



USE ON REVIEW REPORT

► **FILE #:** 4-H-22-UR

AGENDA ITEM #: 45

AGENDA DATE: 4/14/2022

► **APPLICANT:** GREGORY DEE
OWNER(S): Mighty Financial LLC

TAX ID NUMBER: 103 11911

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1904 Castaic Ln.

► **LOCATION:** Northwest side of Valley Vista Road, south of Hardin Valley Road, west of Pellissippi Parkway

► **APPX. SIZE OF TRACT:** 4.7 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is planned off of Valley Vista Rd, a minor collector with a 34-ft pavement width with a separated turn lane inside a 70-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **ZONING:** PC (Planned Commercial) / TO (Technology Overlay)

► **EXISTING LAND USE:** Vacant land

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Office building - PC (Planned Commercial) / TO (Technology Overlay)

South: Vacant land and an office building - PC (Planned Commercial) / TO (Technology Overlay)

East: Office building - PC (Planned Commercial) / TO (Technology Overlay)

West: Vacant land - PC (Planned Commercial) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located south of Hardin Valley Road in an area that has a mix of business, institutional and multifamily residential uses.

STAFF RECOMMENDATION:

► **Approve the request for an office-warehouse development in the PC (Planned Commercial) zone, subject to six conditions.**

1) 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 Knox County Department of Engineering and Public Works to guarantee such installation.

- 2) Meeting all other requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all criteria of the Knox County Zoning Ordinance, Article 4.93, pertaining to enclosed and outdoor self-storage facilities.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5) Meeting all requirements and conditions of the TTCDA approval.
- 6) Obtaining approval of signage in a separate application if signage is desired in the future.

With the conditions noted, this plan meets the requirements for approval in the PC zone, the criteria for an indoor storage facility in Article 4.93, and the criteria for approval of a Use on Review.

COMMENTS:

The applicant is requesting approval of an indoor self-storage facility consisting of approximately 81,450 sq ft of floor area and 600 storage units.

The 4.7-acre site is located in the PC (Planned Commercial) / TO (Technology Overlay) zones. Per Section 5.33.13 of the Knox County Zoning Ordinance, applications in the PC zone require approval through the use on review process. Additionally, applications in the TO zone require approval by the TTCDA (Section 5.90.01). The request was approved by the TTCDA on April 11, 2022 (Case 4-A-22-TOB).

The subject property is located along Valley Vista Road. While it also abuts Castaic Lane on the northern side of the site, access for the proposed development is shown off of Valley Vista Road only. Valley Vista Road is a minor collector that is less than a mile long (measures approximately 3515 ft) and runs between Hardin Valley Road, a minor arterial, and Carmichael Road, a minor collector. Access is proposed on the northern side of the road frontage.

The proposed two-story building is built into the hillside in some areas, so two-stories are visible in some areas and one-story is visible in others. The building has a 40,725 sq ft footprint.

The TTCDA granted a waiver to reduce the number of spaces required to the 44 spaces proposed. Staff supported this waiver since the TTCDA Guidelines do not address self-storage facilities with regard to the number of spaces required, and using the closest classification would have resulted in an overabundance of parking spaces. Most of the parking is located to the side and rear of the building, though there are 4 spaces in front of the building, located behind the foremost front façade. Since the spaces are setback behind the front wall and are not situated along the right-of-way, the development could utilize the standard TTCDA front setback for buildings, and the 20-ft parking lot setback did not apply.

The TTCDA also granted a waiver to increase the maximum allowed Floor Area Ratio requirement by 9.6% since the plans met other intensity metrics and meeting the FAR tends to facilitate plans that build outward instead of up, and a waiver to reduce the foundation landscaping required from three sides of the building to two sides of the building since only two sides of the building are visible from the street.

With the approval of three waivers, the plans were in compliance with the TTCDA Guidelines.

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 property is designated O (Office) on the Northwest County Sector Plan. The O land use has the following description: "This land use primarily includes business and professional offices and office parks."

B. For this Use on Review application to be approved in the O land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.

C. Indoor self-storage facilities are a commercial use which typically would not be permitted in residential or office zones. However, in 2005, the Planning Commission approved a similar use determination that "self-service storage in a building having the appearance of an office building as a permitted use in the OB (Office, Medical, and Related Services) zone". By this interpretation, an indoor self-storage facility meeting that criteria would be allowed in the O land use classification as well. The front façade facing Valley Vista Road contains several windows and has the appearance of a utilitarian office building.

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

ORDINANCE.

A. The Knox County Zoning Ordinance describes the PC (Planned Commercial) zone as, "intended to provide for a unified grouping of commercial buildings which do not require or desire a central business district location...It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers."

B. The proposed development plans meets the aforementioned description of the PC zone.

C. Since the indoor storage facility is considered a commercial use, it is permitted in the PC zone, though development plans require approval by the Planning Commission through the use on review process.

D. There are a number of criteria for both indoor and outdoor storage facilities in the supplemental regulations of the zoning ordinance (Article 4.93), including lot size, unit size, lighting, installation of a fence, and other such considerations. The proposed plans meet these criteria.

E. One of the supplemental regulations for indoor self-storage facilities mandates a minimum of ten (10) percent transparency (window area) for the ground floor façade facing the street. The front façade has windows proposed on one side of the wall but not the other. The side of the façade without windows is below street level and is not readily visible from the street. County Codes staff and Planning staff agreed that the proposal meets the intent of the ordinance, in that the portion of the façade that is visible contains fenestration. This portion of the façade has 17% transparency, which exceeds the requirement.

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 property is located in the Technology Overlay zone, which consists of mostly office buildings, research and development facilities, and office-warehouse uses.

B. The buildings are to be one story height, are of a similar square footage, and have a similar aesthetic as other buildings in the vicinity.

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

A. The proposed indoor self-storage facility is not expected to significantly injure the value of adjacent property. Surrounding properties consist of commercial uses.

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

A. Valley Vista Road consists of predominantly commercial uses and vacant land. It is very short and connects a minor arterial and a minor collector. 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.

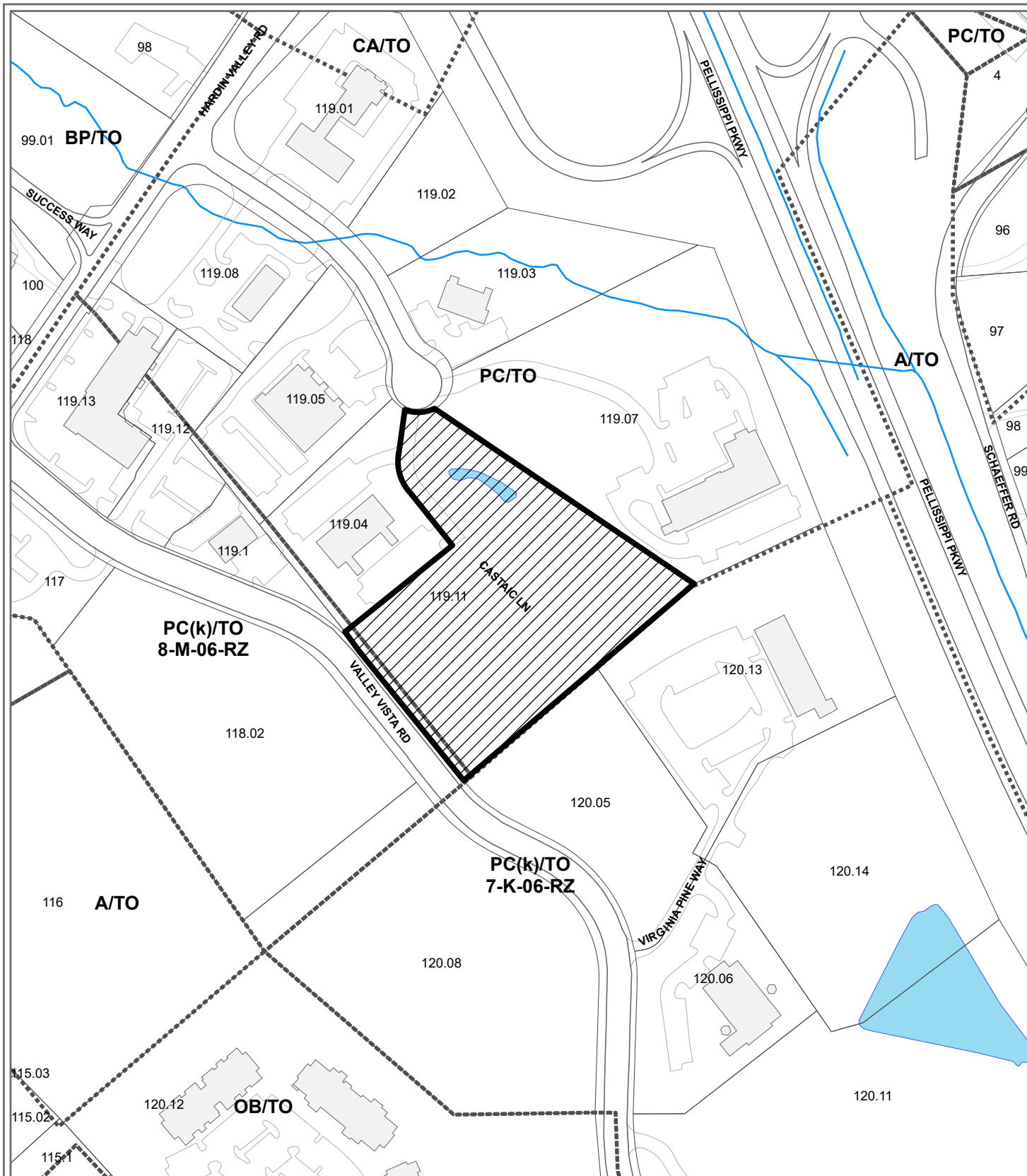
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed development.

ESTIMATED TRAFFIC IMPACT: 123 (average daily vehicle trips)

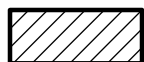
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**4-H-22-UR
USE ON REVIEW**



Self-storage facility in PC (Planned Commercial) / TO (Technology Overlay)

Original Print Date: 3/7/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Dee, Gregory

Map No: 103

Jurisdiction: County

0 250
Feet



NEW CLIMATE CONTROLLED SELF-STORAGE FACILITY FOR:

Climate Storage

0 Valley Vista Road
Knox County
KNOXVILLE, TENNESSEE, 37932
Map 103, Parcels 119.11

PLANNING FILE NO. 4-H-22-UR, TTCCA FILE NO. 4-A-22-T



VIEW NORTHWEST - Valley Vista Road

DRAWING INDEX

COVER

CIVIL

- PL 01 Concept Site Layout Plan
- PL 02 Concept Site Grading Plan
- PH1.0 Photometric Analysis
- L1.0 Landscaping Plan

ARCHITECTURAL

- A1.0 First Floor-Lower Level Plan
- A1.1 Second Floor-Main Level Plan
- A3.1 Building Elevations
- A3.2 Building Isometrics

Waiver Requests

Waiver 1:
Increase in Allowable Floor Area Ratio from 30% to 39.6%

Waiver 2:
Reduction in required parking spaces from 284 to 40

Wavier 3:
Partial relief from building landscaping requirement of 50% of elevaton area

Project Information

Zoning :
Planned Commercial- Technology Overlay (PC/TO)
Proposed Use: Self-Storage
Parcel Size: 4.7 Ac
Building Area: 81,450 sqft
Two-Stories
Number of Storage Units: 577
Maximum Building Height: 30 ft
Floor Area Ratio: 39.95%
Impervious Surface area: 2.12 ac
Impervious Surface Area: 45.2%
Gross Area Coverage: 39.8%

PROJECT DEVELOPER

GREG DEE DEVELOPMENT
KNOXVILLE, TN
GREG DEE
gregdeconstruction@gmail.com
865-556-0096

ISSUED FOR

ISSUED FOR PERMITTING
24 February 2022
REVISED PER COMMENTS AS OF 18 MAR 22
25 March 2022

CONSULTANTS

CIVIL ENGINEER:
WILL ROBINSON & ASSOCIATES
1248 N. SHOREWOOD LN
CARYVILLE, TN 37714
CONTACT: WILL ROBINSON
615-386-4200
wrassociates@bellsouth.net

Mark D Kawczynski, P.E.
1740 North Bass Dr
Mt Juliet, TN 37087
mdkawczynski@gmail.com
(615)210-6275
KINGDOM LANDSCAPES, INC.
5725 BALL ROAD, KNOXVILLE, TN 37931
865-556-0096
Greg Dee
GREG@KINGDOMLANDSCAPES.COM



GRAPHIC SYMBOLS

- DOOR NUMBER
- WINDOW NUMBER
- ROOM OR SPACE NUMBER
- TOILET ACCESSORIES
- EQUIPMENT
- WALL TYPE
- REVISIONS
- EARTH
- STONE FILL
- CONCRETE
- CONCRETE BLOCK
- BRICK
- ROUGH WOOD
- FINISH WOOD
- PLYWOOD
- STEEL (LARGE SCALE)
- STEEL (SMALL SCALE)
- BATT OR BLOW-IN INSULATION
- RIGID INSULATION
- GYPSUM BOARD
- ACOUSTICAL TILE
- MARBLE

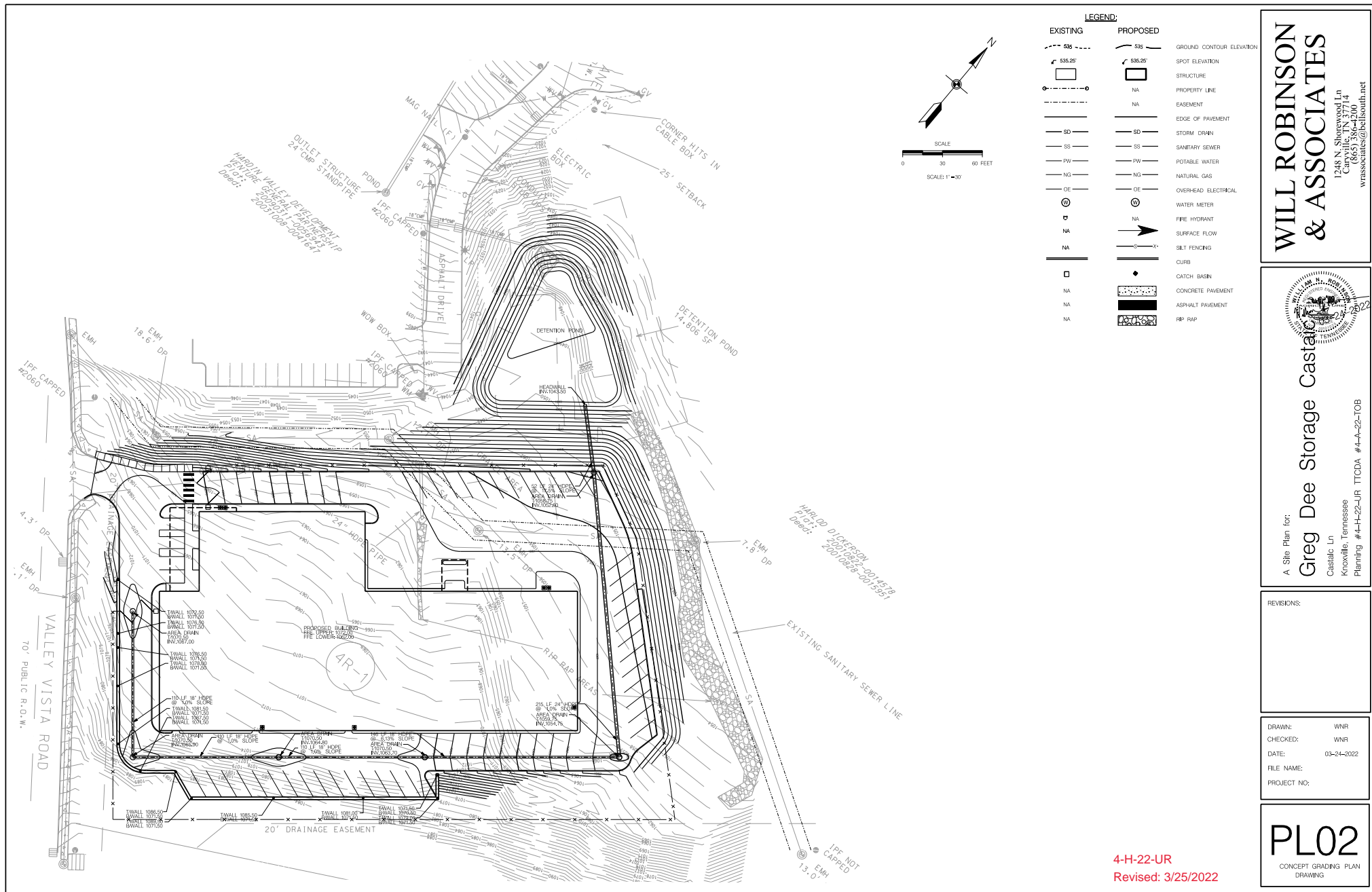
ABBREVIATIONS

- General
- DIA Diameter
- DM Dimension
- DN On Center
- DN Down
- EA Each
- EF Each Face
- EW Each Way
- ELV or ELEV Elevation
- FFE Finished Floor Elevation
- Property Information
- MBS Minimum Building Setback Line
- PULIDE Public Utility and Drainage Easement
- N Iron Pin Not Found
- MON Survey Monument
- MCN Benchmark
- D Delta: Central Angle of Curve
- R Radius of Curve
- T Tangent Length
- L Length of Curve
- C or CL Chord Length
- CH or CHB Chord Bearing
- Utility Information
- RVV Invert
- TC or TC Top of Casing
- SS or S Sanitary Sewer
- ST or SD Storm Sewer/Drain
- CB Catch Basin
- DCB Double Casing Catch Basin
- HW Hydraulic
- SSMH Sanitary Sewer Manhole
- MH Manhole
- WW Water Valve
- PH Pipe Hydrant
- RRPR Reduced Pressure Backflow Preventer
- DDCV Double Check Valve
- FDC Fire Department Connection
- PIV Post Indicator Valve
- WM Water Meter
- DSP Downspout pipe to storm drain
- DG Downspout discharging to grade
- CMP Composite Metal Pipe
- RCP Reinforced Concrete Pipe
- HDPE High Density Polyethylene Pipe
- GI Gas
- NG Natural Gas
- CB Cast Iron
- DI Ductile Iron
- PCV Polyvinyl Chloride
- CPVC Chlorinated Polyvinyl Chloride
- EM Electric Meter
- GM Gas Meter
- T Transformer
- LP Pole mounted Light
- LB Ballast mounted Light
- W Wireline
- PW Pipe Waterline
- PW Possible Waterline
- OE Overhead Electric Line
- UE Underground Electric Line
- OT Overhead Telephone
- UT Underground Telephone

4-H-22-UR
Revised: 3/25/2022



0 VALLEY VISTA, KNOXVILLE, TENNESSEE
Map 103, Parcels 119.11



4-H-22-UR
Revised: 3/25/2022

**WILL ROBINSON
& ASSOCIATES**
1248 N. Shreveport Ln
Coryville, TN 37714
(865) 386-4200
wrobinson@bellsouth.net

A Site Plan for:
Greg Dee Storage Castale
Castale Ln
Knoxville, Tennessee
Planning #4-H-22-UR TTODA #4-A-22-TOB

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	03-24-2022
FILE NAME:	
PROJECT NO:	

PL02
CONCEPT GRADING
DRAWING

MANUFACTURER: LITHODIA LIGHT
CATALOG: KACH LED 30W 30K RA 90VOLT
DESCRIPTION: KACH LED NETY 20-LED, 6000MA, 3000K, and TYPE BA OPTIC
LAMP: LED
LAMP OUTPUT: TOTAL LUMEN: 1425LM
SHALL: 110MM
INPUT VOLTAGE: 230
DISTRIBUTION: TYPE B1, MEDIUM, BUG RATING: B1 - U0 - G2

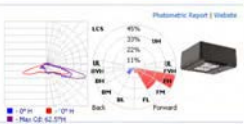
Photometric Report | Continue

Angle	Percentage	Lumen
0°	45%	1425 LM
30°	33%	
45°	18%	
60°	4%	

Side View

Angle	Percentage	Lumen
0°	45%	1425 LM
30°	33%	
45°	18%	
60°	4%	

Back Forward



MANUFACTURER: LITHONIA LIGHTING
CATALOG: OLCPH 15 WH
DESCRIPTION: GENERAL PURPOSE LED CAST FLUSH MOUNT WITH WHITE FINISH
LAMP CAT: 511-00221-061
LAMP: TOTAL LUMEN
LAMP OUTPUT: 1000 LM
BALLAST: 120 VAC
INPUT VOLTAGE: 16.6
DISTRIBUTION: DIRECT, SC0-A-1.18, SC0-B-1.19

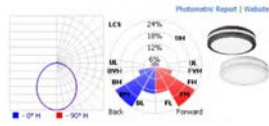
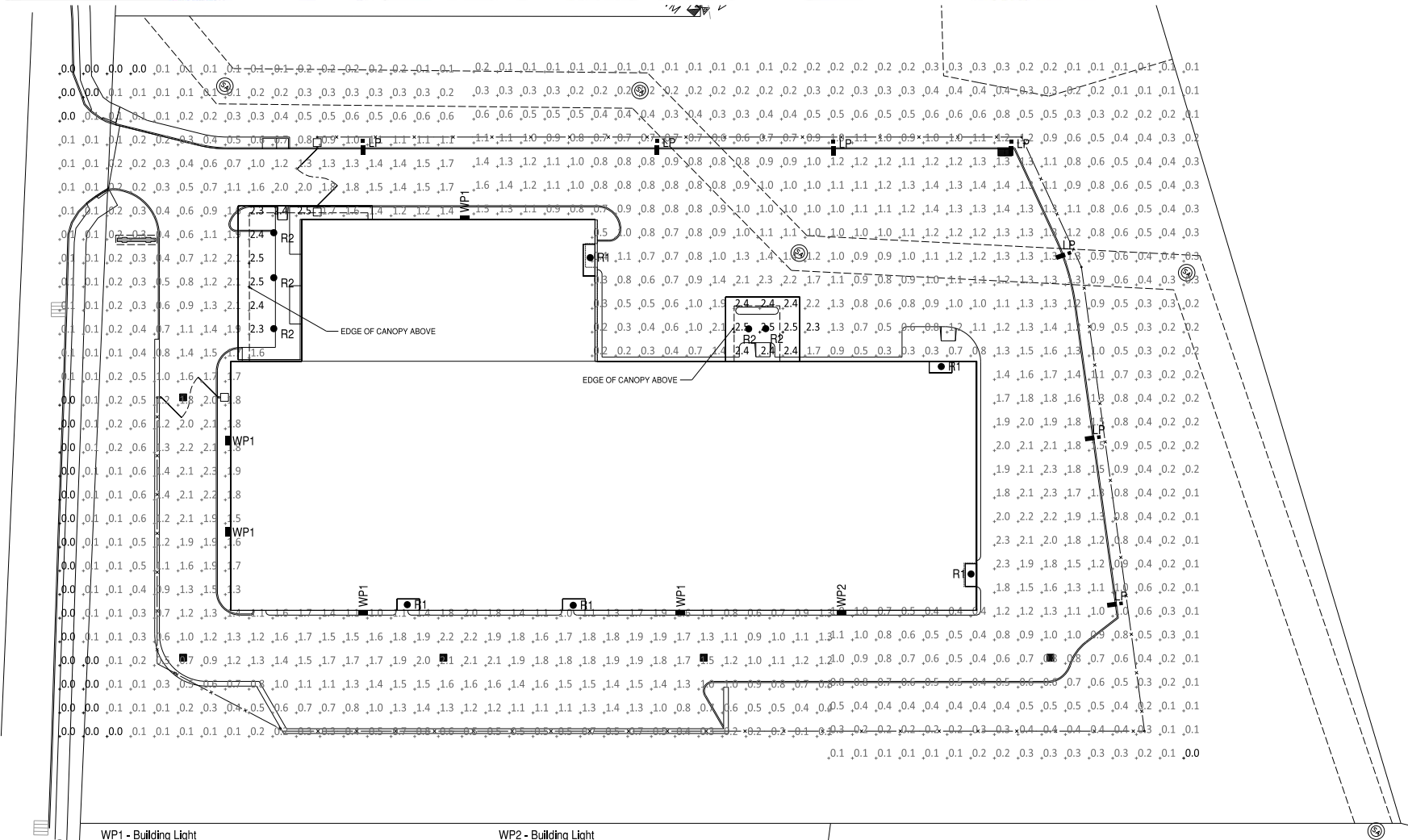
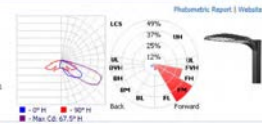
Photometric Report | Width

10° 15°

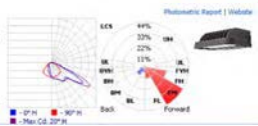
Back Forward

24% 19% 12% 10% 10% 10% 10% 10% 10% 10%

Back Forward

[illegible]

MANUFACTURER:	LITHONIA LIGHTS
CATALOG:	KAYE LED P3 K0 R4 RV0LT
DESCRIPTION:	KAYE LED PERFORMANCE PACKAGE 1, 200W, TYPE A, 120-277V
LAMP:	LED
LAMP OUTPUT:	TOTAL LUMENAGE LUMENS: 3840 L
BALAST:	LED DRIVER
INPUT VOLTAGE:	29
DISTRIBUTION:	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G3



MANUFACTURER: LITHONIA LIGHTS
CATALOG: KAGW LED 30-40K RM PIVOT
DESCRIPTION: KAGW LED, PERFORMANCE PACKAGE 3, 4000K, 22W, 1.525-37V
LAMP: LED
LAMP OUTPUT: LED
BALLOAST: LED DRIVER
INPUT VOLTAGE: 79
DISTRIBUTION: TYPE III, VERY SHORT, BULB RATING: 82 - US - 0

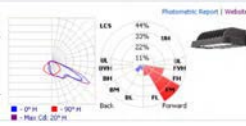
Photometric Report | Index

IES 44%
22%
11%
22%

0° 44%
90° 22%
180° 11%
270° 22%

Back **FL** **Forward**

■ 0°H
■ 90°H
■ Max Glb. 28°



Mark D Kawczynski, P.E.
1740 North Bass Dr
Mt Juliet, TN 37087
mdkawczynski@gmail.com
(615)210-6275



NEW CLIMATE CONTROLLED SELF-STORAGE FACILITY FOR:

Climate Storage

0 Valley Vista Road
Knox County
KNOXVILLE, TENNESSEE, 37932
Map 103, Parcel's 119.11

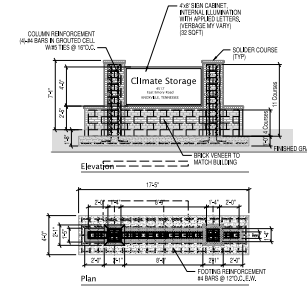
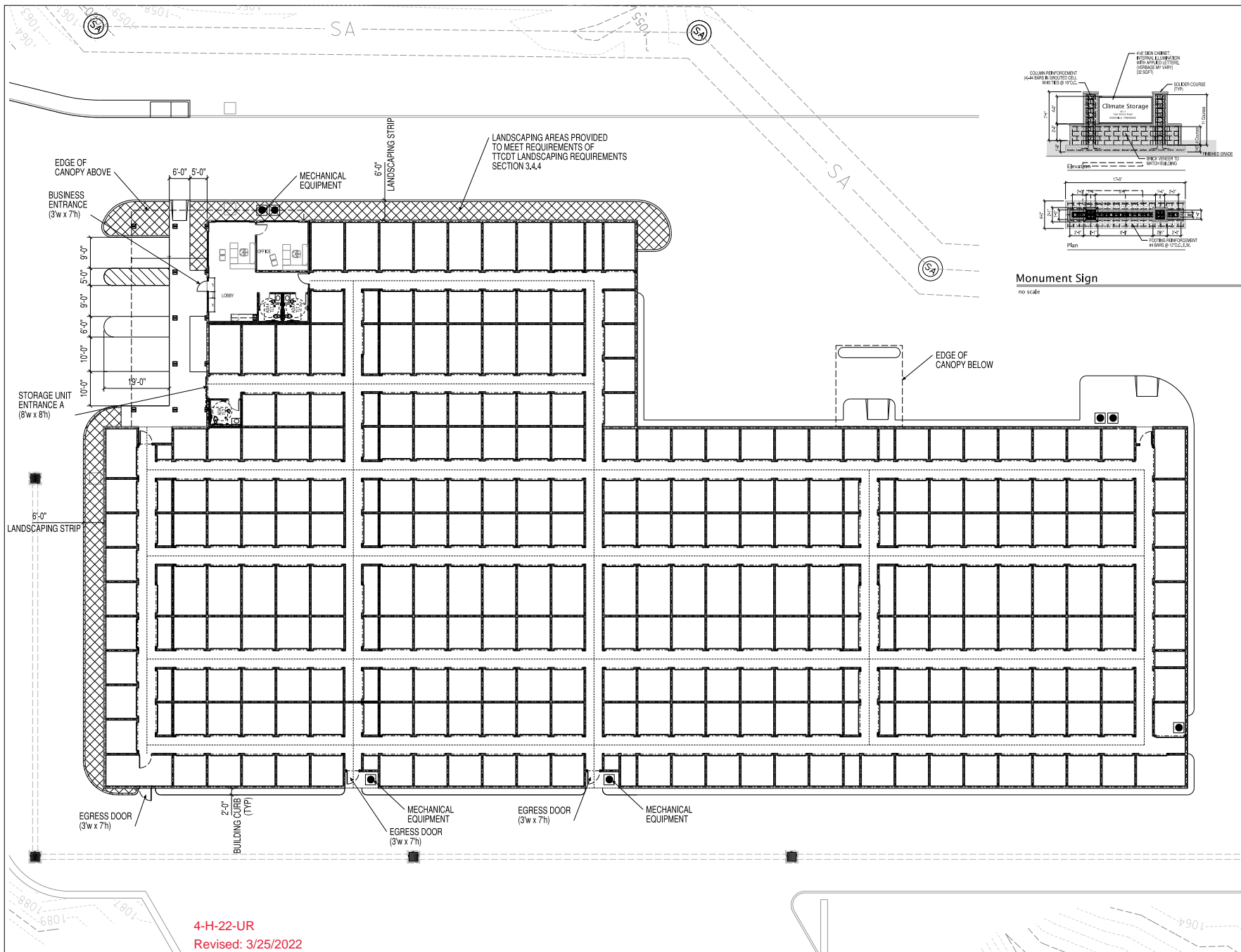
PLANNING FILE NO. 4-H-22-UR, TTCA FILE NO. 4-A-22-T08

Revisions		
No	Description	Date
	PLANNING COMMENTS OF 3 MAR 22	25 MAR 22

Issue Date	24 February 2022
Drawn By	M.D. KAWCZYŃSKI
Checked By	M.D. KAWCZYŃSKI
Scale	

PERMIT SET

4-H-22-UR
Revised: 3/25/2022



Monument Sign
no scale

Mark D Kawczynski, P.E.
1740 North Bass Dr
Mt Juliet, TN 37087
mckawczynski@gmail.com
(615)210-6276



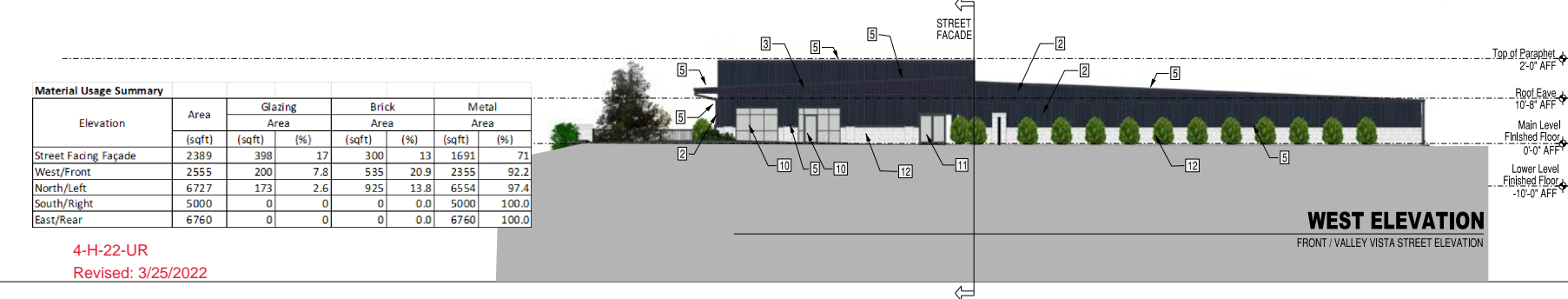
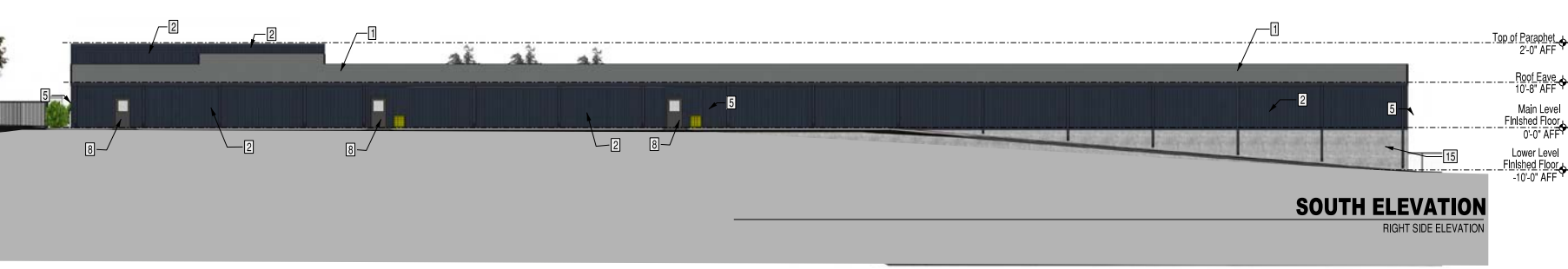
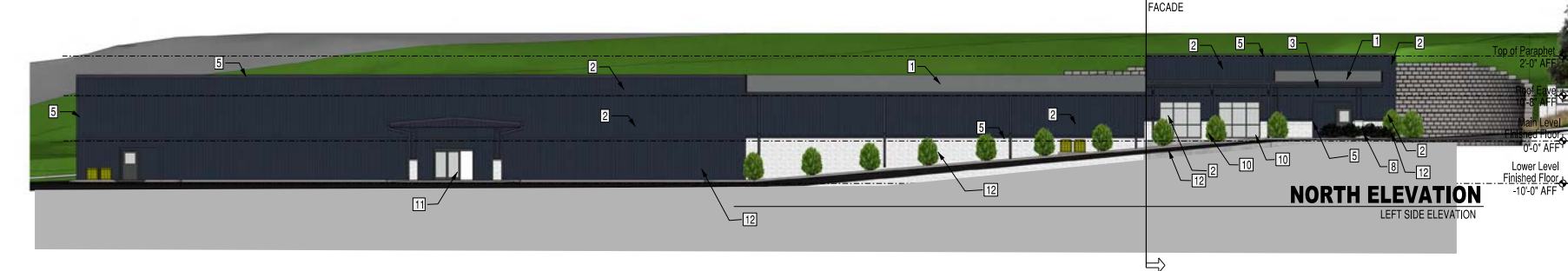
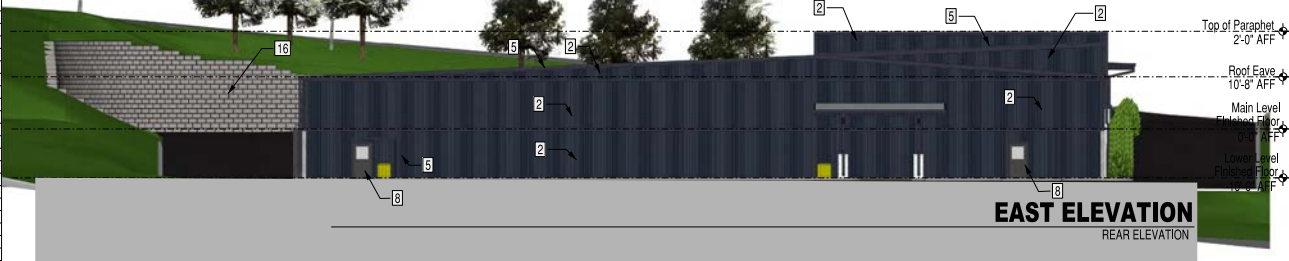
NEW CLIMATE CONTROLLED SELF-STORAGE FACILITY FOR:
Climate Storage
0 Valley Vista Road
Knox County
KNOXVILLE, TENNESSEE, 37932
Map 103, Parcels 119, 11
PLANNING FILE NO. 44-22-UR, TTCD FILE NO. 44-22-T08

Revisions		
No	Description	Date
1	PLANNING COMMENTS 25 MAR 22	25 MAR 22

Issue Date	24 February 2022
Drawn By	M.D. KAWCZYNSKI
Checked By	M.D. KAWCZYNSKI
Scale	1/16"=1'-0"

PERMIT SET
A1.1
Second Floor
Plan

EXTERIOR MATERIAL AND FINISH SCHEDULE				
KEY	ITEM	FINISH	MFR	REMARKS
1	PRE-ENGINEERED METAL BUILDING COMPONENTS			
2	PRE-FINISHED STANDING SEAM METAL ROOFING	POLAR WHITE		
3	#6-PRE-FINISHED METAL WALL PANEL	CHARCOAL GREY		
4	#6-PRE-FINISHED METAL WALL PANEL	CHARCOAL GREY		
5	PRE-FINISHED TRIM COMPONENT	CHARCOAL GREY		
6	PRE-FINISHED GUTTER	CHARCOAL GREY		
7	PRE-FINISHED DOWNSPOUT	CHARCOAL GREY		
8	INSULATED HOLLOW METAL DOOR AND FRAME	CHARCOAL GREY		
10	ALUMINUM STOREFRONT SYSTEM	CHARCOAL GREY		
11	POWER OPEN DOOR	CHARCOAL GREY		
12	FULL THICKNESS BRICK VENEER	OYSTER WHITE		
13	BRICK ROWLOCK	OYSTER WHITE		
14	BRICK SOLDIER COURSE	OYSTER WHITE		
15	PRECAST CONCRETE WALL PANEL-PAINTED	CONCRETE GREY		
16	SEGMENTAL BLOCK RETAINING WALL SYSTEM	CONCRETE GREY		
17	SECURITY FENCING	MATTE BLACK		SEE DETAIL
18	SECURITY GATE	MATTE BLACK		
19	MONUMENT SIGNAGE			
20	BUILDING SIGNAGE			
21	LIGHT FIXTURE #1	MATTE BLACK		
22	LIGHT FIXTURE #2	MATTE BLACK		
23	UTILITIES			
24	MECHANICAL UNIT			



Material Usage Summary							
Elevation	Area	Glazing Area		Brick Area		Metal Area	
		(sqft)	(%)	(sqft)	(%)	(sqft)	(%)
		(sqft)	(%)	(sqft)	(%)	(sqft)	(%)
Street Facing Façade	2389	398	17	300	13	1691	71
West/Front	2555	200	7.8	535	20.9	2355	92.2
North/Left	6727	173	2.6	925	13.8	6554	97.4
South/Right	5000	0	0	0	0.0	5000	100.0
East/Rear	6760	0	0	0	0.0	6760	100.0

4-H-22-UR
Revised: 3/25/2022

Mark D Kowczynski, P.E.
1740 North Bass Dr
Mt Juliet, TN 37087
mkd.kowczynski@gmail.com
(615) 489-3333



NEW CLIMATE CONTROLLED SELF-STORAGE FACILITY FOR:
Climate Storage
0 Valley Vista Road
Knox County
KNOXVILLE, TENNESSEE, 37932
Map 103, Parcels 119,11
PLANNING FILE NO. 44-22-UR, TTODA FILE NO. 44-22-T08

Revisions		
No	Description	Date
1	PLANNING COMMENTS 03-11-2022	25 MAR 22

Issue Date: 24 February 2022
Drawn By: M.D. KOWCZYNSKI
Checked By: M.D. KOWCZYNSKI
Scale: SCALE: 1/16" = 1'-0"

PERMIT SET
A3.1
Building Elevations



View from Valley Vista Looking South



View from Valley Vista Looking South

4-H-22-UR
Revised: 3/25/2022

Mark D Kawczynski, P.E.
1740 North Bass Dr
Mt Juliet, TN 37087
mdkawczynski@gmail.com
(615) 210-6275



NEW CLIMATE CONTROLLED SELF-STORAGE FACILITY FOR:

Climate Storage

0 Valley Vista Road
Knox County
KNOXVILLE, TENNESSEE, 37932
Map 103, Parcels 119, 11

PLANNING FILE NO. 44-22-UR, TTODA FILE NO. 44-22-T08

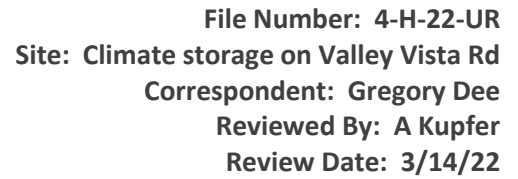
Revisions		
No	Description	Date
1	PLANNING COMMENTS 25 MAR 22	25 MAR 22

Issue Date: 24 February 2022
Drawn By: M.D. KAWCZYNSKI
Checked By: M.D. KAWCZYNSKI
Scale:

PERMIT SET

A3.2

Building
Isometrics



All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

[illegible]

Addressing Staff Contacts:	Donna Hill	donna.hill@knoxplanning.org	865.215.3872
	Andrea Kupfer	andrea.kupfer@knoxplanning.org	865.215.3797
	Both staff	addressing@knoxplanning.org	865.215.2507



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
Mighty Financial, LLC	2229 Lovell RD,	KNOXVILLE,	TN	37932	Yes
Vitaliy Churpyuk	1600 BOTSFORD DR,	KNOXVILLE,	TN	37922	Yes
Valentin Churpyuk	1466 Zachary Taylor RD,	KNOXVILLE,	TN	37922	Yes

Gregory Dee 5725 Ball Road, Knoxville, TN 37931

Option

If more space is needed, attach additional sheets.



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

Gregory Dee

Applicant Name
2/28/22

April 14, 2022

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)
4-H-22-UR

CORRESPONDENCE

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

☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Gregory Dee

Dee Construction, Inc.

Name
5725 Ball Road

Company
Knoxville

TN

37931

Address
865-556-0096

City
gregdeeconstruction@gmail.com

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

Mighty Financial LLC

2229 Lovell Road

Property Owner Name (if different)
1904 Castaic Lane

Property Owner Address
103 119.11

Property Owner Phone

Property Address
West Knox Utility

Parcel ID
West Knox Utility

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of Valley Vista Rd, south of Hardin Valley Rd, west of
Pellissippi Pkwy; off southern tip of Castaic Ln

4.7 ac

General Location

Tract Size

☐ City ☒ County

6th

PC/TO

Vacant land

District

Zoning District

Existing Land Use

Northwest County

O/HP

Planned Growth Area

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) Self-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

0401

\$1,500.00

Fee 2

Fee 3

Total

\$1,500.00

AUTHORIZATION

Applicant Signature

865-556-0096

Phone Number

Valentin Churyuk
Valentin Churyuk (Feb 28, 2022 20:11 EST)

Property Owner Signature

Accepted by: MMP

Gregory Dee

Please Print

gregdeeconstruction@gmail.com

Email

Michelle Portier

Please Print

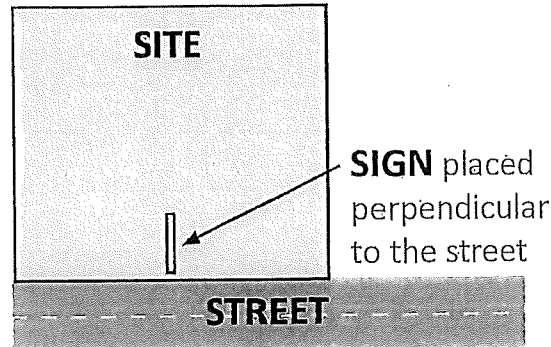
2/28/22

Date

Marc Payne 3/1/2022

Date

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:

3/30/2022 and 4/15/2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Greg Dee

Date: 3/1/2022

File Number: 4-H-UR

☐

Sign posted by Staff

☒

Sign posted by Applicant