



# SPECIAL USE REPORT

► **FILE #:** 4-F-22-SU

**AGENDA ITEM #:** 55

**AGENDA DATE:** 4/14/2022

► **APPLICANT:** WAKEFIELD DEVELOPMENT LLC

OWNER(S): Pellissippi Pointe Partnership

TAX ID NUMBER: 118 17606

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 10320 Dutchtown Rd.

► **LOCATION:** Southeast side of Dutchtown Rd., south of Cogdill Rd.

► **APPX. SIZE OF TRACT:** 3.18 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: n/a (within City limits)

ACCESSIBILITY: Access will be off of Dutchtown Road, a minor arterial with a 60-ft pavement width inside a right-of-way that varies in width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Turkey Creek

► **ZONING:** C-H-1 (Highway Commercial) / F (Floodway) / TO-1 (Technology Overlay)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Indoor and outdoor storage facility

HISTORY OF ZONING: Rezoned from C-6 (General Commercial Park) to C-3 (General Commercial) in 1998 (Case 12-B-97-RZ) shortly after being annexed into the City.

SURROUNDING LAND USE AND ZONING: North: Vacant land and a research and development facility - PC (Planned Commercial) / TO (Technology Overlay) in Knox County

South: Office building and vacant land - C-H-1 (Highway Commercial), OP (Office Park) and TO-1 (Technology Park Overlay) in the City

East: Office buildings and the Cogdill Road/Pellissippi Parkway right-of-way - C-H-1 (Highway Commercial) / TO-1 (Technology Park Overlay) in the City and PC (Planned Commercial) / TO (Technology Overlay) in Knox County

West: Vacant land - BP (Business and Technology Park) / TO (Technology Overlay) in Knox County

NEIGHBORHOOD CONTEXT: This area consists predominantly of office buildings and research and development facilities. Lincoln Memorial University is nearby to the south. The subject property is just west of Pellissippi Parkway.

## STAFF RECOMMENDATION:

► **Approve the request for an office-warehouse development in the C-H-1 (Highway Commercial) zone, subject to seven conditions.**

- 1) Approval of a final plat subdividing the property as shown in Sheet PL01.
- 2) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the City of Knoxville Engineering Department to guarantee such installation.
- 3) Meeting all other applicable requirements of the City of Knoxville Engineering Department.
- 4) Meeting all criteria of the City of Knoxville Zoning Ordinance, Section 9.3.AA pertaining to enclosed and outdoor self-storage facilities.
- 5) Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.
- 6) Meeting all requirements and conditions of the TTCDA approval.
- 7) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

With the conditions noted, the proposal meets the requirements for approval in the C-H-1 zoning district, the requirements for outdoor storage units (Article 9.3.AA), and the criteria for approval of a special use.

**COMMENTS:**

The applicant is requesting approval of a self-storage facility consisting of approximately 95,089 sq. ft. of floor area and 663 storage units. The building consists of mostly indoor storage units, but there is one row of outdoor storage units on the ground level of the rear façade.

The applicant will be purchasing part of this parcel, and a plat proposing a division of the property will be submitted. The parcel will be divided to create a 6.87-acre site for this development, as shown on Sheet PL01. The site is somewhat constrained due to a riparian buffer and creek running through the property to the rear of the building.

The site is located in the C-H-1 (Highway Commercial) / TO-1 (Technology Park Overlay) zones. Applications in the TO-1 zone require approval by the TTCDA (Article 8.8.A), and the request was approved by the TTCDA on April 11, 2022 (Case 4-B-22-TOB). Outdoor storage units are allowed as a special use in the C-H-1 zone. Since there are external units proposed on the rear façade, the site plans require approval by the Planning Commission.

The subject property is located at the southwest corner of the intersection of Dutchtown Road and Cogdill Road diagonally across from the Dutchtown Road/Pellissippi Parkway interchange. Access is proposed off of Dutchtown Road, a minor arterial, and the driveway is aligned with Discovery Lane on the other side of the street.

The proposed ground area coverage (GAC) and Impervious Area Ratio (IAR) are in compliance with the TTCDA Design Guidelines. The TTCDA approved a waiver to increase the Floor Area Ratio (FAR) from 30% to 31.8% due to the environmental site constraints.

The City's Zoning Ordinance requires between 18 and 29 parking spaces. The applicant is proposing 20 spaces total, with parking spaces to the front and side of the building. The applicant requested a waiver to reduce the front parking lot setback from 20 feet to 10 feet. Staff supports this waiver due to the site constraints to keep the building out of the riparian buffer zone.

Since the outdoor storage units face the rear of the site, there are no loading dock doors facing the street.

**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. For this special use application to be approved in the TP land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.

B. The property is designated TP (Technology Park) on the Northwest County Sector Plan. The TP land use has the following description: "This land use primarily includes offices and research and development facilities. The target area for such development has been the Pellissippi Technology Corridor."

- C. The TP land use classification allows the C-H-1 zone, which in turn allows self-storage as a special use. The proposed building is designed in such a way that it looks like an office building, which enables it to blend in with the office and educational uses in the surrounding area.
- D. The proposed office-warehouse use is consistent with the sector plan and One Year Plan.

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

- A. The City of Knoxville Zoning Ordinance describes the C-H-1 zone as "intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas."
- B. The City's Plans Review and Inspections Department has determined that, since the C-H-1 zone does not have design standards or requirements for fenestration, Article 9.3.AA.12.c, requiring internal storage units to be set back 20 ft from the front wall of the building, does not apply to self-storage facilities in the C-H-1 zone.
- C. The proposed development meets the other standards for self-storage facilities and is in compliance with the City of Knoxville Zoning Ordinance.

**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 proposed indoor self-storage facility is compatible with the surrounding area. This area contains multi-story office complexes, Lincoln Memorial University, and various office-warehouse and light industrial uses.
- B. The proposed 3-story building is of a similar square footage and is situated on the site in a similar manner as other buildings in the vicinity.

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

- A. The proposed indoor-outdoor self-storage facility is not expected to significantly injure the value of adjacent property. Surrounding properties consist of a variety of office, educational, and light industrial uses.

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

- A. Since the site has access directly off of Dutchtown Road, a minor arterial, and is just off of Pellissippi Parkway, no traffic through residential subdivisions or side streets is required to access this property.

**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.**

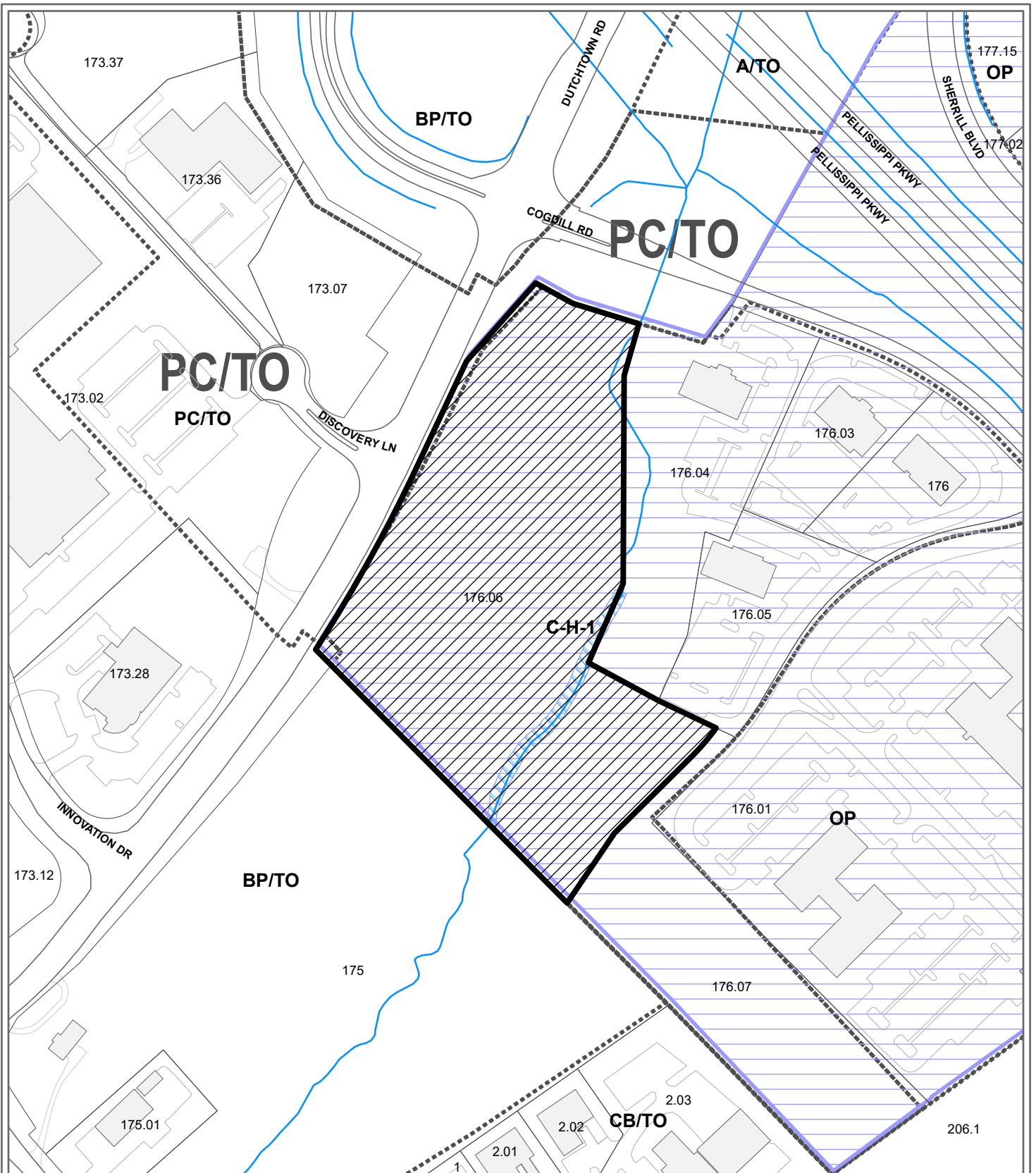
- A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed development.

**ESTIMATED TRAFFIC IMPACT:** 144 (average daily vehicle trips)

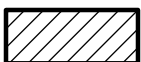
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**4-F-22-SU  
SPECIAL USE**



Interior and exterior storage facility in C-H-1 (Highway Commercial) / F (Floodway) / TO-1 (Technology Overlay)

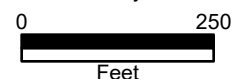
Original Print Date: 3/8/2022  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

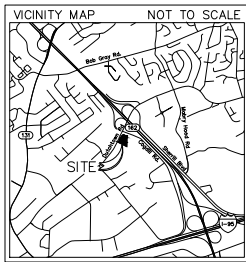
Petitioner: Wakefield Development LLC

Map No: 118

Jurisdiction: City







### LEGAL DESCRIPTION

SITUATE IN THE SIXTH (6TH) CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE, WITH THE 47TH WARD OF THE CITY OF KNOXVILLE, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS LOT 3R3R1, RESUBDIVISION OF LOT 3R3 OF THE SWAN FAMILY LIMITED PARTNERSHIP SUBDIVISION, AS SHOWN BY MAP OF RECORD IN INSTRUMENT 202003170061483, IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE, TO WHICH MAP SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING PART OF THE PROPERTY CONVEYED TO PELLISSIPPI POINT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, BY WARRANTY DEED DATED JULY 12, 2006, OF RECORD IN INSTRUMENT 200607190005724 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.

SCHEDULE B TITLE EXCEPTION

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT ISSUED BY APPALACHIAN TITLE COMPANY, FILE NO. 9790-1002, DATED JANUARY 19, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

- 9 EASEMENTS AND CONDITIONS CONTAINED IN THE WARRANTY DEED DATED NOVEMBER 28, 1969, CONVEYED TO THE STATE OF TENNESSEE BY DEED BOOK 1420, PAGE 23 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE AS MAY AFFECT THE SUBJECT PROPERTY. (Does not affect subject property.)
- 10 EASEMENTS AND CONDITIONS CONTAINED IN WARRANTY DEED DATED DECEMBER 9, 1993, CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN DEED BOOK 2128, PAGE 12 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE AS MAY AFFECT THE SUBJECT PROPERTY. (Document establishes a Slope Easement, which was to be maintained upon the subject property, and a construction easement which was for a "period of 2 1/2 years from and after the commencement of construction". Easements no longer affects subject property.)
- 11 EASEMENT GRANTED TO BELLSOUTH TELECOMMUNICATIONS, INC., DATED MAY 9, 1994, OF RECORD IN DEED BOOK 2163, PAGE 162 IN THE KNOX COUNTY REGISTER DEEDS OFFICE. (Affects subject property and is plotted as described.)
- 12 EASEMENT FOR DRAINAGE AND FLOWAGE OF SURFACE WATERS OVER THE SUBJECT PROPERTY GRANTED UNDER INSTRUMENT 20000901000208 IN THE KNOX COUNTY REGISTER IN DEED BOOK 2163, PAGE 156 IN KNOX COUNTY REGISTER DEEDS OFFICE. (This instrument, FORECLOSED) FOR ORIGINAL SOURCE SAID EASEMENTS CONVEYED UNDER DEED OF CORRECTION. (Affects subject property and is plotted as described. description encompasses the entire subject property and portions of surrounding tracts. Nothing to plot.)
- 13 DECLARATION OF RESTRICTIONS DATED FEBRUARY 6, 1997, OF RECORD IN INSTRUMENT 20000901000208 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. (Established for a "period of twenty years", and is expired. No longer affects subject property.)
- 14 MATTERS SHOWN ON THE PLAT OF RECORD IN INSTRUMENT 20000901000208 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property and plotted as shown.)
- 15 MATTERS DISCLOSED ON PLAT OF RECORD IN INSTRUMENT 20000901000208 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Does not affect subject property.)
- 16 COVENANTS FOR PERMANENT MAINTENANCE OF STORM DRAINAGE FACILITIES DATED SEPTEMBER 26, 1997, OF DEED BOOK 2163, PAGE 156 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property and is plotted as shown. easement and utilities are located on the southerly portion of parent property. Nothing to plot.)
- 17 DECLARATION OF RECIPROCAL EASEMENTS DATED JANUARY 16, 2007 BETWEEN FELLISSPYR POINT, LLC, A LIMITED LIABILITY COMPANY, AND FELLISSPYR POINT II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, IN INSTRUMENT 200710040028836 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE; AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS DATED FEBRUARY 15, 2007, OF RECORD IN INSTRUMENT 200710040031950 IN KNOX COUNTY REGISTER OF DEEDS OFFICE; AND RECIPROCAL EASEMENTS DATED SEPTEMBER 24, 2008, OF RECORD IN INSTRUMENT 20080901000205086 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Does not affect subject property.)
- 18 MATTERS SHOWN ON THE MAPS OF RECORD IN INSTRUMENT 200710040028836, AS REVISED IN INSTRUMENT 20080901000205086, OF RECORD IN INSTRUMENT 20110050040994 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property and plotted as shown.)
- 19 NEW SERVICE UTILITY EASEMENT DATED JUNE 8, 2009, CONVEYED TO THE KNOXVILLE UTILITIES BOARD OF RECORD IN INSTRUMENT 200910290030121 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property and establishes a 15' utility easement over installed utility lines. Field location of utility needed to mark location of easements. Unable to plot.)
- 20 MATTERS SHOWN ON THE MAP OF RECORD IN INSTRUMENT 2002030170061483 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property and plotted as shown.)

SURVEYOR'S NOTES

1. THIS IS AN ALTA SURVEY, MADE ON THE GROUND UNDER THE SUPERVISION OF AN TENNESSEE REGISTERED LAND SURVEYOR. DATE OF FIELD SURVEY IS JANUARY 22, 2022.

2. BEARINGS ARE BASED ON "GRID NORTH", IN ACCORDANCE WITH THE STATE PLANE COORDINATES FOR THE STATE OF TENNESSEE, FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83). VERTICAL DATUM: NAVD 88. ONSITE HORIZONTAL CONTROL WAS ESTABLISHED THROUGH GPS OBSERVATIONS.

3. NO UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.

4. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/NSPS SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

5. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.

6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF AN ABSTRACT TITLE SEARCH PROVIDED BY THE CLIENT.

7. SURVEY SHOWN HEREON CONFORMS TO THE MINIMUM

8. FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF NOT LESS THAN

ONE-FOOT IN 15,000 FEET (1":15,000') AND AN ANGULAR ERROR THAT DOES NOT EXCEED 10 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED. FIELD TRAVERSE WAS NOT ADJUSTED.

9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A STATE LICENSED SURVEYOR.

10. THE BOUNDARIES OF THE PROPERTY SURVEYED ABUTS AND IS CONTIGUOUS WITH THE ADJOINING PROPERTIES, WITHOUT GAPS OR GORES, AND WAS ESTABLISHED BY LOCATION OF EXISTING MONUMENTS AND/OR RECORDED INFORMATION AS SHOWN HEREON.

11. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO GLEN DUTCHTOWN ROAD, BEING A DEDICATED PUBLIC ROADWAY.

12. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

13. THERE DOES NOT APPEAR TO BE CHANGES IN

14. EXCEPT AS SHOWN, THE SURVEYOR IS UNAWARE OF ANY OFFSITE EASEMENTS REGARDING THE SUBJECT

15. THE UNDERGROUND UTILITIES SHOWN HEREON ARE  
BASED ON UTILITY PLATS PROVIDED TO THE SURVEYOR

AND LINE LOCATOR MARKINGS FOUND ON SITE ON THE DATE OF SURVEY. INFORMATION OBTAINED FROM UTILITY PLATS ARE SHOWN IN AN APPROXIMATE LOCATION BY GRAPHIC PLOTTING ONLY. UTILITY LOCATION SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION.

16. THE DIFFERENCES BETWEEN MEASURED AND RECORDED BEARINGS AND DISTANCES DO NOT CREATE ANY GAPS, OVERLAYS OR OTHER TITLE PROBLEMS.

SURVEYOR'S CERTIFICATION

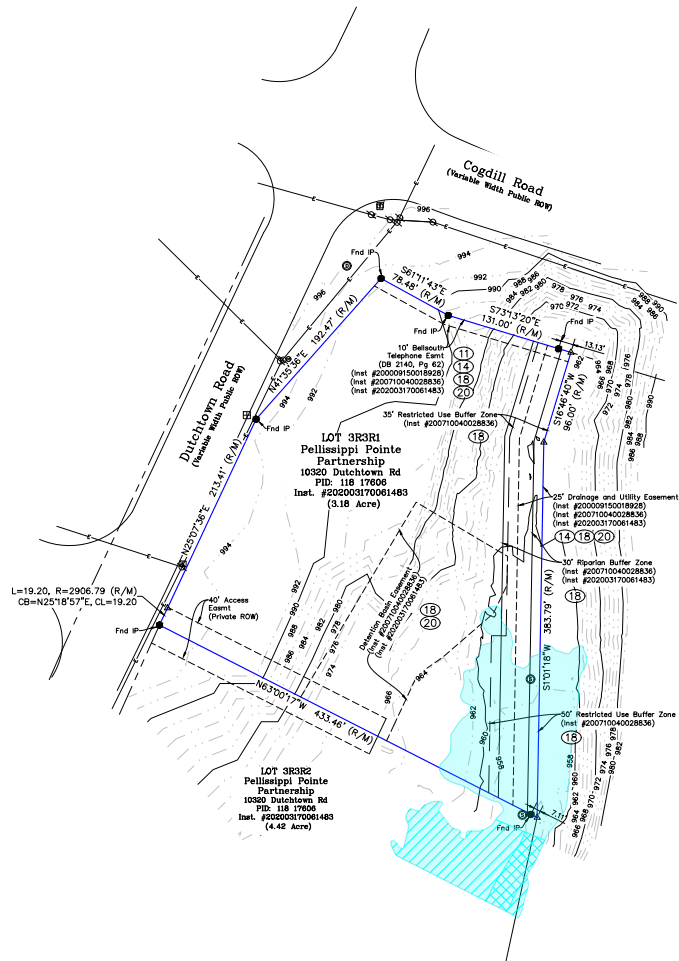
TO: WAKEFIELD DEVELOPMENT, LLC, A VIRGINIA LIMITED  
LIABILITY COMPANY & APPALACHIAN TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 2, 3, 4, 5, 6(a), 8, 13, 16 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MONTH JANUARY 22, 2022.




I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNATTENDED SURVEY IS 1:7,500 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM

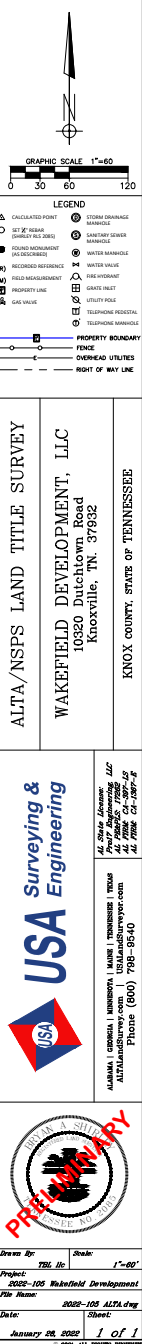
DATE OF PLAT OR MAP: January 28, 2022

Registered Surveyor: Bryan A. Shirley  
Professional Land Surveyor No.: 2085  
State of Tennessee



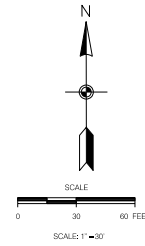
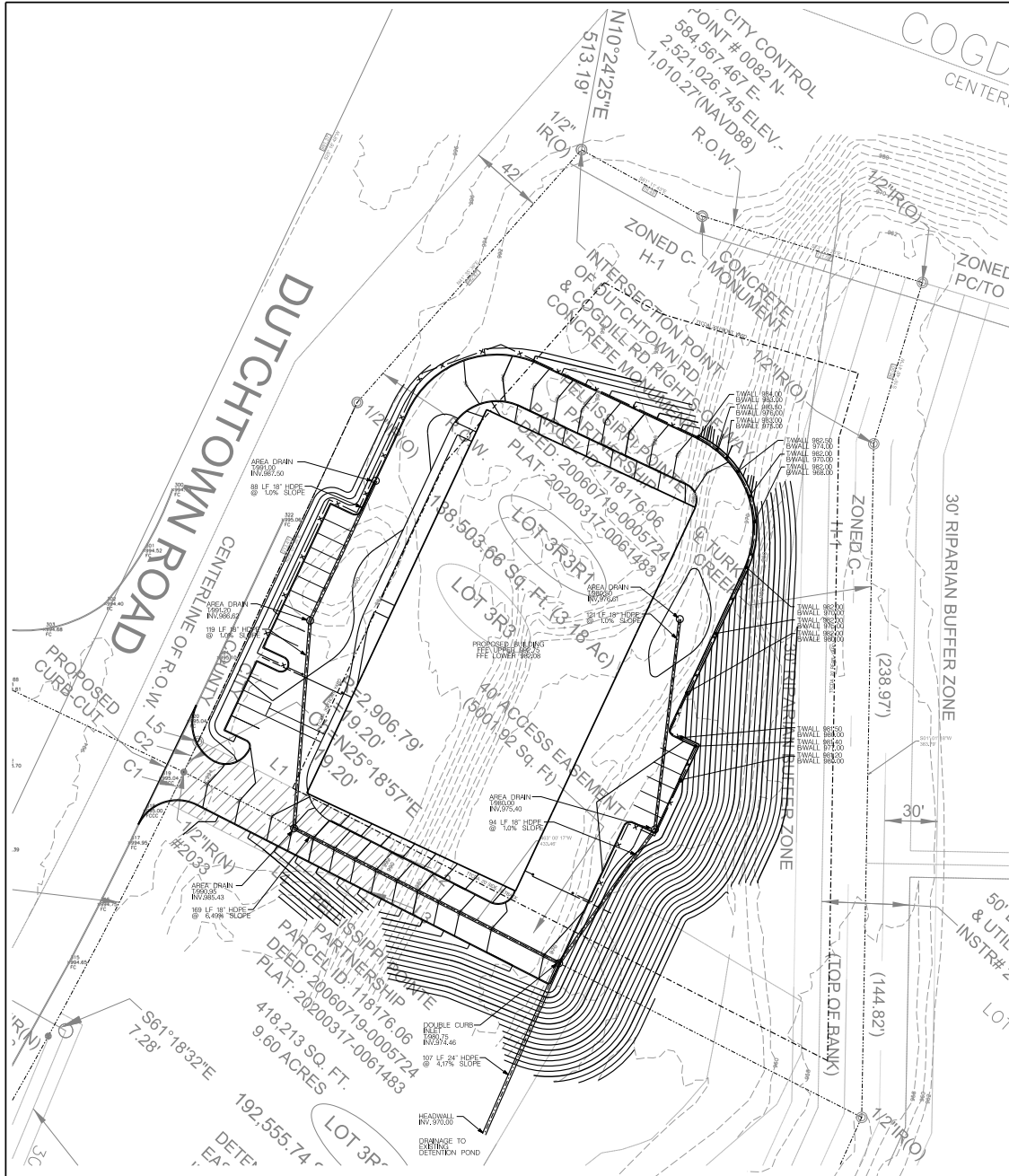
### ADMINISTRATIVE NOTES

1. **FLOOD ZONE INFORMATION**  
 1.1. THE SUBJECT PROPERTY IS LOCATED IN ZONES X AND A AS SHOWN. ZONE A IS THE AREA DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD EVENT, AS PER COMMUNITY PANEL NO. 470R3C0242G WITH AN EFFECTIVE DATE OF AUGUST 5, 2013.
- 1.2. **FLOOD ZONE LEGEND**
- |   |                         |
|---|-------------------------|
|  | FIMA ZONE A             |
|  | FIMA ZONE AE            |
|  | FIMA ZONE AE - FLOODWAY |
2. **PARKING CALCULATIONS**  
 2.1. NO PARKING WAS OBSERVED ON SITE AT TIME OF SURVEY
3. **TOTAL ACREAGE SURVEYED**  
 3.1 3.18 ACRE





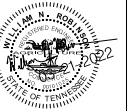




LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

**WILL ROBINSON  
& ASSOCIATES**

1248 N. Shreveport Ln  
Coryville, TN 37714  
(865) 386-4200  
wrobbins@bellsouth.net



A Site Plan for:  
**Dutchtown Storage**  
PC File# 4-F-22-SU TTCA File# 4-E-22-T08  
Dutchtown Road  
Knoxville, TN

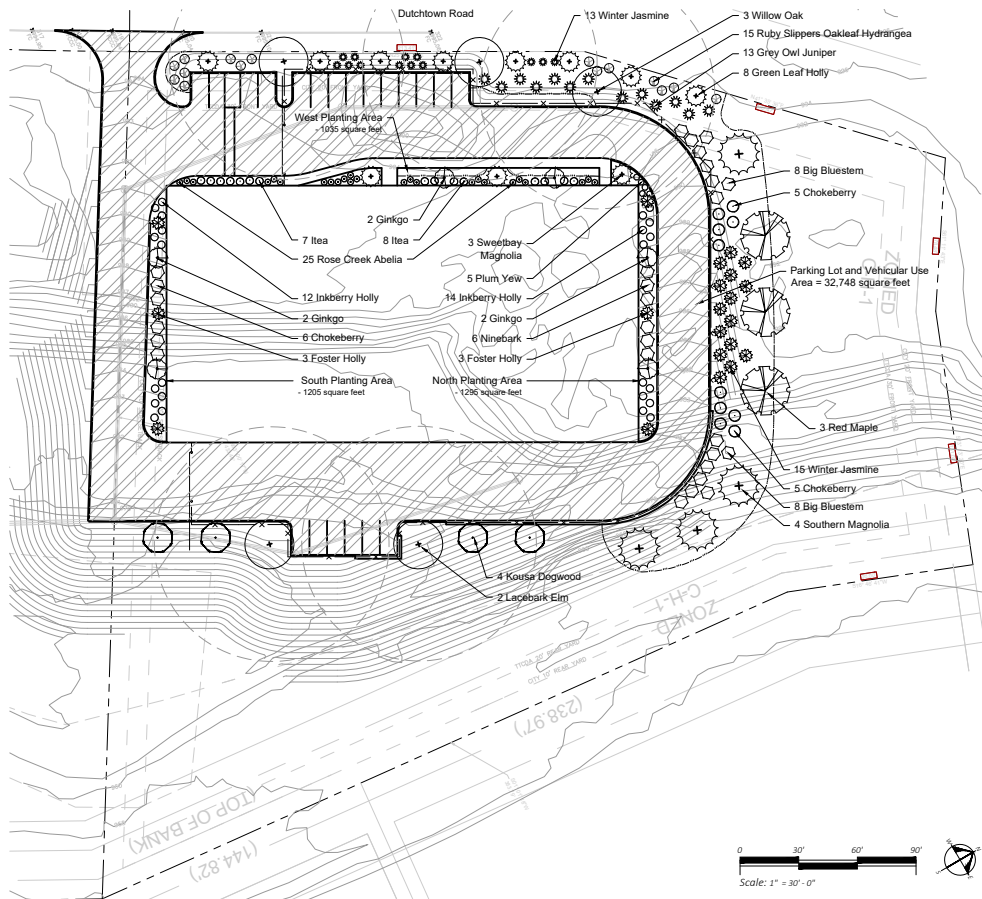
REVISIONS:

DRAWN: WNR  
CHECKED: WNR  
DATE: 03-21-2022  
FILE NAME:  
PROJECT NO:

**PL02**  
CONCEPT GRADING PLAN  
DRAWING

4-F-22-SU





Planting Notes:

- 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 provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
- Irrigation system to be drip unless otherwise noted and approved.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant material from date of substantial completion.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/trailer shall be rejected regardless of season.
- All tree scars over 1-1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

TTCTDA - LANDSCAPE REQUIREMENT NOTES:

- 3.1.4 In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.  
- 33 trees proposed  
- 15 evergreen = 45%
- 3.1.5 When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space.  
- 3.1 acres \* 10 = 31 trees  
- 33 trees proposed
- 3.1.8 The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.  
- landscape yard provided
- 3.2.1 The arrival areas should be landscaped to make an introductory statement about each site.  
- landscape provided at driveway entrance and front of building
- 3.2.2 Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade  
- all entry areas landscaped, shade provided where adequate room for tree growth is available
- 3.3.2 Entrances into buildings should be accented by plantings.  
- all entry areas landscaped
- 3.3.3 Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B).  
- North Elevation = 4,491      South Elevation = 4,397      West Elevation = 4,415  
- Total Front and Side Elevations = 13,303      Required Square Footage of Landscape = 7,651  
- Total Proposed Perimeter Landscape = 3,535 square feet  
- Total Proposed Landscape Bed @ NE Drive Aisle = 8,244  
- Total Proposed Landscape = 11,779
- 3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.  
- trees proposed near south facade
- 3.3.5 Landscaping should buffer the building from the microclimate of the parking area.  
- trees proposed around parking and drive aisles
- 3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements.  
- NA
- 3.4.1 Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two.  
- landscape proposed between building and Dutchtown Road
- 3.4.2 If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.  
- trees proposed near all parking areas
- 3.4.3 Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided.  
- 20 parking space proposed, 8 large trees proposed
- 3.4.4 In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.  
- Total Parking Lot and Vehicular Use Area = 32,748 square feet  
- Total Landscape Bed Area = 8,086 square feet  
- 24%
- 3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.
- 3.3.6 Mature trees that are preserved within eight feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.  
- N/A, no trees preserved
- 3.3.7 Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.  
- trees purposed within 60' of all parking spaces
- 3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.

Planting Legend:

Qty	Botanical Name	Common Name	Size	Notes
<b>Deciduous Trees</b>				
3	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense
2	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense
6	Ginkgo biloba	Ginkgo	2" cal.	central leader, full and dense, male
4	Cornus kousa	Kousa Dogwood	2" cal.	central leader, full and dense
3	Acer rubrum	October Glory Red Maple	2" cal.	central leader, full and dense
<b>Evergreen Trees</b>				
8	Ilex opaca	Green Leaf Holly	6" ht.	central leader, full and dense
6	Ilex x attenuata	Foster Holly	6" ht.	central leader, full and dense
3	Magnolia virginiana	Sweetbay Magnolia	6" ht.	central leader, full and dense
4	Magnolia grandiflora	Southern Magnolia	6" ht.	central leader, full and dense
<b>Deciduous Shrubs</b>				
15	Hydrangea quercifolia	Ruby Slippers Hydrangea	3 gallon	full and dense
15	Itea virginica	Itea	3 gallon	full and dense
16	Aronia melanocarpa	Chokeberry	3 gallon	full and dense
6	Physocarpus	Ninebark	3 gallon	full and dense
16	Andropogon gerardii	Big Bluestem	3 gallon	full and dense
<b>Evergreen Shrubs</b>				
5	Cephalotaxus harringtonia 'Prostrata'	Plum Yew	3 gallon	full and dense
24	Ilex glabra	Inkberry Holly	3 gallon	full and dense
13	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense
25	Abelia x chinensis	Rose Creek Abelia	3 gallon	full and dense
27	Jasminum nudiflorum	Winter Jasmine	3 gallon	full and dense

4-F-22-SU



Dutchtown  
Storage

10320  
Dutchtown  
Road

Knoxville  
Tennessee 37932

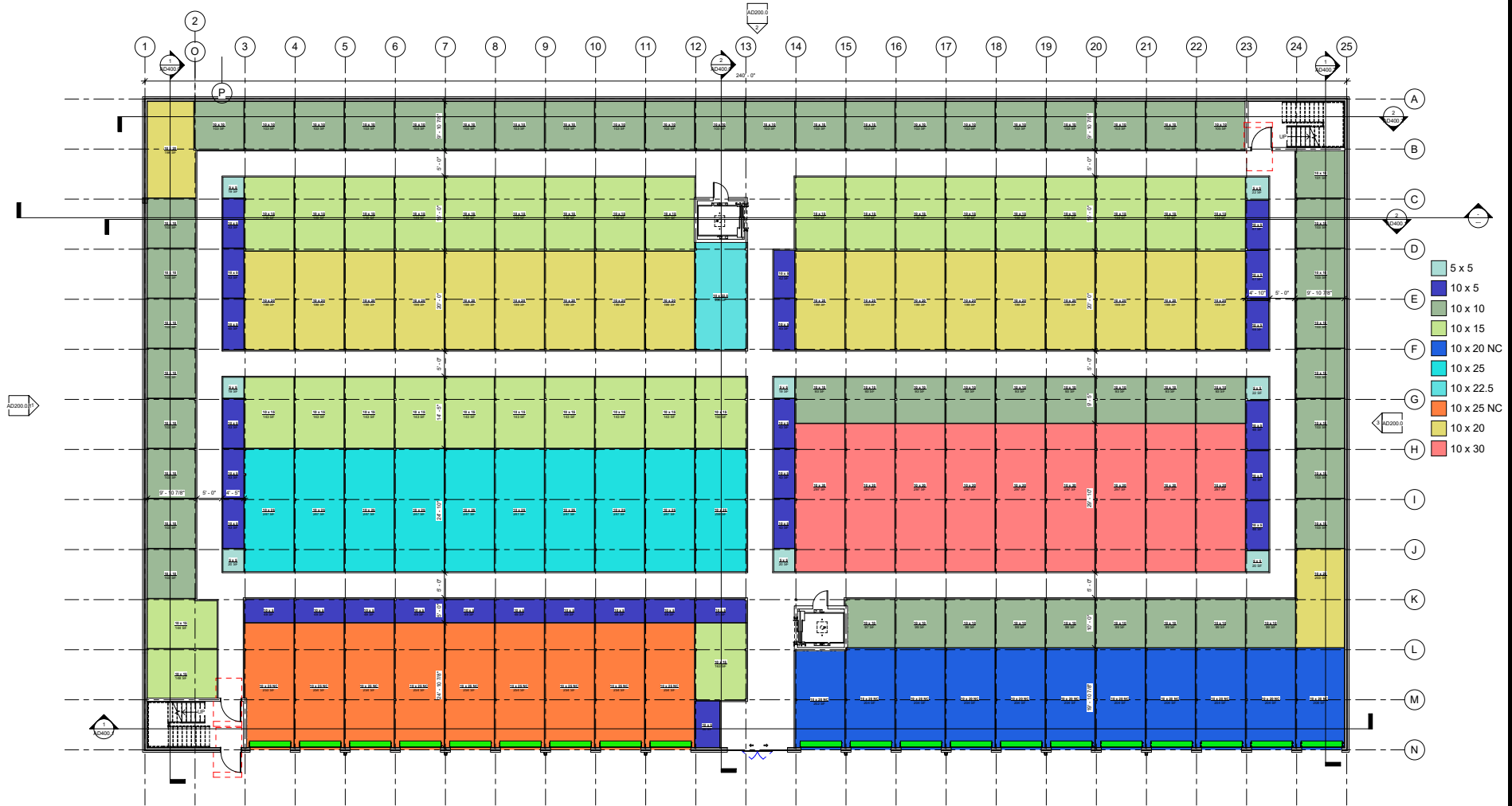
Submission Record


Preliminary Plans  
Not for Construction

March 11, 2022

Landscape  
Plan

L100



Total Unit Mix Schedule				
Count	Name	Rent As	%	Yield
57	5 x 5	1425	9%	1.52%
5	5 x 7.5	187.5	1%	0.20%
45	5 x 10	2250	7%	2.40%
56	10 x 5	2800	8%	2.99%
42	10 x 7.5	3150	6%	3.37%
238	10 x 10	23800	36%	25.43%
3	10 x 12.5	375	0%	0.40%
138	10 x 15	20700	21%	22.12%
2	10 x 17.5	350	0%	0.37%

Total Unit Mix Schedule				
Count	Name	Rent As	%	Yield
36	10 x 20	7200	5%	7.69%
11	10 x 20 NC	2200	2%	2.35%
2	10 x 22.5	450	0%	0.48%
10	10 x 25	2500	2%	2.67%
9	10 x 25 NC	2250	1%	2.40%
9	10 x 30	2700	1%	2.88%
663		72337.5	100%	77.28%

1st Unit Mix Schedule				
Count	Name	Rent As	%	Yield
8	5 x 5	200	4%	0.64%
28	10 x 5	1400	15%	4.49%
55	10 x 10	5500	30%	17.63%
31	10 x 15	4650	17%	14.90%
20	10 x 20	4000	11%	12.82%
11	10 x 20 NC	2200	6%	7.05%
1	10 x 22.5	225	1%	0.72%
10	10 x 25	2500	5%	8.01%
9	10 x 25 NC	2250	5%	7.21%
9	10 x 30	2700	5%	8.65%
182		25625	100%	82.13%

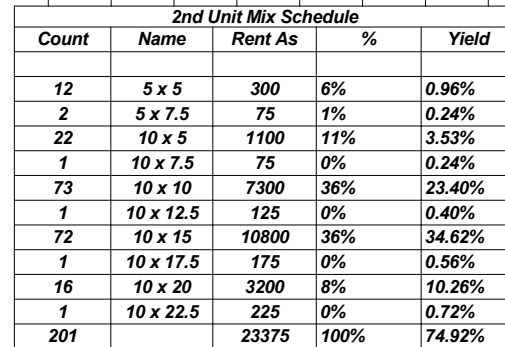


Commision # 4-F-22-SU  
TTCDA # 4-B-22-TOB

Project Rafanera North

AD100.1

Sheet No. \_\_\_\_\_


$$1/8'' = 1'-0''$$

4-F-22-SU



Commission # 4-F-22-SU  
TTCCA # 4-B-22-T08

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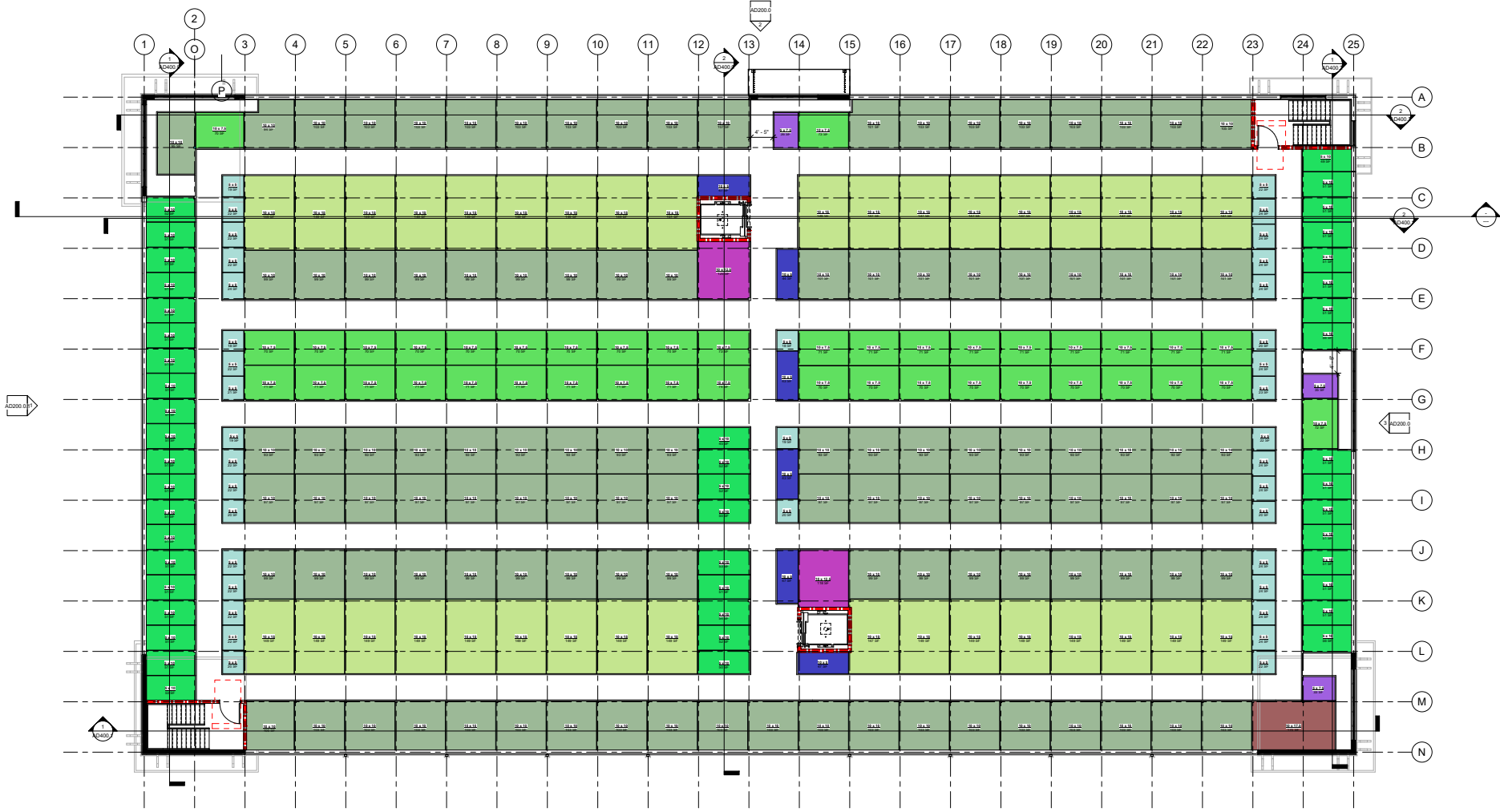
Commission:  
MSSI Design, LLC  
8530 Cedar Creek Drive - Knoxville, GA  
New Self Storage Facility  
Proposed Storage  
10000 Oakwood Road  
Knoxville, TN 37922  
Commission Number:  
2025-5  
Issue Date:  
11/14/2022  
Revisions:

Project Reference Number

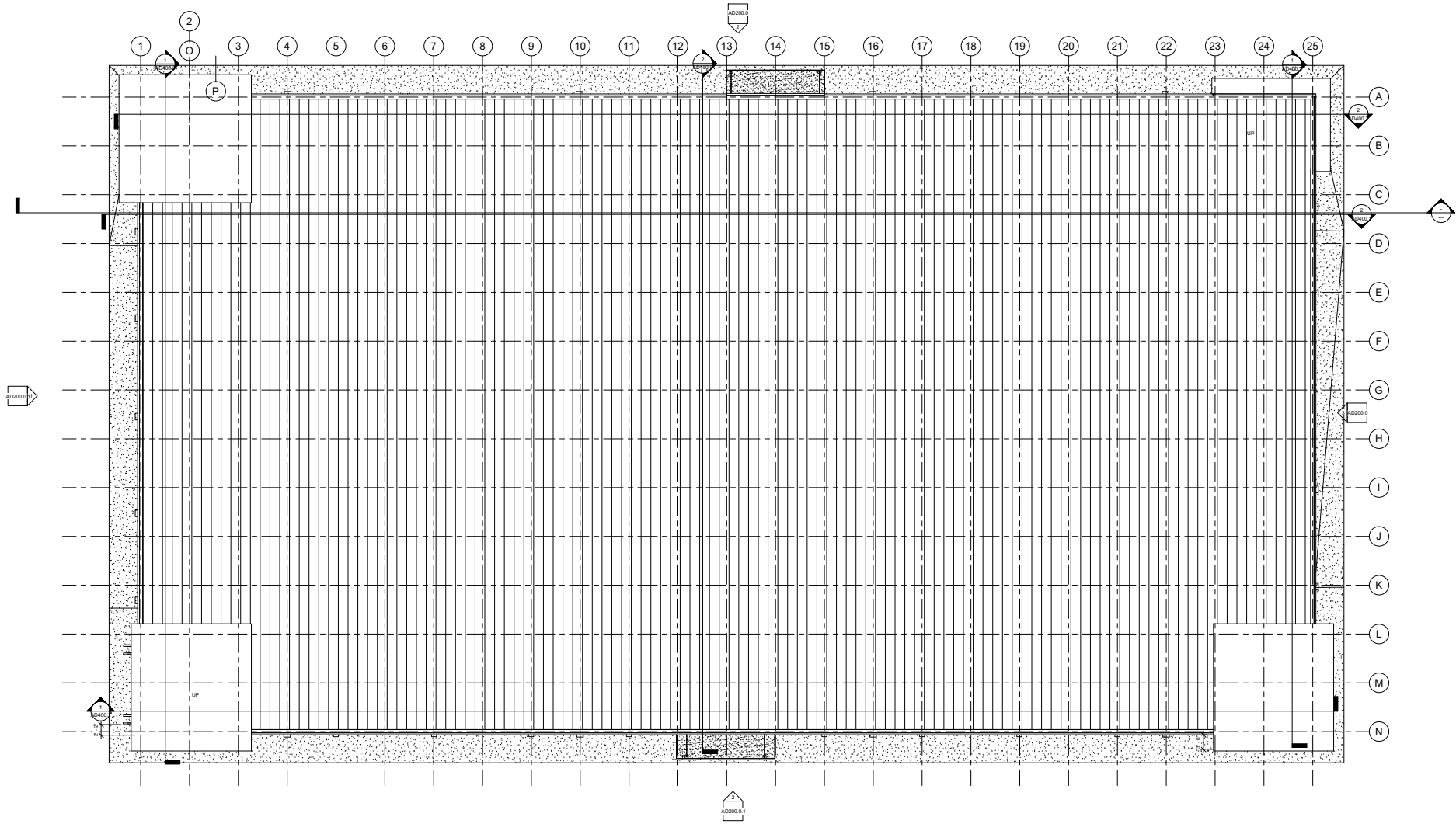
Architectural:  
Third Floor Plan

AD100.2

Sheet No.



3rd Unit Mix Schedule				
Count	Name	Rent As	%	Yield
37	5 x 5	925	13%	2.96%
3	5 x 7.5	112.5	1%	0.36%
45	5 x 10	2250	16%	7.21%
6	10 x 5	300	2%	0.96%
41	10 x 7.5	3075	15%	9.86%
110	10 x 10	11000	39%	35.26%
2	10 x 12.5	250	1%	0.80%
35	10 x 15	5250	13%	16.83%
1	10 x 17.5	175	0%	0.56%
280		23337.5	100%	74.80%



MECHANICAL UNITS TO BE LOCATED ON THE ROOF WITH SCREENING FROM THE PARAPETS.

**AD100.3.1 - Roof Plan**  
1/8" = 1'-0"

4-F-22-SU





Sheet No. \_\_\_\_\_







# LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	OB41	3	NLS-NV-1-T4-32L-7-40K-UNV-ASA-BRZ-PCR	NV Series Area Lighting Fixture		NV-1-T4-32L-7-40K.IES	Absolute	0.90	71
□	DOCW2	2	NLS-V-W-T2-16L-35-40KUNLS-NV-BRZ-PC	LED LUMINAIRE		NV-W-T2-16L-35-40K.IES	Absolute	0.50	9.5
□	ODW4	8	NLS-V-W-T4-16L-35-40KUNV-WM-BRZ-PC	LED LUMINAIRE		NV-W-T4-16L-35-40K.IES	Absolute	0.90	19
□	DODW4	4	NLS-V-W-T4-16L-35-40KUNV-WM-BRZ-PC	LED LUMINAIRE		NV-W-T4-16L-35-40K.IES	Absolute	0.45	9.5

# GENERAL NOTES

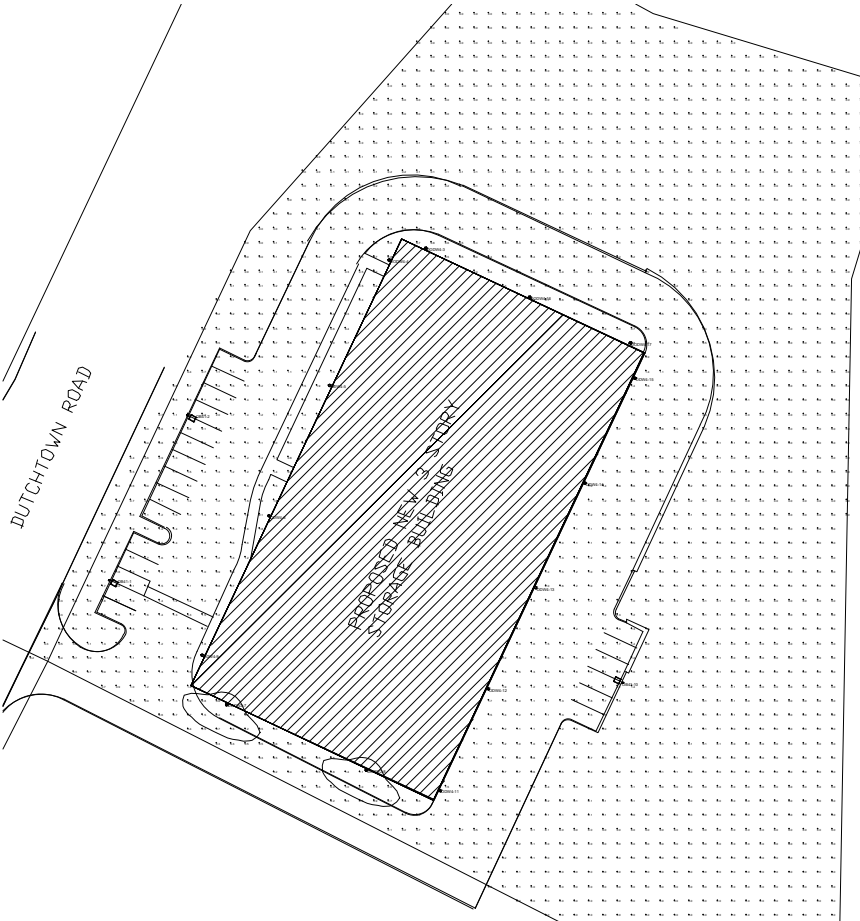
- THIS SITE LIGHTING PLAN ILLUMINATION LEVELS ARE CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH (IESNA) ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUDERAL POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRIC CODE.
- REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.
- ALL FIXTURE TO BE DARK BRONZE IN COLOR.

# LUMINAIRE LOCATIONS

No.	Label	X	Y	Z	MH	Orientation	Tilt
1	OB41	86.5	224.8	25.0	25.0	119.6	0.0
2	OB41	124.8	305.4	25.0	25.0	119.6	0.0
3	DODW4	241.3	387.1	15.0	15.0	29.6	0.0
4	DODW4	223.5	381.3	15.0	15.0	-65.7	0.0
5	ODW4	194.3	320.0	15.0	15.0	-65.7	0.0
6	ODW4	164.7	256.2	15.0	15.0	-65.7	0.0
7	DOCW2	144.0	164.0	15.0	15.0	206.2	0.0
8	DOCW2	212.3	132.1	15.0	15.0	206.2	0.0
9	ODW4	132.0	188.1	15.0	15.0	-65.7	0.0
10	OB41	337.5	174.6	25.0	25.0	-65.2	0.0
11	ODW4	248.3	121.8	15.0	15.0	112.9	0.0
12	ODW4	271.8	171.7	15.0	15.0	112.9	0.0
13	ODW4	295.0	221.1	15.0	15.0	112.9	0.0
14	ODW4	319.0	272.3	15.0	15.0	112.9	0.0
15	ODW4	343.5	323.6	15.0	15.0	112.9	0.0
16	DODW4	292.0	363.1	14.0	14.0	29.6	0.0
17	DODW4	341.3	340.8	15.0	15.0	29.6	0.0

# STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.4 fc	2.2 fc	0.0 fc	N / A	N / A



NO.	DESCRIPTION	DATE
	PERMIT SET	02/28/22
	PERMIT COMMENTS	03/10/22



1607 Dunlap Road  
Winterville, GA 30683  
770-367-3072  
www.axcel-eng.com

Commission # 4-F-22-SU  
TTCDA # 4-B-22-TOB

**DUTCHTOWN STORAGE**

**DUTCHTOWN ROAD,  
KNOXVILLE, TN**

## SHEET TITLE

SITE PLAN - LIGHTING

## SHEET NUMBER

**E100**

02/23/2022

RELEASED FOR CONSTRUCTION

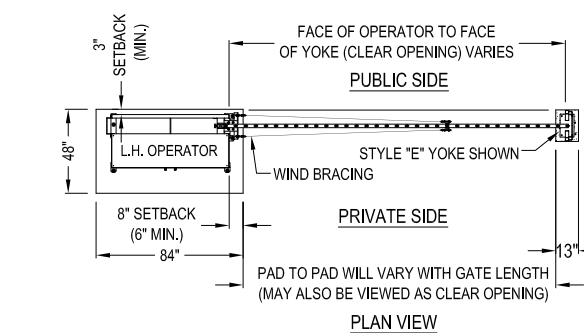
1 SITE PLAN - LIGHTING  
1" = 30'-0"

4-F-22-SU

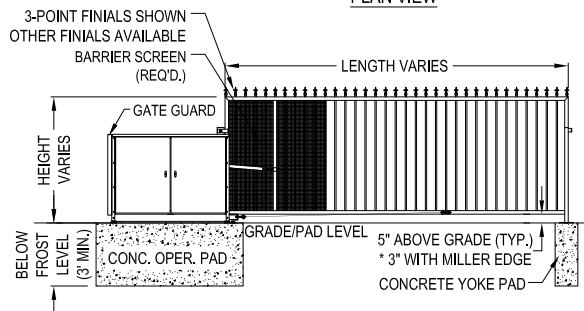




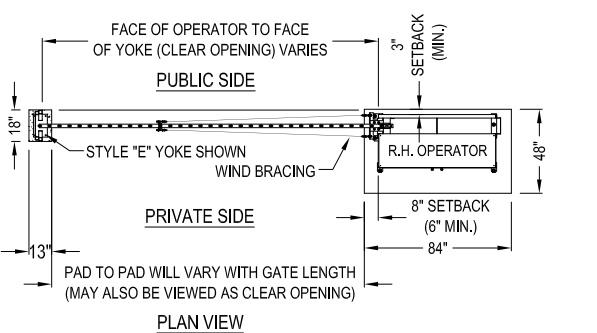
AUTOGATE, INC.  
 7306 DRIVER ROAD, P.O. BOX 50  
 BERLIN HEIGHTS, OH 44814  
 TOLL FREE: 1-800-944-4283  
 PHONE: (419) 588-2796  
 FAX: (419) 588-3514  
 www.autogate.com



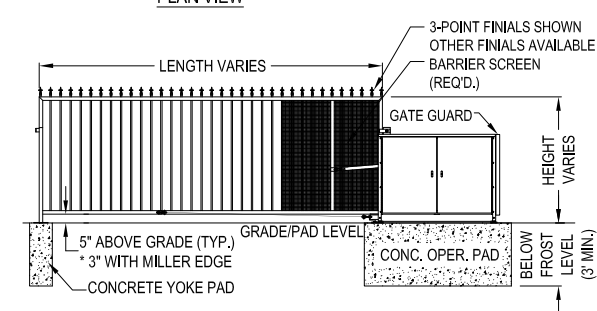
PLAN VIEW



ELEVATION VIEW  
 VIEWED FROM PRIVATE SIDE  
 LEFTHAND - VERTICAL PIVOT GATE (VPG)



PLAN VIEW



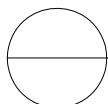
ELEVATION VIEW  
 VIEWED FROM PRIVATE SIDE  
 RIGHTHAND - VERTICAL PIVOT GATE (VPG)

MANUFACTURER NOTES:

1. ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE LOOKING OUT.
2. LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
3. SHOWN WITH STANDARD 5" STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
4. CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 022-148



## VERTICAL PIVOT GATE SYSTEMS

500 BUCKEYE VERTICAL PIVOT GATE (VPG)

022-148

PROTECTED BY COPYRIGHT ©2016 CADDETAILS.COM LTD.

REVISION DATE 22/09/2016

CADdetails.com

## SECURITY GATE DETAILS (500 BUCKEYE)

4-F-22-SU

EXTRA SPACE STANDARDS MANUAL

C2.2.2





Michelle Portier <michelle.portier@knoxplanning.org>

---

## Fwd: Comments on 4-F-22-SU self-storage

---

**Michelle Portier** <michelle.portier@knoxplanning.org>  
To: Arthur Long <arthur.long@cmlpropertygroup.com>

Mon, Mar 14, 2022 at 8:15 AM

Arthur,

See below for the comments from the utility company. Edwin Deyton provided the comments and would be your point of contact. His contact information is below.

Thanks,  
Michelle

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

From: **Edwin Deyton** <EDeyton@fudknox.org>  
Date: Sun, Mar 13, 2022 at 6:13 PM  
Subject: RE: Comments on 4-F-22-SU self-storage  
To: Mike Reynolds <mike.reynolds@knoxplanning.org>  
Cc: Seth Fischer <sfischer@fudknox.org>

The self-storage place on Murdock / Dutchtown (4-f-22-SU) does not have water service available, which will need to be a project consideration. I expect we will need to discuss a line extension to account for domestic and fire protection. Sewer is available and subject to capacity fees based on the assumption of subdividing the parcel or increasing flows.

-Edwin



Edwin Deyton, PE  
Project Engineer  
Ph. 865.966.9741|Direct 865.218.3690

---

**From:** Mike Reynolds <mike.reynolds@knoxplanning.org>  
**Sent:** Thursday, March 10, 2022 8:37 AM  
**To:** Edwin Deyton <EDeyton@fudknox.org>  
**Cc:** Seth Fischer <sfischer@fudknox.org>  
**Subject:** Re: April Planning Commission Applications

Edwin, I just realized one of the Special Use applications was missing from my original distribution (4-F-22-SU). It is in the City and located in the SW quadrant of the Cogdill Rd/Dutchtown Rd intersection. The nearby water/sewer lines are FUD so I assume it is in your district. I added it to your OneDrive folder.

Mike

-----  
Mike Reynolds, AICP

Principal Planner

865.215.3827

-----  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](https://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

On Thu, Mar 10, 2022 at 8:03 AM Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)> wrote:

Thanks, Edwin! The KGIS district map that I have access to shows the FUD water/sewer service area extending up Pellissippi Pkwy to just south of Bob Gray Rd. However, when I select the water/sewer line I see that those are serviced by WKUD. I'll look at the lines in the future when the property is near the edge of a utility district.

Mike

-----  
Mike Reynolds, AICP

Principal Planner

865.215.3827

-----  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](https://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

On Thu, Mar 10, 2022 at 4:38 AM Edwin Deyton <[EDeyton@fudknox.org](mailto:EDeyton@fudknox.org)> wrote:

Mike,

John H Coleman on Corridor Park is a WKUD project.

Town Center Shops by Site Inc. Recently received drawings on a sewer extension. No major issues. Will assess and collection sewer capacity reservation fees for review and approval process. Water is available.

Corridor Park project by S&E properties is a WKUD project. Appears to neighbor the John Coleman project listed above.

Arcadia project would be the same process as other recent phases. No problem.

I'll check the other sub folders just to make sure we didn't miss anything.

-Edwin

Get [Outlook for iOS](#)

---

**From:** Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)>  
**Sent:** Thursday, March 3, 2022 5:08:54 PM  
**To:** Adam Kohntopp <[akohntopp@knoxvilletn.gov](mailto:akohntopp@knoxvilletn.gov)>; Austin Boswell <[aboswell@knoxvilletn.gov](mailto:aboswell@knoxvilletn.gov)>; Bryan Bartnik <[Bryan.Bartnik@tn.gov](mailto:Bryan.Bartnik@tn.gov)>; Curtis Williams <[cmwilliams@knoxvilletn.gov](mailto:cmwilliams@knoxvilletn.gov)>; Edwin Deyton <[EDeyton@fudknox.org](mailto:EDeyton@fudknox.org)>; Jim Reese <[jreese@wkud.com](mailto:jreese@wkud.com)>; Joshua Frerichs <[JFrerichs@knoxvilletn.gov](mailto:JFrerichs@knoxvilletn.gov)>; Mark Rauhuff <[mark.rauhuff@kub.org](mailto:mark.rauhuff@kub.org)>; Sonny Partin <[spartin@knoxvilletn.gov](mailto:spartin@knoxvilletn.gov)>; Stephanie Hargrove <[stephanie.hargrove@knoxcounty.org](mailto:stephanie.hargrove@knoxcounty.org)>; Steve Elliott <[Steve.Elliott@knoxcounty.org](mailto:Steve.Elliott@knoxcounty.org)>; Tommy Lawhorn <[Tommy.Lawhorn@kub.org](mailto:Tommy.Lawhorn@kub.org)>; Wesley Salyers <[Wesley.Salyers@tn.gov](mailto:Wesley.Salyers@tn.gov)>  
**Subject:** April Planning Commission Applications

The April Planning Commission applications are available to this [OneDrive](#) folder.

There are a LOT of applications. Hopefully I got them distributed correctly. I don't have time today to give you a quick overview but feel free to reach out to me if you have any questions.

Thanks!

Mike

-----

Mike Reynolds, AICP

Principal Planner

865.215.3827



**Knoxville-Knox County Planning** | [KnoxPlanning.org](https://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

--  
**Michelle Portier, AICP**  
Principal Planner  
865.215.3821

**Knoxville-Knox County Planning**  
400 Main Street, Suite 403 | Knoxville, TN 37902



# 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

Wakefield Development LLC

Option Holder

Applicant Name		Affiliation
3/2/22	April 14, 2022	File Number(s) <b>4-F-22-SU</b> <b>(4-B-22-TOB)</b>
Date Filed	Meeting Date (if applicable)	

CORRESPONDENCE

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

<input checked="" type="checkbox"/> Applicant	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Option Holder	<input type="checkbox"/> Project Surveyor	<input type="checkbox"/> Engineer	<input type="checkbox"/> Architect/Landscape Architect
Arthur Long		CML Property Group, LLC.			
Name		Company			
704 Forest Heights Rd		Knoxville	TN	37919	
Address		City	State	ZIP	
865-803-8107		arthur.long@cmlpropertygroup.com			
Phone		Email			

Pellissippi Pointe Partnership	9721 Cogdill Rd Ste 101	865-288-2121
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
10320 Dutchtown Rd Knoxville, TN 37932	11817606	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

Southeast side of Dutchtown Rd, southwest of Cogdill Rd		3.18 ac
General Location		Tract Size
<input checked="" type="checkbox"/> City <input type="checkbox"/> County	2nd	C-H-1/F/TO-1
District	Zoning District	Vacant land
Northwest County	TP/SP	n/a (within City limits)
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) Interior and exterior storage facility

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

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		Total  \$1500.00
401	\$1500.00	
Fee 2		
Fee 3		

## AUTHORIZATION

  
Applicant Signature

865-803-8107

Phone Number

Wakefield Development LLC

Please Print

arthur.long@cmlpropertygroup.com

Email

Tim Patterson

Please Print

3/2/22

Date

3/2/22

Date

3/3/2022 swm

Property Owner Signature

SU  
4-~~E~~22-~~UR~~ / 4-B-22-TOB

## REQUEST

### BUILDING PERMIT

- ☒ NEW CONSTRUCTION  
☐ EXPANSION OR RENOVATION  
☐ GRADING PLAN

- ☐ REZONING  
☐ SIGNAGE  
☐ ZONING VARIANCE

### PLAN MATERIALS:

- ☐ DEVELOPMENT PLAN  
☐ BUILDING ELEVATIONS  
☐ FLOOR PLAN  
☐ LANDSCAPE PLAN  
☐ SIGNAGE PLAN  
☐ OFF-STREET PARKING

☐ OTHER:

WAIVERS OR VARIANCES REQUESTED? ☐ YES ☐ NO

ADMINISTRATIVE REVIEW: ☐ LIGHTING ☐ LANDSCAPING PLAN

## RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

## ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

REZONE FROM:

TO:

SECTOR PLAN AMENDMENT FROM:

TO:

## SIGNAGE

- |                                    |  |                                     |
|------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> YARD SIGN | <input type="checkbox"/> BUILDING SIGN | <input type="checkbox"/> OTHER SIGN |
| AREA: _____                        | AREA: _____                            | AREA: _____                         |
| HEIGHT: _____                      | HEIGHT: _____                          | HEIGHT: _____                       |
| FINISH: _____                      | FINISH: _____                          | TYPE: _____                         |

## STAFF USE ONLY

- ☐ TTCDA Checklist  
☐ Property Owners/Option Holders

CODE

CODE

TOTAL

FEE

FEE

WARRANTY

By signing below

You certify that you are the property owner and/or authorized representative.

 Brad Bower  
APPLICATION AUTHORIZED BY

Owner

1/22/2022

DATE

865-288-2121

AFFILIATION

bbower@patriotinvestment.com

PHONE NUMBER

EMAIL

STAFF SIGNATURE

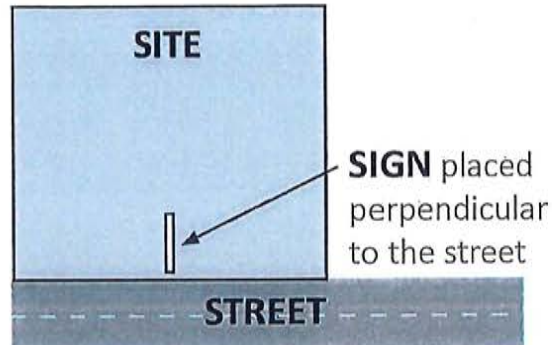
Marc Payne

PRINT NAME

3/1/2022

DATE PAID

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

3/30/22 and 4/15/22  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Wakefield Dev.

Date: 3/3/22

File Number: 4-E-22-HRSU



Sign posted by Staff



Sign posted by Applicant