

USE ON REVIEW REPORT

► **FILE #:** 10-G-21-UR

AGENDA ITEM #: 33

AGENDA DATE: 10/14/2021

► **APPLICANT:** RANDOLPH ARCHITECTURE

OWNER(S): Tyler Parsons

TAX ID NUMBER: 138 04304

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 111 E. Hendron Chapel Rd.

► **LOCATION:** North side of E. Hendron Chapel Road, at E. Circle Drive

► **APPX. SIZE OF TRACT:** 5.62 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

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

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Burnett Creek and Hinds Creek

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

► **EXISTING LAND USE:** Indoor self-storage facility

► **PROPOSED USE:** Indoor self-storage facility

HISTORY OF ZONING: In 2007, the PC portion of the property was rezoned from Agricultural (2-E-07-RZ).

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

South: Dog kennel and fuel station -- CA (General Business)

East: Rural residential and office -- CA (General Business) and A (Agricultural)

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

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

STAFF RECOMMENDATION:

► **APPROVE** the development plan for a self-service storage facility with a total building area of approximately 96,200 square feet in the CA and PC zones, subject to 4 conditions:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to Section 4.93 (Standards for self-storage facilities).
2. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public

right-of-way.

3. Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. If the proposed location of the landscaping is not feasible, alternative locations for the landscaping may be reviewed and approved by Planning staff.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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

COMMENTS:

This indoor/outdoor self-storage facility was originally approved by the Planning Commission in 2016 with 88,565 sqft of floor area (4-H-16-UR). This proposal is to increase the maximum floor area to 96,200 sqft. Two of the self-storage buildings have already been built.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The South County Sector Plan recommends GC (General Commercial) uses and HP (Hillside Protection) for this site with a maximum of 3 du/ac when in compliance with the Growth Policy Plan. The proposed self-storage facility is consistent with the GC sector plan designation and only a small portion of the site is in the HP area and it will not be disturbed.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

B. The CA (General Business) zone is for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.

C. With the recommended conditions, the proposed self-storage facility is conforming with the PC and CA zoning standards, and the supplemental regulations for self-storage facilities (Section 4.93).

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The portion of this development that is closest to residential uses has already been constructed.

B. The proposed buildings are one-story tall, which is consistent with the other development in the area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed use should have little impact on the adjacent property because self-storage facilities typically generate low traffic volumes, have limited use in the evening hours, and controlled access to the site.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The self-storage facility has access to E. Hendron Chapel Road which is a minor arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

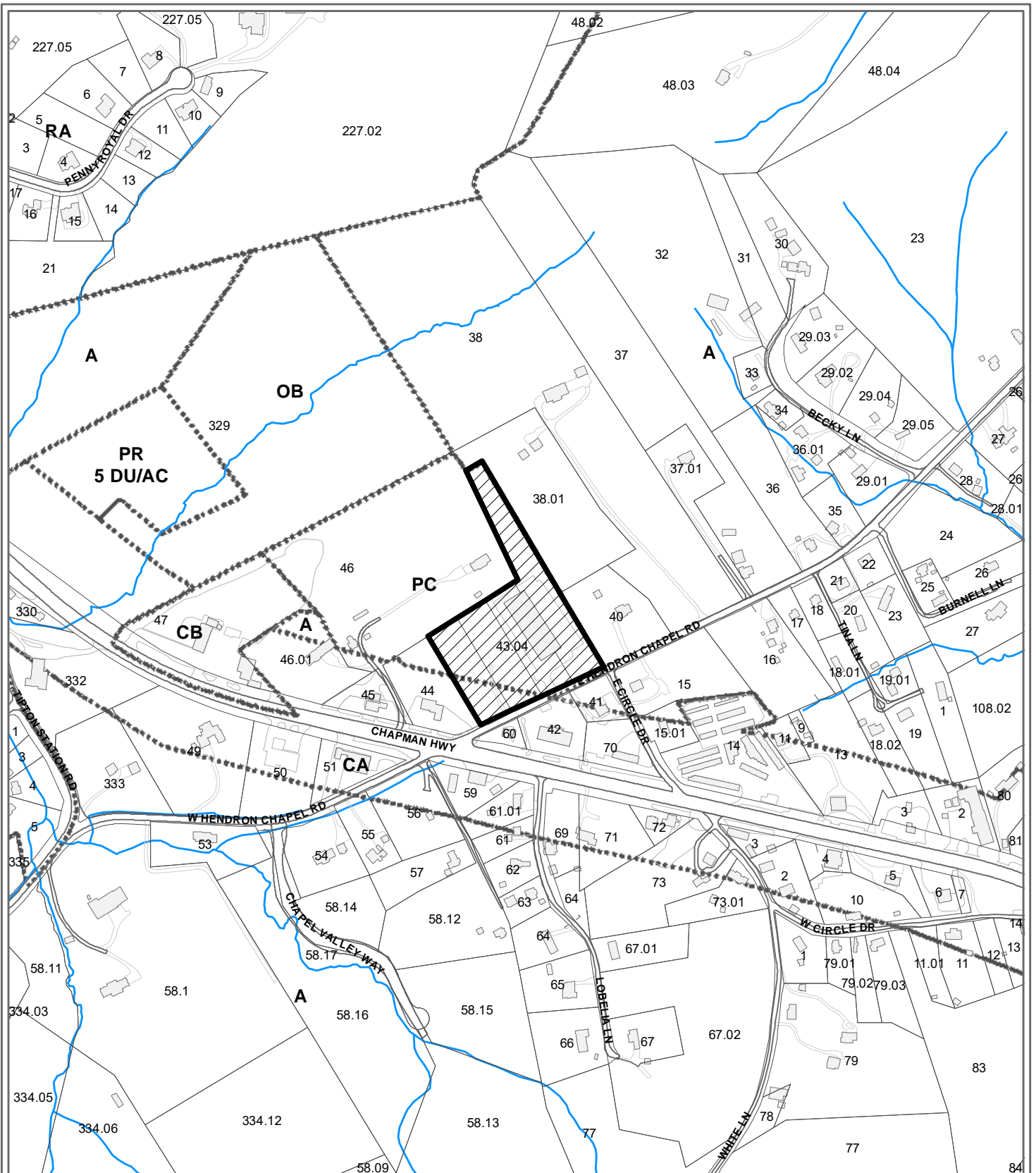
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 145 (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 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.



**10-G-21-UR
USE ON REVIEW**



Indoor self-storage facility in PC (Planned Commercial) & CA (General Business)

Original Print Date: 9/9/2021
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Randolph Architecture

Map No: 138
Jurisdiction: County

0 500
Feet



CHAPMAN STORAGE BUILDING B & C

111 EAST HENDRON CHAPEL ROAD | KNOXVILLE, TN 37920

RANDOLPH ARCHITECTURE

PROJECT WAS PREVIOUSLY
APPROVED BY MPC ON APRIL 14TH,
2016. REQUESTING INCREASE IN
BUILDING SQUARE FOOTAGE.



MPC
SUBMITTAL

2016_08.02

PROJECT INFORMATION

PROJECT NAME:
CHAPMAN STORAGE
105 EAST HENDRON CHAPEL ROAD
KNOXVILLE TN, 37920

PROJECT CONTACT PERSON:
MARK RANDOLPH, AIA
RANDOLPH ARCHITECTURE
550 WEST MAIN STREET
SUITE 725
KNOXVILLE, TN 37902
PHONE (865) 357-3750
FAX (865) 357-3746

JURISDICTION:
KNOX COUNTY CODES ADMINISTRATION & INSPECTION
MR. RANDY LILLY, DEPT. HEAD
CITY COUNTY BUILDING | ROOM 547
400 MAIN STREET
KNOXVILLE, TN 37902
PHONE (865) 215-2325
FAX (865) 215-4255

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

TYPE OF CONSTRUCTION:
TYPE II-B (IBC 2012)
SPRINKLED

ZONING:
TYPE - P-02A
LOT AREA - NO MINIMUM REQUIRED
SET BACKS - 25'-0" FRONT ROAD
5'-0" SIDE YARD
50'-0" PERIPHERAL SETBACK @ PC ZONE
(WEST SIDE) (NORTH SIDE)
10'-0" EAST SIDE (WAIVER GRANTED)
PREVIOUSLY FROM 55'-0" TO 10'-0"

FIRE RESISTANCE RATING REQUIREMENTS

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)
FROM TABLE 601, IBC 2012 FOR TYPE II-B

STRUCTURAL FRAME	0
BEARING WALLS	0
B.F.	0
EXTERIOR	0
INTERIOR	0
NON BEARING WALLS/PARTITIONS	0
EXTERIOR	0
INTERIOR	0
FLOOR CONSTRUCTION	0
CH.B.	0
CEILING	0
ROOF CONSTRUCTION	0

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS
BASED ON FIRE SEPARATION DISTANCE
FROM TABLE 602, IBC 2012 FOR TYPE II-B

FIRE SEPARATION DISTANCE-X	OCCUPANCY GROUP-S-1
X < 5 FT	2
5 FT < X < 10 FT	1
10 FT < X < 30 FT	0
X > 30 FT	0

OCCUPANCY TYPE:
S-1 STORAGE
B BUSINESS

HEIGHT:
ALLOWABLE: 2 STORIES PER 503
ACTUAL: 1 STORIES

BUILDING AREA:
ALLOWABLE: 17,500 SQ. FT. PER FLOOR
ACTUAL: BUILDING B 21,019 SQ. FT.

ALLOWABLE INCREASE:

PER SECTION 506.3 AUTOMATIC SPRINKLER
SYSTEM INCREASE:
INCREASE 0% AT ONE (1) STORY,
THEREFORE FORCE IS 0

$$A_a = (A_1 \times A_2 \times E_1 \times E_2) / (A_1 \times A_2 \times E_1 \times E_2) \\ = (17,500 \times 17,500 \times 0.75) / (17,500 \times 0.75)$$

$$A_a = 17,500 \times (17,062.5) / 0 \\ = 34,562.50 \text{ SQ. FT.}$$

FRONTAGE INCREASE: PER SECTION 506.2

$$I_f = (870/870 - 0.25) 30/30 \\ = (975) 1 \\ = 975$$

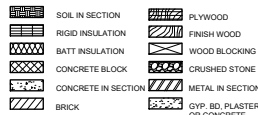
VICINITY MAP



GRAPHIC SYMBOLS



MATERIALS LEGEND



CONSULTANTS

CIVIL ENGINEER

MR. WILL ROBINSON, P.E.
WILL ROBINSON & ASSOCIATES
131 BRENTWOOD DRIVE
OAK RIDGE, TN 37830
PH: (865) 386-4200
FX: (877) 863-2233

STRUCTURAL ENGINEER

TRACHTER BUILDING SYSTEMS, INC.
314 WILBURN ROAD
SUN PRARIE, WI 53590
PH: (808) 837-7899

ABBREVIATIONS

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

LIST OF DRAWINGS

CVR COVERSHEET

C1.01	SITE DEMOLITION PLAN
C1.02	SITE LAYOUT PLAN
C1.03	EROSION CONTROL
C1.04	EROSION CONTROL
C1.05	SITE GRADING PLAN
C1.06	SITE UTILITY PLAN
C2.01	SITE DETAILS
C2.02	SITE DETAILS

LANDSCAPE
L1.01 LANDSCAPE PLAN: LANDSCAPE
DETAILS: PLANT SCHEDULE

ARCHITECTURAL

A0.01	FLOOR PLANS - BUILDING B
A1.02	FLOOR PLANS - BUILDING C
A4.01	EXTERIOR ELEVATIONS - BUILDING B
A4.02	EXTERIOR ELEVATIONS - BUILDING C

10-G-21-UR
9/28/2021

BUILDING S.F. MATRIX

BUILDING B	29,300 S.F.
BUILDING C	31,900 S.F.
BUILDING D - EXISTING	21,300 S.F.
BUILDING E - EXISTING	14,000 S.F.
TOTAL	96,200 S.F.

NOTES:
PREVIOUS MPC APPROVAL APRIL 14TH, 2016: 6 BUILDINGS WITH
A TOTAL OF 88,565 S.F.
NEW LAYOUT, 4 BUILDINGS WITH A TOTAL OF 96,200 S.F.

CHAPMAN STORAGE

111 E. HENDERON CHAPEL ROAD
KNOXVILLE, TENNESSEE 37920
10-G-21-UR

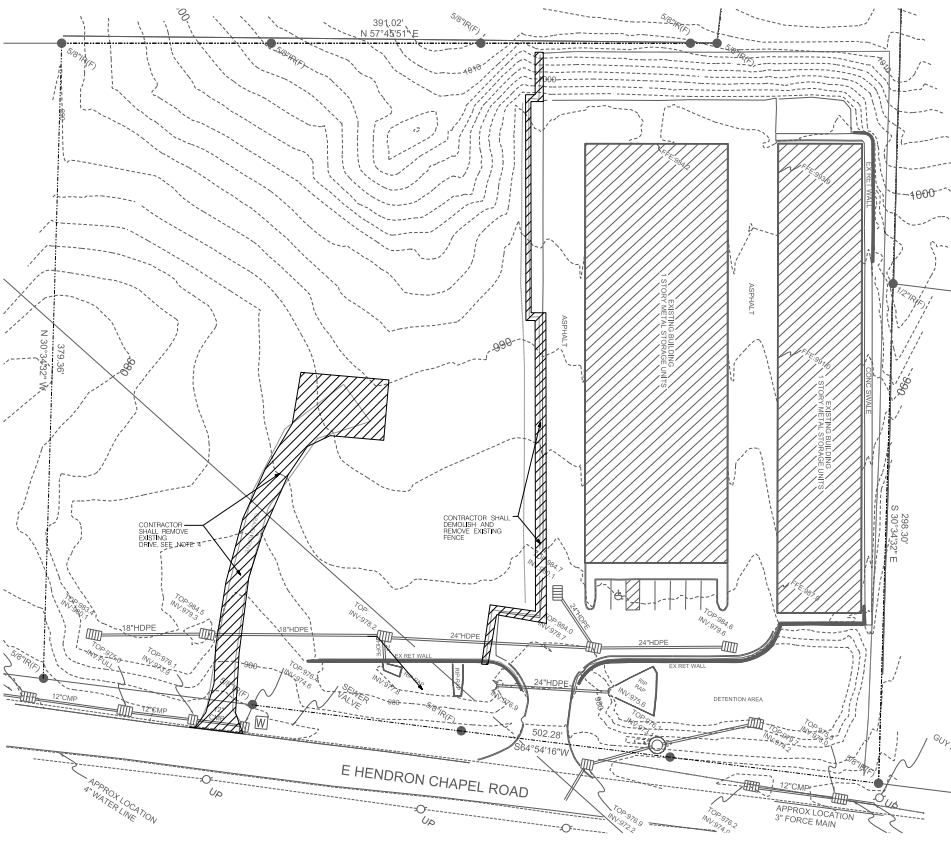
Issue Date 09-27-2021

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HGB RMR

Revisions

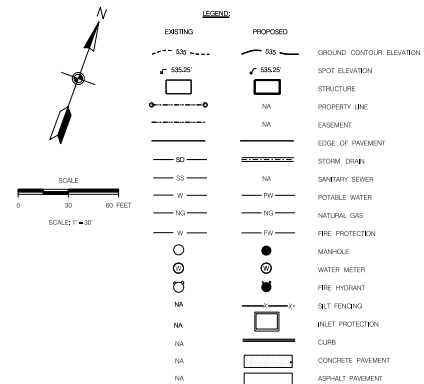
CVR

coversheet



SITE DEMOLITION PLAN

SCALE: 1" = 30'



SITE DEMOLITION NOTES

1. SITE BOUNDARY AND TOPOGRAPHIC SURVEY IS FROM A SURVEY BY DWIGHT HURST DATED 4/20/00. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
2. CONTRACTOR SHALL CALL TN ONE CALL TO LOCATE SITE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES HAVE BEEN INSTALLED AND ARE FUNCTIONAL.
4. CONTRACTOR SHALL REMOVE EXISTING ASPHALT PAVEMENT CURBS, SIDEWALKS AND/OR OTHER RELATED MATERIALS TO THE LIMITS INDICATED ON THE PLAN AND DEPOSE OF THE WASTE MATERIALS AS DIRECTED BY THE OWNER AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. COORDINATE DEMOLITION WITH THE OWNER, PROVIDE TEMPORARY ACCESS ROUTES AS REQUIRED, PERFORM DEMOLITION IN ACCORDANCE WITH THE PROJECT PHASING PLANS.
5. THE CONTRACTOR SHALL REMOVE EXISTING TREES WITHIN THE AREA OF WORK IDENTIFIED ON THE FOLLOWING DRAWINGS AND AS REQUIRED BY THE FIELD. CONTRACTOR SHALL REMOVE EXISTING TREES INCLUDING ROOTS AND UNLESS OTHERWISE DIRECTED OTHERWISE BY THE GEOTECHNICAL ENGINEER, CONTRACTOR SHALL DEPOSE OF WASTE OFFSITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS. REMOVED BRANCHES MAY BE USED FOR FROZEN CONTROL, BUT MUST BE REMOVED WHEN THE SITE HAS BEEN STABILIZED.
6. THE CONTRACTOR SHALL REMOVE THE EXISTING STRUCTURE IN ITS ENTIRETY. THE CONTRACTOR SHALL DETERMINE THE PRESENCE OR ABSENCE OF MATERIALS REQUIRING SPECIAL HANDLING AND/OR DISPOSAL. THE CONTRACTOR SHALL EMPLOY ANY METHODS REQUIRED FOR HANDLING OF SPECIAL MATERIALS IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE ENGINEER FOR THE PROJECT MAKES NO OTHER AS TO THE PRESENCE OR ABSENCE OF MATERIALS REQUIRING SPECIAL HANDLING.
7. PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING CONCRETE AND/OR PAVEMENT ALONG ALL LIMITS OF CONCRETE AND/OR PAVEMENT DEMOLITION.
8. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE. DEPOSE OF DEMOLITION WASTE OFF THE OWNERS PROPERTY IN A LEGAL MANNER.
9. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DRIP CAUSED BY THE DEMOLITION WORK. WATER USE SHALL NOT BE SUCCESSFUL TO THE POINT OF SUSPENDING SOLEDEVELOPMENT IN RUNOFF WATER.
10. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR CAUSED DAMAGE SHALL BE REPAIR TO MATCH EXISTING AT NO ADDITIONAL COST TO THE OWNER.
11. THE CONTRACTOR SHALL PREPARE THE PROJECT SITE FOR THE PROPOSED CONSTRUCTION IDENTIFIED ON THE FOLLOWING DRAWINGS FOR THE PROJECT. NO ADDITIONAL PAYMENT SHALL BE MADE FOR WORK REQUIRED AND NOT SPECIFICALLY NOTED ON THE DRAWINGS. DEMOLITION WORK MAY BE INDICATED ON DRAWINGS BY OTHER DEPARTMENTS.



10-G-21-UR
9/28/2021



550 w main st
suite 725
knoxville, tn 37902
v: 865.357.3750
f: 865.357.3746



CHAPMAN STORAGE
111 E. HENDRON CHAPEL ROAD
KNOX COUNTY, TENNESSEE
10-G-21-UR

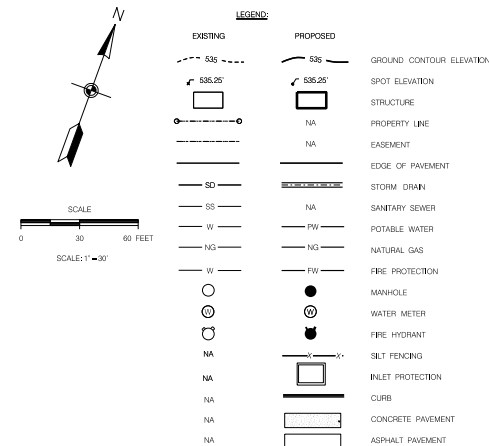
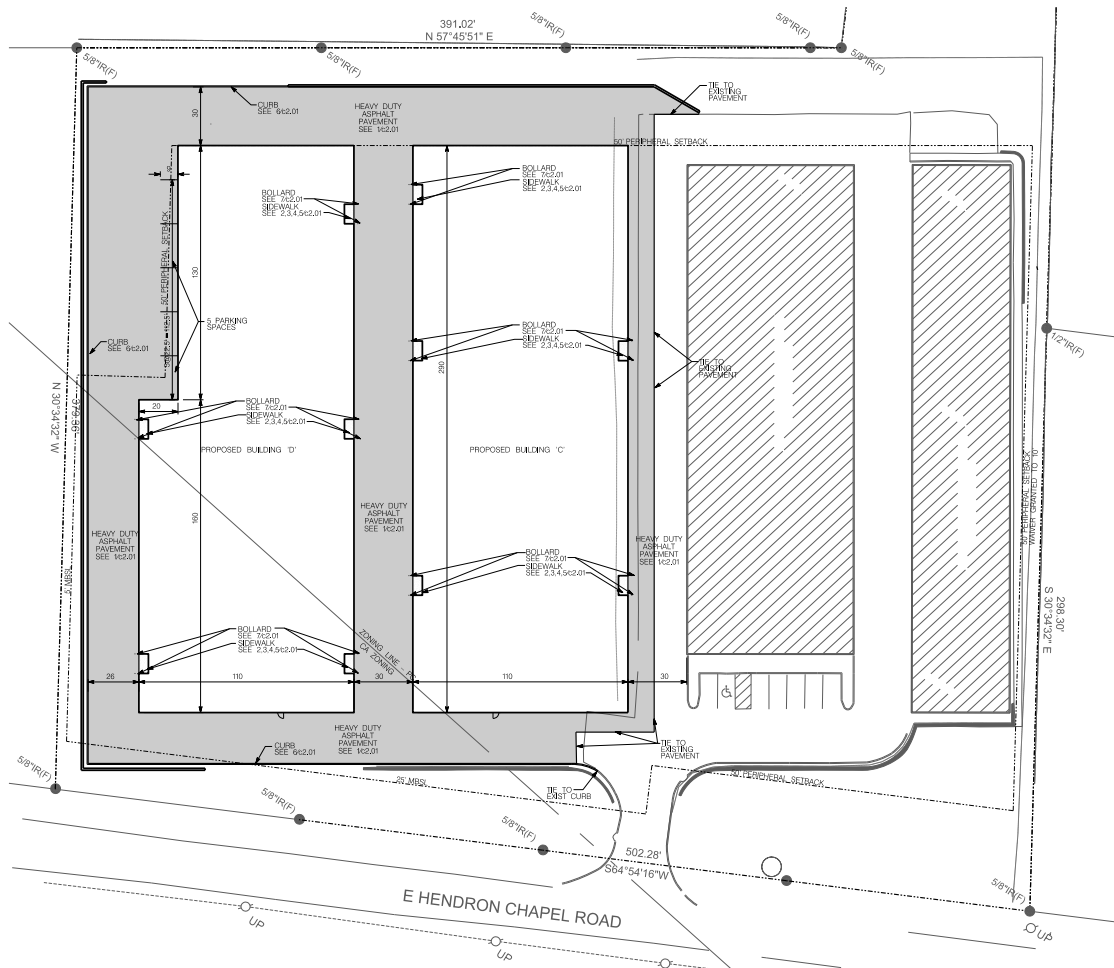
Issue Date 09-27-2021

Drawn: WNR
Checked: WNR

Revisions:

c1.01

SEE DEMOLITION PLAN



SITE LAYOUT NOTES

1. **USE: SITE PURPOSE, ZONING, CAP, PARCEL:** 198 04304
2. **TOTAL BUILDING AREA: EXISTING:** 35,516 SF PROPOSED: 60,300 SF (1 STORY, 2 EXISTING BUILDINGS, 2 PROPOSED BUILDINGS)
3. **TOTAL SITE: 5.62 AC, TOTAL DIST AREA: 2.63 AC**
DEVELOPMENT: 158.103 AC
4. **DEEP REFERENCE:** 20071040020840
5. **THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL PLANNED, HAZARDOUS AREA.**
6. **SITE BENCHMARK/CONTACT SURVEYOR FOR SITE BENCHMARK/DATUM:** NAD 83
7. **SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY DAVID HURST DATED 04/26/2001. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER NOR RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHER PARTY.**
8. **UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.**
9. **PAVING: SUMMARY:**
PAVING REQUIRED: 4 SPACES
PAVING PROPOSED: 7 SPACES EXISTING
BASE: 1 SPACE PER 200 YD
10. **SETBACKS:**
FRONT: 25'
REAR: 25'
PC-150 (PC-PHERA)
11. **THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EQUIPMENT FOR THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.**
12. **CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AOC OF CALIFORNIA AND THE CALIFORNIA AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION ACTIVITIES AS DESCRIBED BY THE CONTRACT SHALL BE IN ACCORDANCE WITH ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.**
13. **VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.**
14. **TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.**
15. **CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.**
16. **PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND CONCRETE AND NEW PAVEMENT AND CONCRETE, REEL ADJUSTMENT OF FINAL CURB MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.**
17. **DIMENSIONS ARE TO FACE OF CURB EDGE OF PAVEMENT OR TO THE FACE OF CURB UNLESS NOTED OTHERWISE.**
18. **MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP/ELEVATIONS FOR ALL SANITARY AND STORM DRAINAGE SYSTEMS. THIS SET SHALL INCLUDE EXISTING AND INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS**

OWNER:
SOUTH KNOXVILLE STORAGE

KNOXVILLE, TN
PH
CONTACT:

ENGINEER:
WILL ROBINSON & ASSOCIATES
1248 N. SHOREWOOD LN
CARYVILLE, TN 37714
865-386-4200
EMAIL: WRASSOCIATES@BELL.SOUTH.NET
CONTACT: WILL ROBINSON

CONTRACTOR:
TO BE DETERMINED



PROJECT LOCATION MAP - NOT TO SCALE



randolph
architecture

550 w main st
suite 725
knoxville, tn 37902
v: 865.357.3750
f: 865.357.3746



CHAPMAN STORAGE
1111 E. HENDRON CHAPEL ROAD
KNOX COUNTY, TENNESSEE
10-G-21-UR

Issue Date 09-27-2021

Drawn	Checked
WNR	WNR

Revisions

c1.02

SITE LAYOUT PLAN

SCALE: 1" = 30'



550 w main st
suite 725
knoxville, tn 37902
v: 865.357.3750
f: 865.357.3746



CHAPMAN STORAGE
111 E. HENDRON CHAPEL ROAD
KNOX COUNTY, TENNESSEE
10-G-21-1UR

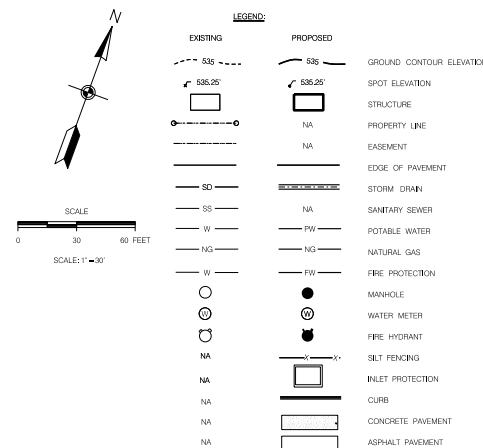
Issue Date 09-27-2021

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Revisions

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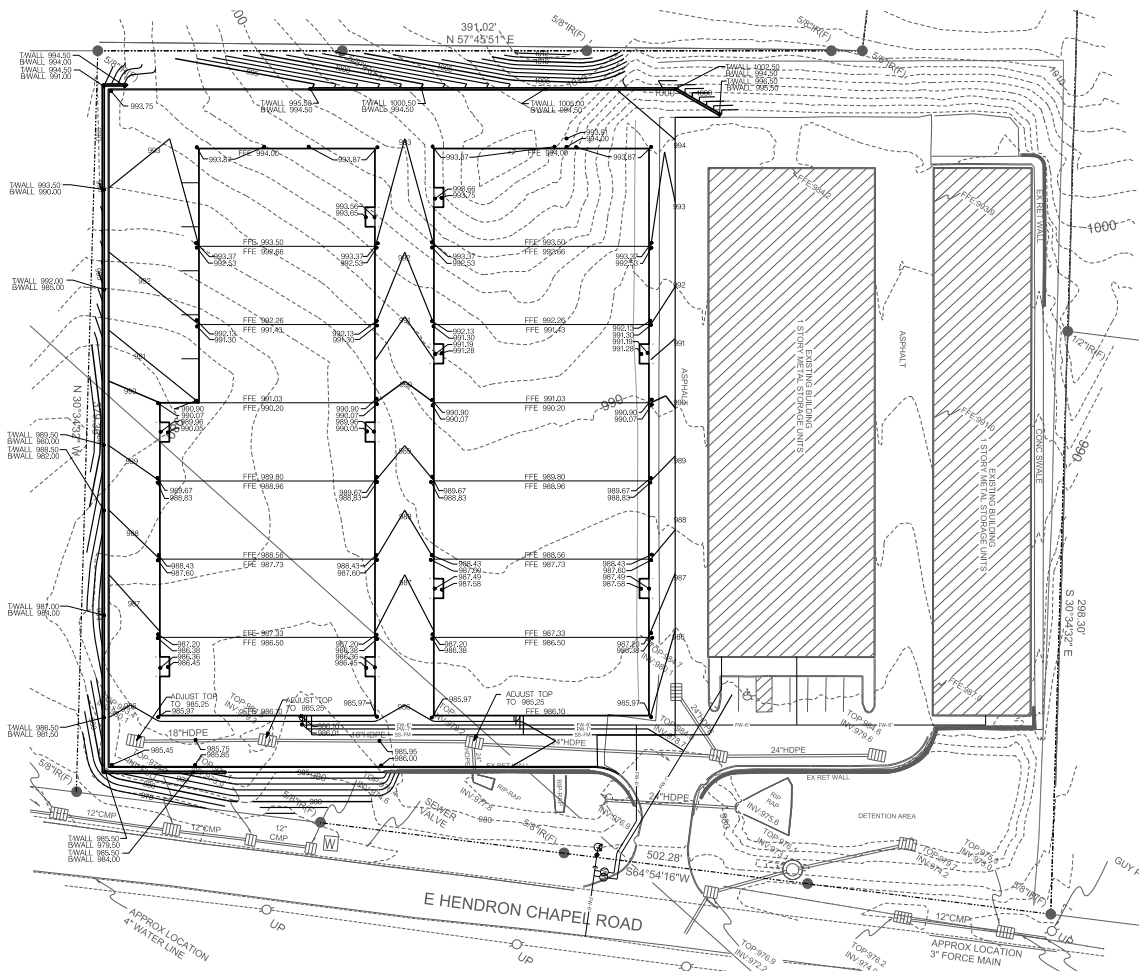
SITE GRADING PLAN



SITE GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASE NAVD83.
2. SITE BOUNDARY AND TOPOGRAPHIC SURVEY IS FROM A SURVEY BY DAVID HUST DATED 04/09/06. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPTS ANY RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP, AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN $\pm 3\%$ OF OPTIMUM.
6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN 5-TON EROSION CONTROL FABRIC, INSTALL FABRIC PER MANUFACTURER'S RECOMMENDATIONS.
8. NO SLOPES SHALL BE GREATER THAN 2:1 HORIZONTAL:1 VERTICAL.
9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
11. EROSION AND SEDIMENT CONTROL. BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOCK IN OF EROSION MAT.
13. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNERS' FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
14. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
15. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
16. CONSTRUCTION MATERIALS WILL BE STAGED IN THE FUTURE PARKING AREA, FOR TRASH ON THE PROJECT PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
17. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ADAPTABLE TO THE CITY OF KNOX COUNTY SITE INSPECTOR.
18. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
19. LITTER CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND OR OTHERWISE PRESENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.

10-G-21-UR
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SITE GRADING PLAN

SCALE: 1" = 30'





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111 E. HENDERSON CHAPEL ROAD
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10-G-21-UR

Issue Date: 09-27-2021

Drawn: HGB
Checked: RMR

Revisions

L1.01

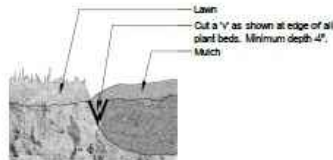
landscape plan
planting details
plant schedule

PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
QA	1	QUERCUS ALBA	WHITE OAK	3" cal	6' CT, FULL & MATCHED
CN	12	CORNUS	DOGWOOD	2" cal	6' CT, FULL & MATCHED
SHRUBS					
CA	6	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	3 gal	
IG	17	ILEX GLABRA	INKBERRY HOLLY	3 gal	
LV	3	ILEX VERTICILLATA	WINTERBERRY RED SPRITE	3 gal	
GROUND COVER					
HHR	12	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 gal	18" O.C.
LMB	40	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 gal	18" O.C.

PLANTING NOTES

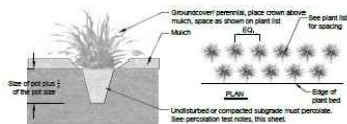
- Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's Representative.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Owner's Representative.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Owner's Representative prior to any changes.
- All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded.
- Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls, prepare perennial beds with a minimum of 12" planting loam; prepare groundcover beds with a minimum of 6" planting loam.
- All plant beds are to receive one and a half inches (1 1/2") of double shredded hardwood mulch.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Owner's Representative.
- All areas to be seeded shall receive soil preparation as specified prior to seeding, unless otherwise noted on plan.
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, girdling, mowing, liming, adequate drainage of ponding areas, edging, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Owner's Representative prior to use on site.
- See civil drawings for further information regarding:
 - Erosion and sediment control.
 - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
 - Limits of construction.
- Locations of existing and proposed utilities or easements.
- Shade trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes. Evergreen and ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
- Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 3" around ornamental and evergreen trees. If evergreen trees are specified as full to ground, mulch ring to extend a minimum of 12" beyond the edge of plant.
- Square footage of seed quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.



BED EDGE DETAIL

SCALE: N.T.S.

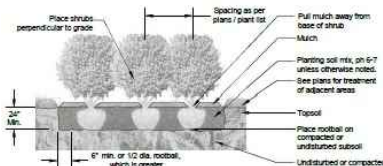
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GROUND COVER DETAIL

SCALE: N.T.S.

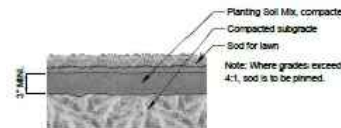
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SHRUB PLANTING DTL.

SCALE: N.T.S.

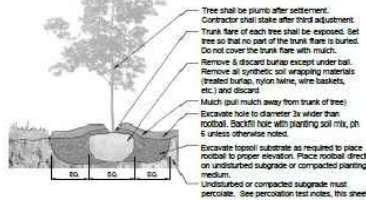
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SOD DETAIL

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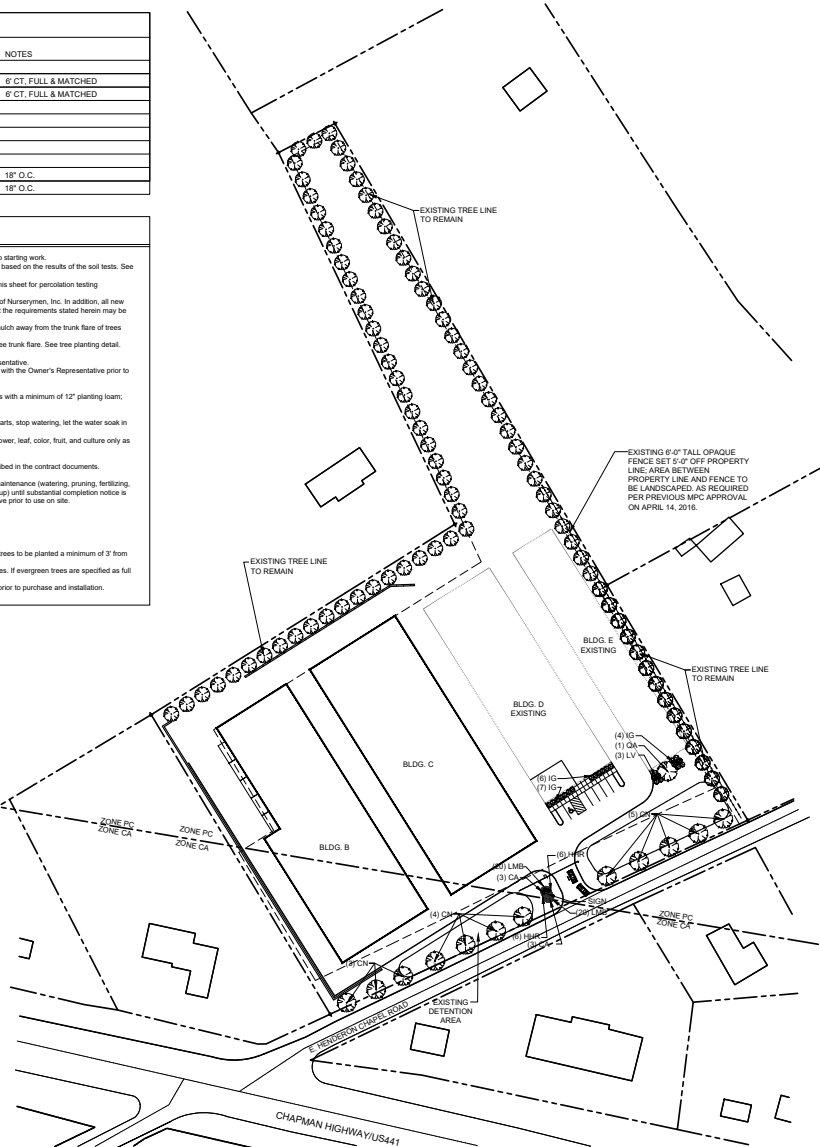
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DECIDUOUS TREE PLANTING DTL.

SCALE: N.T.S.

2



LANDSCAPE PLAN

SCALE: 1"=60'

1



BUILDING S.F. MATRIX	
BUILDING B	29,300 S.F.
BUILDING C	31,900 S.F.
BUILDING D - EXISTING	21,300 S.F.
BUILDING E - EXISTING	14,000 S.F.
TOTAL	96,200 S.F.
NOTES: PREVIOUS MPC APPROVAL APRIL 14TH, 2016: 6 BUILDINGS WITH A TOTAL OF 88,965 S.F. NEW LAYOUT, 4 BUILDINGS WITH A TOTAL OF 96,200 S.F.	

UNIT SIZE MIX - BUILDING B			
UNIT SIZE	UNCOND. NO.	COND. NO.	TOTAL
5X5	0	2	2
5X10	1	1	2
10X5	0	28	28
10X10	8	23	31
10X15	0	35	35
10X20	21	25	46
10X30	11	6	17
TOTAL	41	120	161



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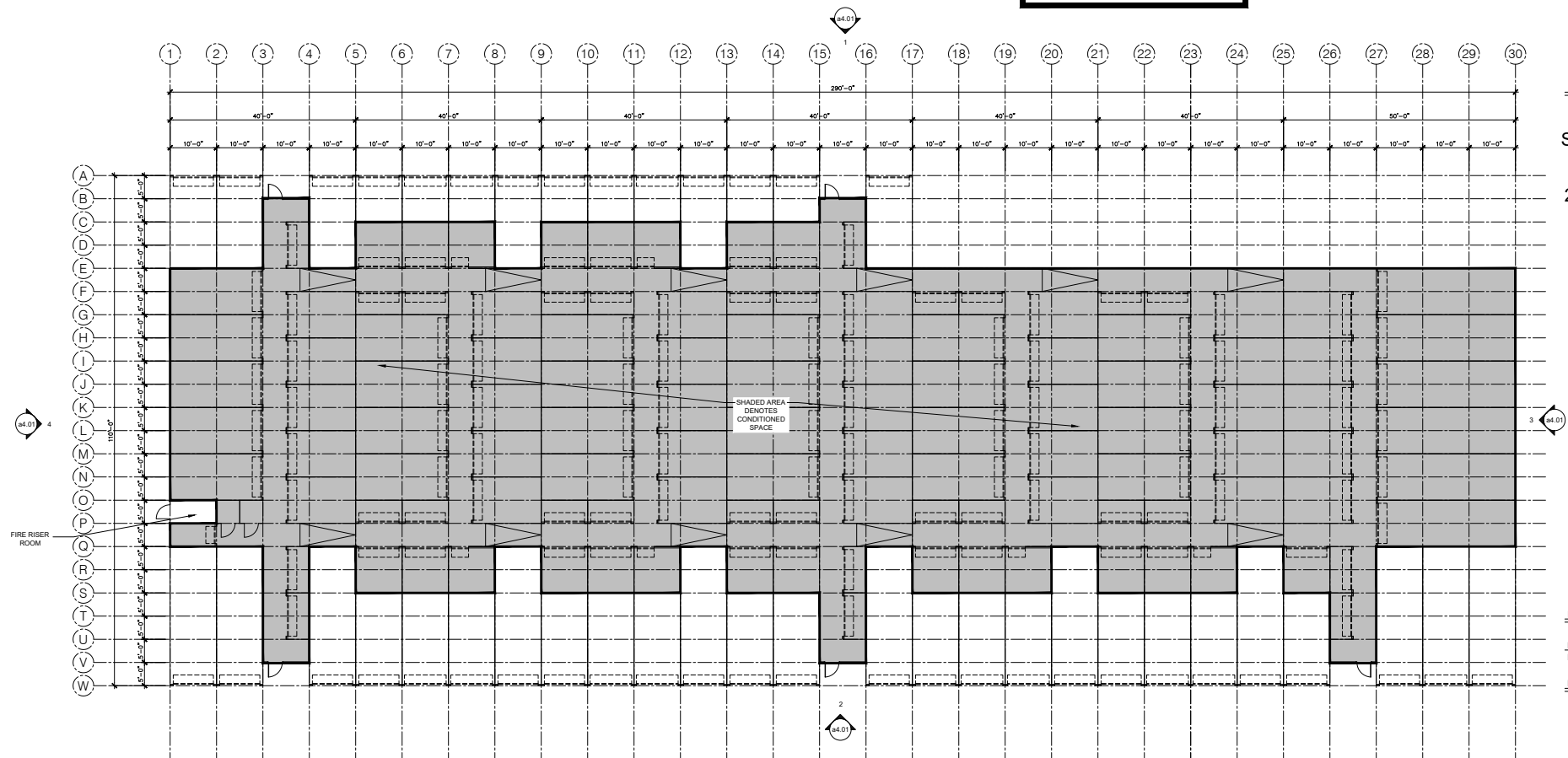
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Issue Date 09-27-2021
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 Checked RMR
 Revisions



FLOOR PLAN - BUILDING B

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



a1.01
 floor plan building b

BUILDING S.F. MATRIX	
BUILDING B	29,300 S.F.
BUILDING C	31,900 S.F.
BUILDING D - EXISTING	21,300 S.F.
BUILDING E - EXISTING	14,000 S.F.
TOTAL	96,200 S.F.

NOTES:
 PREVIOUS MPC APPROVAL APRIL 14TH, 2016: 6 BUILDINGS WITH A TOTAL OF 88,565 S.F.
 NEW LAYOUT, 4 BUILDINGS WITH A TOTAL OF 96,200 S.F.

UNIT SIZE MIX - BUILDING C			
UNIT SIZE	UNCOND. NO.	COND. NO.	TOTAL
5X5	0	2	2
5X10	1	0	1
10X5	0	24	24
10X10	17	16	33
10X15	2	36	38
10X20	15	35	50
10X30	12	10	22
TOTAL	47	123	170



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CHAPMAN STORAGE

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10-G-21-JR

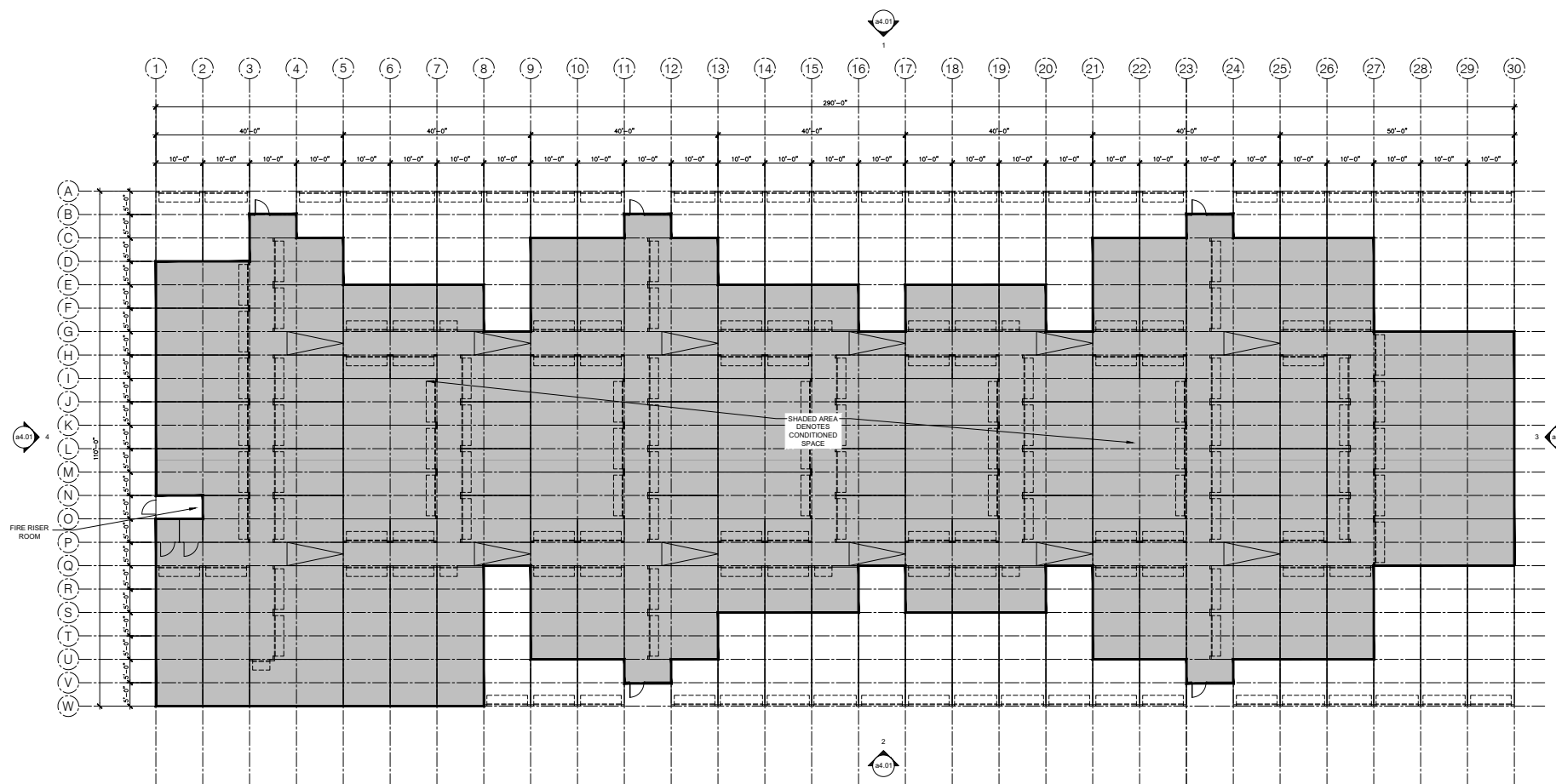
Issue Date 09-27-2021

Drawn	Checked
HGB	BMB

Revisions

a1.02

floor plan building c



FLOOR PLAN BUILDING C

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



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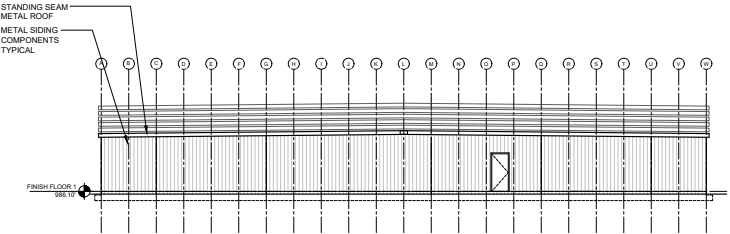
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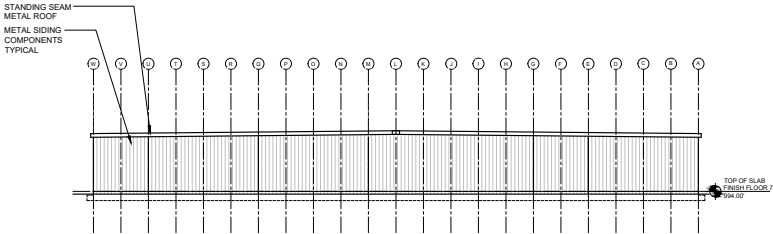
a4.01
exterior elevations -
building b



SOUTH ELEVATION - BUILDING B

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

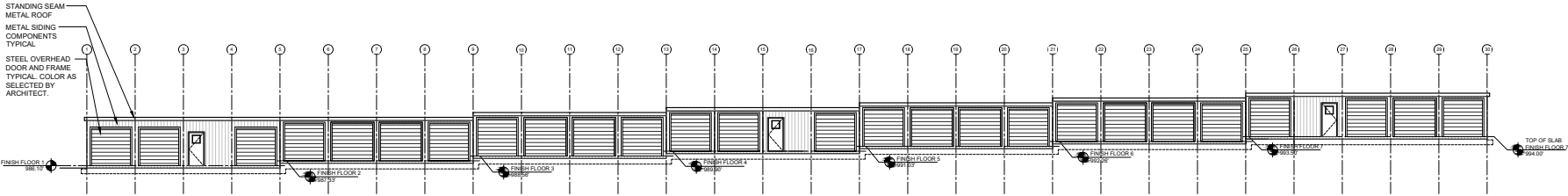
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NORTH ELEVATION - BUILDING B

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

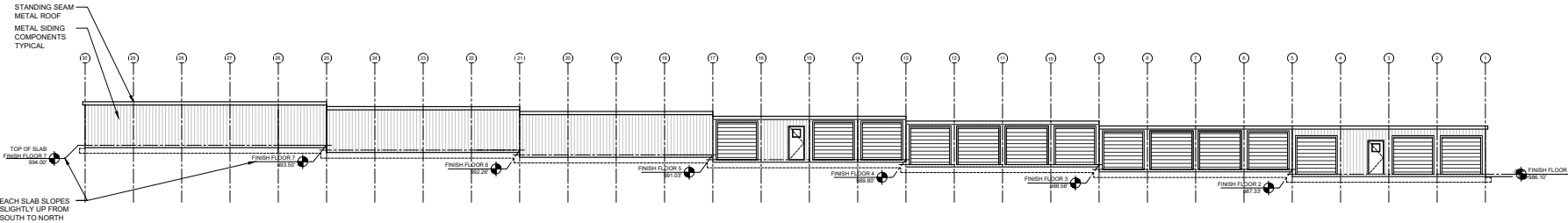
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EAST ELEVATION - BUILDING B

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

2



WEST ELEVATION - BUILDING B

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

1

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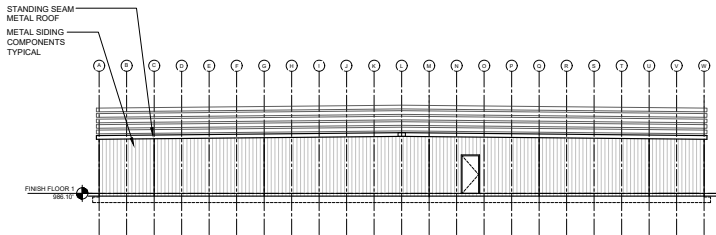
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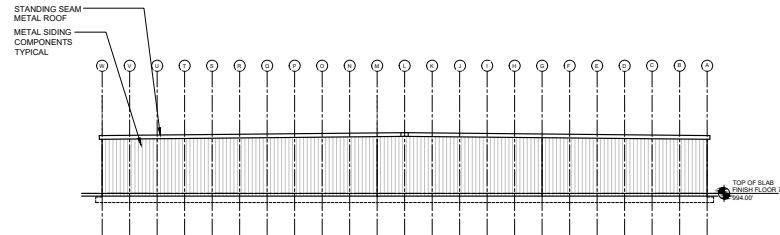
a4.02
exterior elevations -
building c



SOUTH ELEVATION - BUILDING C

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

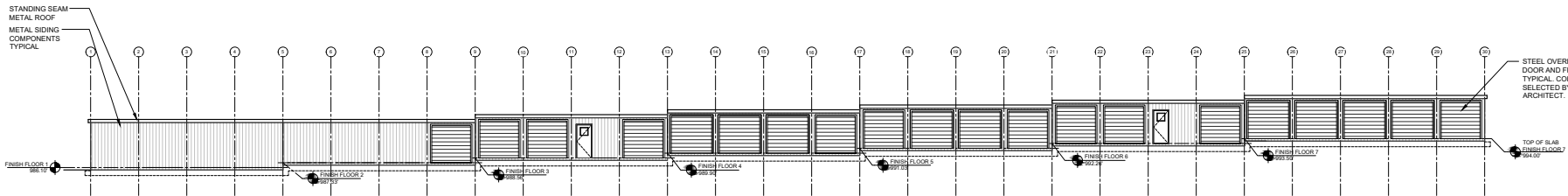
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NORTH ELEVATION - BUILDING C

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

3





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Randolph Architecture

Applicant Name

Affiliation

August 30, 2021

Date Filed

Oct. 14, 2021

Meeting Date (if applicable)

File Number(s)

10-G-21-UR

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

Mark Randolph

Name

Randolph Architecture

Company

550 W. Main Street, Suite 725 Knoxville, TN. 37902

Address

City

State

ZIP

065.357.3750

Phone

mrandolph@randolphar.com

Email

CURRENT PROPERTY INFO

Tyler Parsons 111 E. Hendron Chapel Rd. Knoxville, TN. 37920

Owner Name (if different)

Owner Address

Owner Phone

111 East Hendron Chapel Road

Property Address

138 04304

Parcel ID

Knox Chapman

Sewer Provider

Knox Chapman

Water Provider

~ No ~
Septic (Y/N)

STAFF USE ONLY

North side of E Hendron Chapel Rd, @ E Circle Drive

General Location

5.62 ac.
Tract Size

☐ City ☒ County

9th
District

PC & CA

Zoning District

CO

Existing Land Use

South County

Planning Sector

GC & HP

Sector Plan Land Use Classification

Rural

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan
 ☒ Use on Review / Special Use
 ☐ Hillside Protection COA
☐ Residential
 ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

☐ Combine Parcels
 ☐ Divide Parcel

Unit / Phase Number _____

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review
 ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders
 ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

0401

\$1500.00

Fee 2

Fee 3

Total

\$1,500.00

AUTHORIZATION

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

Applicant Signature

Please Print

Date

Phone Number

Email

Staff Signature

Please Print

Date

Marc Payne

swm / 2021