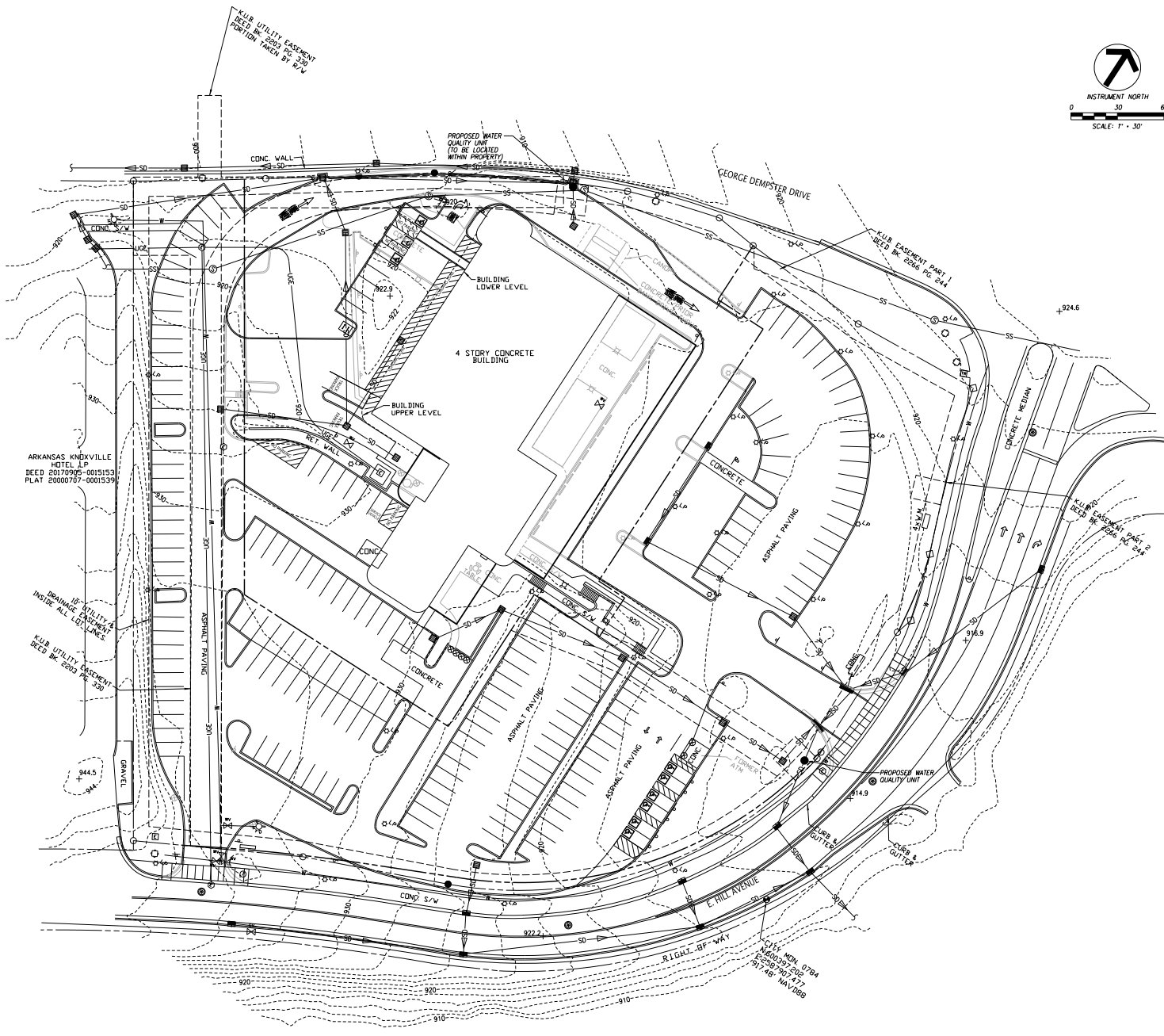
SPACEMART DEVELOPMENT COMPANY  
2121 OLD CLATSOP RD., SUITE 200  
SEASIDE COLLEGE PARK, TN 37883  
CONTACT: JEFF GRUBBS  
TELEPHONE NO.: 813.441.4000  
EMAIL: jgrubbs@urbanstoragefund.com

CONCEPT PLAN  
EXISTING & PROPOSED

PROJ. NO.	ISSUED BY	DATE
550.001	AMC	02/27/20
	AMC	11/25/19

Project	Sheet
550.001	C5

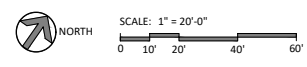
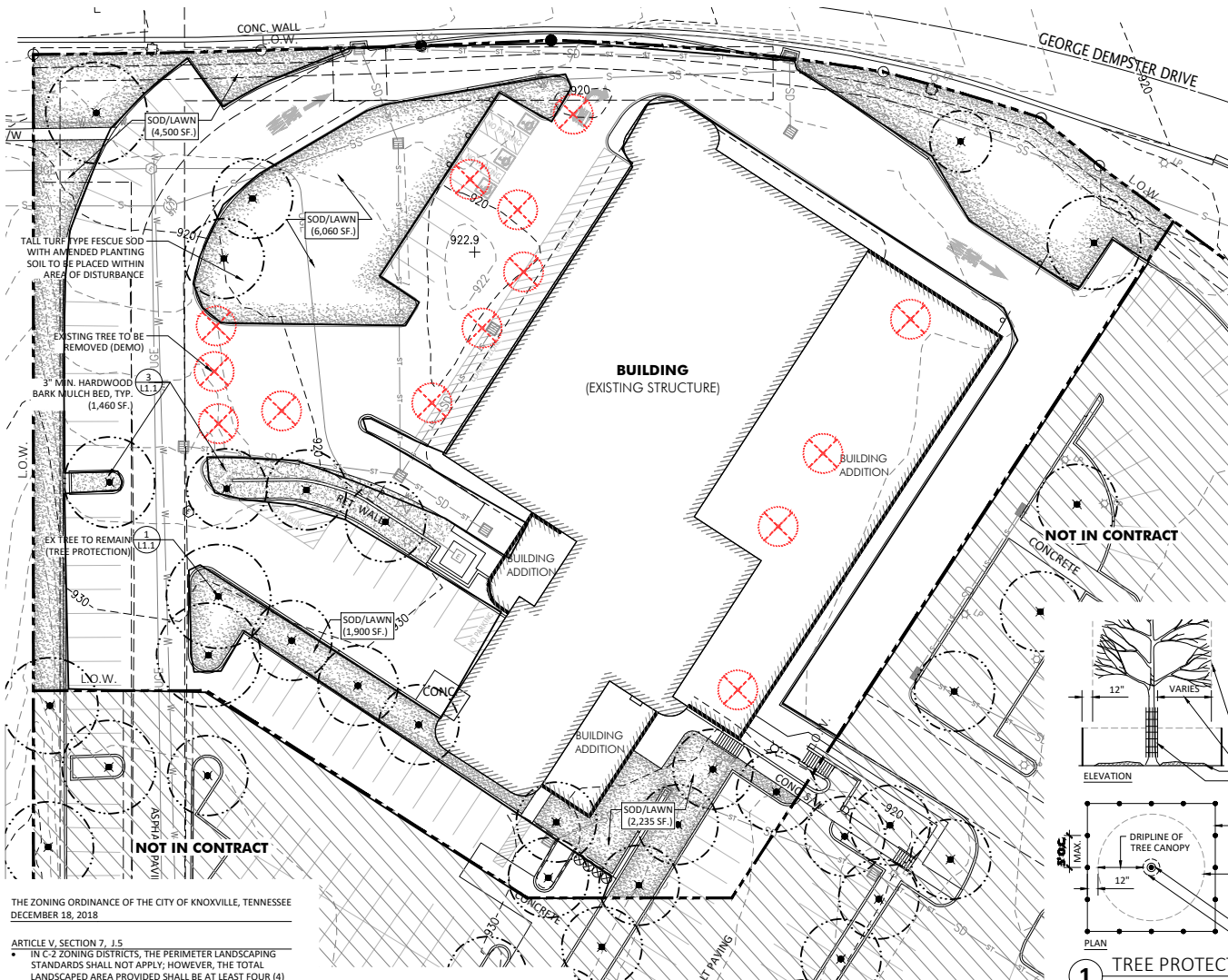
Date: 11/25/19  
Scale: 1"=30'



2-A-20-UR  
Revised: 2/24/2020

PL. NUMBER: 15764 (2019) (1) (MAY) (6000) (0000) (4) (4)  
 PLAN NUMBER: 2/24/2020

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**PLANTING NOTES:**

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, ANSI Z-60.1.
2. ALL NEW PLANTS SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED ON THE PLANT SCHEDULE.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
4. ALL NEW PLANTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5. THE GENERAL CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE.
6. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE PLUS PLANTING SOIL AS THEY BORE TO PREVIOUS GRADE. SEE DECIDUOUS TREE PLANTING DETAILS.
7. STAKE LOCATION OF ALL DECIDUOUS AND EVERGREEN TREES AND PLANT BED LINES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.
8. ALL PLANT BEDS ARE TO RECEIVE PINE STRAW MULCH.
9. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
10. PREPARE ALL PLANT BEDS WITH PLANTING SOIL TO A MINIMUM DEPTH MATCHING THE DEPTH OF ROOT BALLS. PLANTING SOIL SHALL BE CONTINUOUS WITHIN EACH PLANT BED.
11. THE GENERAL CONTRACTOR SHALL FIELD REVIEW WITH THE LANDSCAPE ARCHITECT AND RECEIVE ACCEPTANCE OF ALL SUBGRADE ELEVATIONS WITH THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO PLACING APPROVED PLANTING SOILS.
12. THE GENERAL CONTRACTOR SHALL PERFORM PERCOLATION TEST PER THE SPECIFICATIONS AND PROVIDE CONFORMANCE OF INFILTRATION REQUIREMENTS IN WRITING TO THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO PLACING PLANTING SOILS.
13. ALL PLANT BEDS AND LAWN AREAS SHALL INCLUDE A 4" DEEP TILL ZONE INCORPORATING 2" OF APPROVED PLANTING SOIL INTO THE TOP TWO INCHES OF THE APPROVED SUBGRADE. FINAL LIFTS OF PLANTING SOIL SHALL BE PLACED ON TOP OF THE APPROVED TILL ZONE.

**HILL AVENUE STORAGE & APARTMENTS**

701 E. HILL AVENUE  
KNOXVILLE, TN 37915

**SPACEMART DEVELOPMENT COMPANY**

**SBC Project No. 540/009-08-2017**  
2121 Old Galesburg Road, Suite 200  
State College, PA 16803  
**Contact:** Jeff Grubb  
**Telephone:** (814) 441.4000  
**Email:** jgrubb@urbanstoragefund.com

**USE ON REVIEW LANDSCAPE PLAN**



**PLACEMAKING**

© 2019 HILL PLACEMAKING | LANDSCAPE ARCHITECTURE

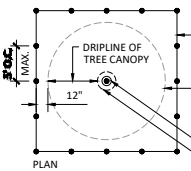
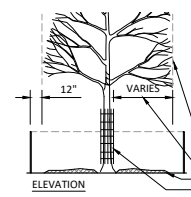
2-A-20-UR  
Revised: 2/24/2020

Project: HILL AVENUE STORAGE AND APARTMENTS  
Drawn By: WCH Ckd By: CLB  
Date: 2020.02.21 Scale: As Noted

Rev.	Description:	Date:

**PLANTING PLAN**

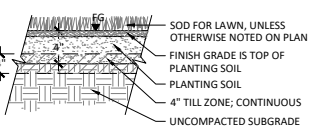
**L1.1**



**1 TREE PROTECTION FENCE**  
SCALE: N.T.S.

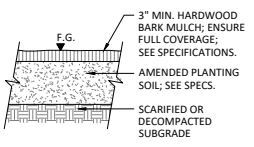
- NOTE:**
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
  - SOAK ALL LAWN TWICE IN FIRST 24 HOURS AFTER INSTALL.
  - TILL ZONE; INCORPORATE 2" OF APPROVED PLANTING SOIL INTO THE TOP 2" OF THE SUBGRADE. FINAL LIFTS OF PLANTING SOIL SHALL BE PLACED ON TOP OF THE APPROVED TILL ZONE.

**2 LAWN SOD PLANTING**  
SCALE: N.T.S.



**PLANTING LEGEND**

	TREE PROTECTION (EXISTING TREE TO REMAIN)	1 L1.1
	TREE DEMO (REMOVE EXISTING TREE)	
	SOD / LAWN TALL TURF TYPE FESCUE w/ 2" MIN. PLANTING SOIL	2 L1.1
	3" DEEP MIN. HARDWOOD MULCH BED, TYP.	
	PLANT SPECIES ID / QUANTITY	



**3 MULCH - SECTION**  
SCALE: N.T.S.

THE ZONING ORDINANCE OF THE CITY OF KNOXVILLE, TENNESSEE  
DECEMBER 18, 2018

ARTICLE V, SECTION 7, 1.5  
IN C-2 ZONING DISTRICTS, THE PERIMETER LANDSCAPING STANDARDS SHALL NOT APPLY; HOWEVER, THE TOTAL LANDSCAPED AREA PROVIDED SHALL BE AT LEAST FOUR (4) PERCENT OF THE TOTAL AREA OF THE PARKING LOT.

**4.1.3.8.D LANDSCAPE VEGETATION:**

- MINIMUM 8 TREES (WITH A 2 INCH MINIMUM CALIPER) PER ACRE OF OPEN SPACE
- TREES REQUIRED FOR SURFACE PARKING MAY BE COUNTED TOWARD OVERALL LANDSCAPE REQUIREMENT

PARKING LOT AREA-44,771 SF 1,790 SF LANDSCAPE AREA RE'D	LANDSCAPE AREA PROVIDED 14,695 SF
PARKING LOT TREES REQUIRED 12	PARKING LOT TREES PROVIDED 18 EXISTING
OVERALL TREES REQUIRED 18 (2.34 TOTAL ACRES AT 8 TREES PER ACRE)	OVERALL TREES PROVIDED 18 PARKING LOT & CANOPY TREES

6. CUSTOM METAL COATINGS | SHERWIN-WILLIAMS COIL COATINGS



Metal cladding panels in custom grey shades of protective PVDF coating present a modern look in a classic color palette for a 26-story Hilton Garden Inn in Chicago. The design, by GREC Architects, creates a large-scale mosaic pattern across the 10,000-sf exterior. The panels were coated with Fluropon in five colors: Midnight Blue, Stonewall, Sabre Gray, Sleigh Bells, and

2-A-20-UR  
Revised: 3/11/2020



**SAA**architects  
Client centered • Smart solutions



2-A-20-UR  
Revised: 3/11/2020





Dori Caron <dori.caron@knoxplanning.org>

**Fwd: Hill Avenue Storage - File #2-A-20-UR**

**Mike Reynolds** <mike.reynolds@knoxplanning.org> Fri, Jan 24, 2020 at 12:04 PM  
To: Dori Caron <dori.caron@knoxplanning.org>, Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>  
Cc: Amy Brooks <amy.brooks@knoxplanning.org>, Gerald Green <gerald.green@knoxplanning.org>

This is a 30-day automatic postponement request for file # 2-A-20-UR.

-----  
Mike Reynolds, AICP  
Senior Planner  
865.215.3827

----- Forwarded message -----

From: **Aarron Gray** <gray@fulghummacindoe.com>  
Date: Fri, Jan 24, 2020 at 11:55 AM  
Subject: Hill Avenue Storage - File #2-A-20-UR  
To: Mike Reynolds (mike.reynolds@knoxplanning.org) <mike.reynolds@knoxplanning.org>  
Cc: Jeff Grubb (jgrubb@urbanstoragefund.com) <jgrubb@urbanstoragefund.com>

Mike,

On behalf of the applicant (copied on this message), we would like to request postponement of the application review for this project (File #2-A-20-UR) for 30 days to the March meeting. We will continue to work with you and other staff to provide the information requested at the review meeting. Please let us know if you have any questions or need any additional information. Thanks.

Aarron M. Gray, P.E.

**Fulghum, MacIndoe, & Associates, Inc.**

10330 Hardin Valley Road, Suite 201

Knoxville, TN 37932

Direct: 865.251.5071

Main: 865.690.6419

Cell: 865.386.3172

Email: [gray@fulghummacindoe.com](mailto:gray@fulghummacindoe.com)

[www.FulghumMacIndoe.com](http://www.FulghumMacIndoe.com)



**AUTOMATIC POSTPONEMENTS: 30 DAYS**

**File #:** 2-A-20-UR

**Meeting Date:** 2-13-2020



# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Space Mart Development Company, LP

Applicant Name	Affiliation	
12/3/19	2/13/20	2-A-20-UR
Date Filed	Meeting Date (if applicable)	File Numbers(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Aarron M. Gray		Fulghum, MacIndoe & Associates, Inc.	
Name	Company		
10330 Hardin Valley Road, Suite 201	Knoxville	TN	37932
Address	City	State	Zip
(865) 690-6419	gray@fulghummacindoe.com		
Phone	Email		

## CURRENT PROPERTY INFO


The Bakery Building, LLC	3928 Maloney Road	(865) 804-4131
Owner Name (if different)	Owner Address	Owner Phone
701 E. Hill Avenue <i>3/w side</i>	<i>Δ E. Hill Ave</i>	095IC00401 & 0095IC00403
Property Address	Parcel ID	
Intersection of E. Hill Avenue and George Dempster Drive		4.73
General Location	Tract Size	
City of Knoxville <i>6</i>	C-2	
Jurisdiction (specify district above) <input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District	
Central City	MU-RC	UGB <i>N/A</i>
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Office Building and parking	No	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

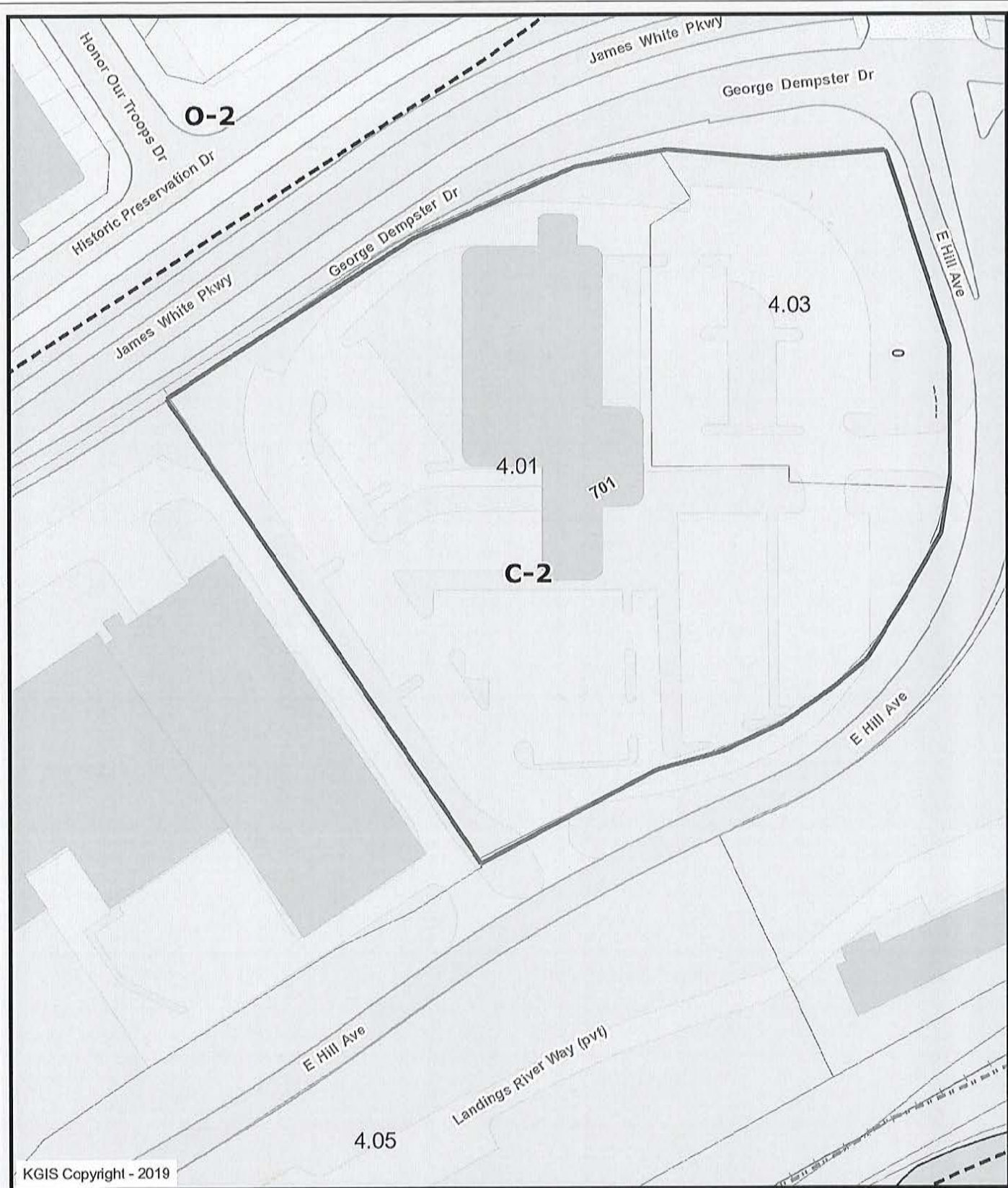
# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use
	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential
SUBDIVISION	<input type="checkbox"/> Home Occupation (specify): _____
	<input checked="" type="checkbox"/> Other (specify): <u>Indoor, climate controlled self storage facility</u>
	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements _____
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____
	<input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

<b>STAFF USE ONLY</b>	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,500	
	<b>ATTACHMENTS</b>	<b>FEE 2:</b>	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 3:</b>	
<b>ADDITIONAL REQUIREMENTS</b>			
<input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> )			
<input checked="" type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> )			
<input type="checkbox"/> Traffic Impact Study			

**AUTHORIZATION** By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Aarron M. Gray	Digitally signed by Aarron M. Gray DN: cn=Aarron M. Gray, o=Fulghum, MacIndoe & Associates, ou, email=gray@fulghummacindoe.com, c=US Date: 2019.12.02 10:45:25 -05'00'	Aarron M. Gray	12/2/19
Applicant Signature		Please Print	Date
(865) 251-5071		gray@fulghummacindoe.com	
Phone Number		Email	
		Marc Payne	12/3/19
Staff Signature		Please Print	Date

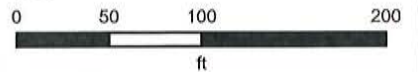


### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 12/3/2019 at 3:34:11 PM



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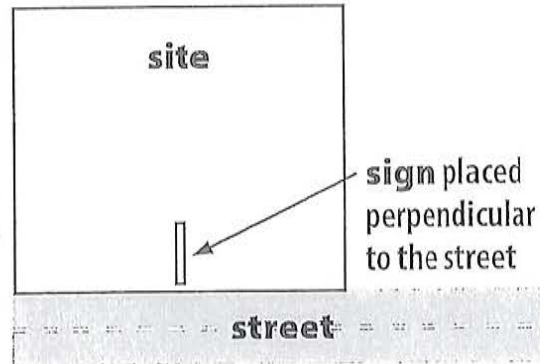
## REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

1/29/20 and 1/14/20  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: AARON M. GRAY

Phone: 865-251-5071 Email: gray@fulghumanacindoe.com

Date: 12/3/19

File Number: 2-A-20-UR