



USE ON REVIEW REPORT

▶ **FILE #:** 1-C-22-UR **AGENDA ITEM #:** 20
POSTPONEMENT(S): 1/13/2022, 2/10/2022 **AGENDA DATE:** 3/10/2022
▶ **APPLICANT:** **BENJAMIN C. MULLINS**
OWNER(S): David Eubanks

TAX ID NUMBER: 0 MULTIPLE PARCELS [View map on KGIS](#)
JURISDICTION: County Commission District 6
STREET ADDRESS: Multiple parcels (see list filed with application)
▶ **LOCATION:** **East side of Lovell Rd, north of High Meadow Dr and south of Bob Gray Rd**
▶ **APPX. SIZE OF TRACT:** **7.77 acres**
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Lovell Road, a 5-lane minor arterial with a 58-ft pavement width inside a 95-ft right-of-way.
UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District
WATERSHED: Hickory Creek

▶ **ZONING:** **PC (Planned Commercial), RA (Low Density Residential), and TO (Technology Overlay)**
▶ **EXISTING LAND USE:** **Single family residences and vacant land**
▶ **PROPOSED USE:** **Self-storage facility**

HISTORY OF ZONING: Rezoned from A (Agricultural) and RA (Low Density Residential) to OB (Office, Medical and Related Services) retaining the HP designation (Case # 11-F-04-RZ); rezoned from A, OB, RA, and RB (Low Density Residential), to PC in 2021 (Case # 8-A-21-RZ)

SURROUNDING LAND USE AND ZONING: North: Vacant land - A (Agricultural) / TO (Technology)
South: Vacant land - RA (Low Density Residential) / TO (Technology Overlay)
East: Vacant land and single family residences - RB (General Residential) / TO (Technology Overlay) and RA (Low Density Residential) / TO (Technology Overlay)
West: Car repair facility and office building - PC (Planned Commercial) / TO (Technology Overlay) and CA (General Business) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area of Lovell Road is within a half-mile of Pellissippi Parkway and is part of the Tennessee Technology Corridor area. It is a mix of single-family and multi-family neighborhoods, and some office and commercial uses along Lovell Road.

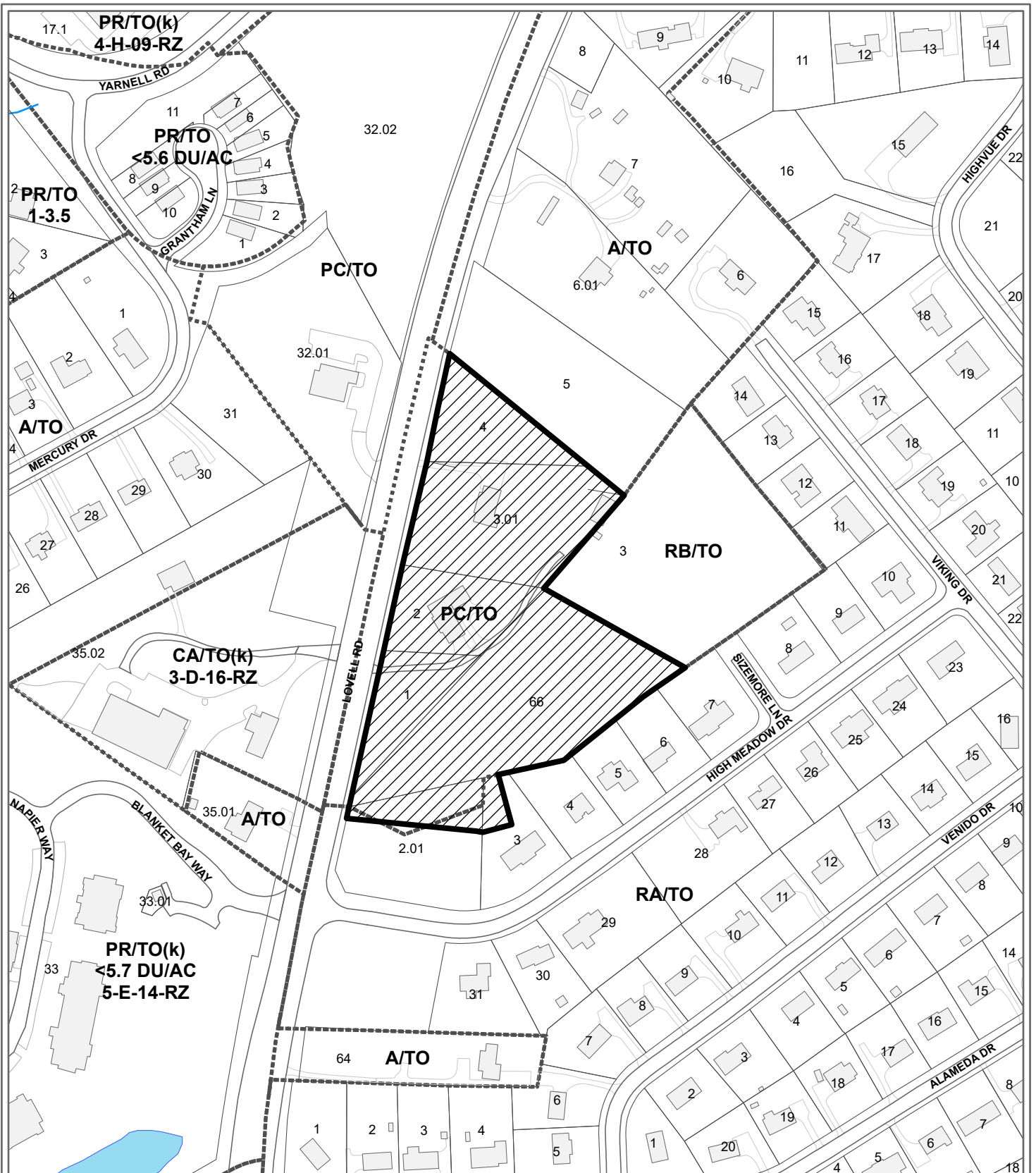
STAFF RECOMMENDATION:

- ▶ **Postpone this request for 30 days to the April 14, 2022 Planning Commission meeting to give the applicant more time to work on development plans.**

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**1-C-22-UR
USE ON REVIEW**

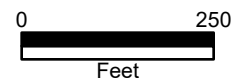


Self-storage facility in PC (Planned Commercial), RA (Low Density Residential), TO (Technology Overlay), and HP (Hillside Protection)

Petitioner: Mullins, Benjamin C.

Map No: 0

Jurisdiction: County



Original Print Date: 12/2/2021

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



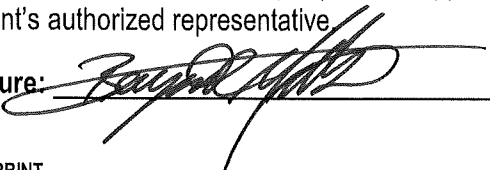
Request to Postpone • Table • Withdraw

Name of Applicant: Benjamin C. Mullins
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 1-C-22-UR

Date Scheduled for Planning Review: February 10, 2022

Date Request Filed: 02/03/2022 Request Accepted by: _____

REQUEST	PLEASE NOTE
<p><input checked="" type="checkbox"/> Postpone Please postpone the above application(s) until: <u>March 10, 2022</u> <small>DATE OF FUTURE PUBLIC MEETING</small></p> <p><input type="checkbox"/> Table Please table the above application(s).</p> <p><input type="checkbox"/> Withdraw Please withdraw the above application(s).</p>	<p>Consistent with the guidelines set forth in Planning's <i>Administrative Rules and Procedures</i>:</p> <p>POSTPONEMENTS Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.</p>
<p>State reason for request: Continue to work with Planning Staff and neighbors regarding development and guidelines in the Technology Overlay Corridor.</p>	<p>TABLINGS Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.</p>
<p>Eligible for Fee Refund? <input type="checkbox"/> Yes <input type="checkbox"/> No Amount: _____ Approved by: _____ Date: _____</p>	<p>WITHDRAWALS Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.</p>
<p style="text-align: center;">APPLICATION AUTHORIZATION</p> <p>I hereby certify that I am the property owner, applicant, or applicant's authorized representative</p> <p>Signature: <u></u></p> <p><small>PLEASE PRINT</small> Name: <u>Benjamin C. Mullins, Esq.</u> Address: <u>550 W. Main Street, Suite 500</u> City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37902</u> Telephone: <u>(865) 546-9321</u> Fax: <u>(865) 637-5249</u> E-mail: <u>bmullins@fmsllp.com</u></p>	<p>Any new item withdrawn may be eligible for a fee refund according to the following: Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.</p>



Michelle Portier <michelle.portier@knoxplanning.org>

Self-storage facility on Lovell Rd (cases 1-C-22-UR and 1-A-22-TOB)

2 messages

Michelle Portier <michelle.portier@knoxplanning.org>
To: "Benjamin C. Mullins" <bnullins@fmsllp.com>
Cc: "Brooks, Amy" <amy.brooks@knoxplanning.org>

Wed, Mar 2, 2022 at 12:30 PM

Ben,

We are going to recommend another 30-day postponement of the self-storage facility to both the TTCDA and Planning Commission this month since we haven't yet received the revisions and therefore have not been able to finalize the staff reports and recommendations, which would put it on the April agenda for both boards.

Thank you,

--

Michelle Portier, AICP
Principal Planner
865.215.3821

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

Benjamin C. Mullins <bnullins@fmsllp.com>

Thu, Mar 3, 2022 at 7:08 AM

To: Michelle Portier <michelle.portier@knoxplanning.org>

Cc: "Brooks, Amy" <amy.brooks@knoxplanning.org>, Steve Bethel <sbethel.bethel@gmail.com>, Randy Corlew <corlewcr@icloud.com>

Michelle,

I acknowledge receipt of the email below and staff's recommendations for a postponement. I'm remain hopeful that we can address the remaining comments and provide the necessary revisions today, and that a postponement but I understand staff's position on this matter.

Ben Mullins

From: Michelle Portier <michelle.portier@knoxplanning.org>
Sent: Wednesday, March 2, 2022 12:31 PM
To: Benjamin C. Mullins <bnullins@fmsllp.com>
Cc: Brooks, Amy <amy.brooks@knoxplanning.org>
Subject: Self-storage facility on Lovell Rd (cases 1-C-22-UR and 1-A-22-TOB)

Ben,

We are going to recommend another 30-day postponement of the self-storage facility to both the TTCDA and Planning Commission this month since we haven't yet received the revisions and therefore have not been able to finalize the staff reports and recommendations, which would put it on the April agenda for both boards.

Thank you,

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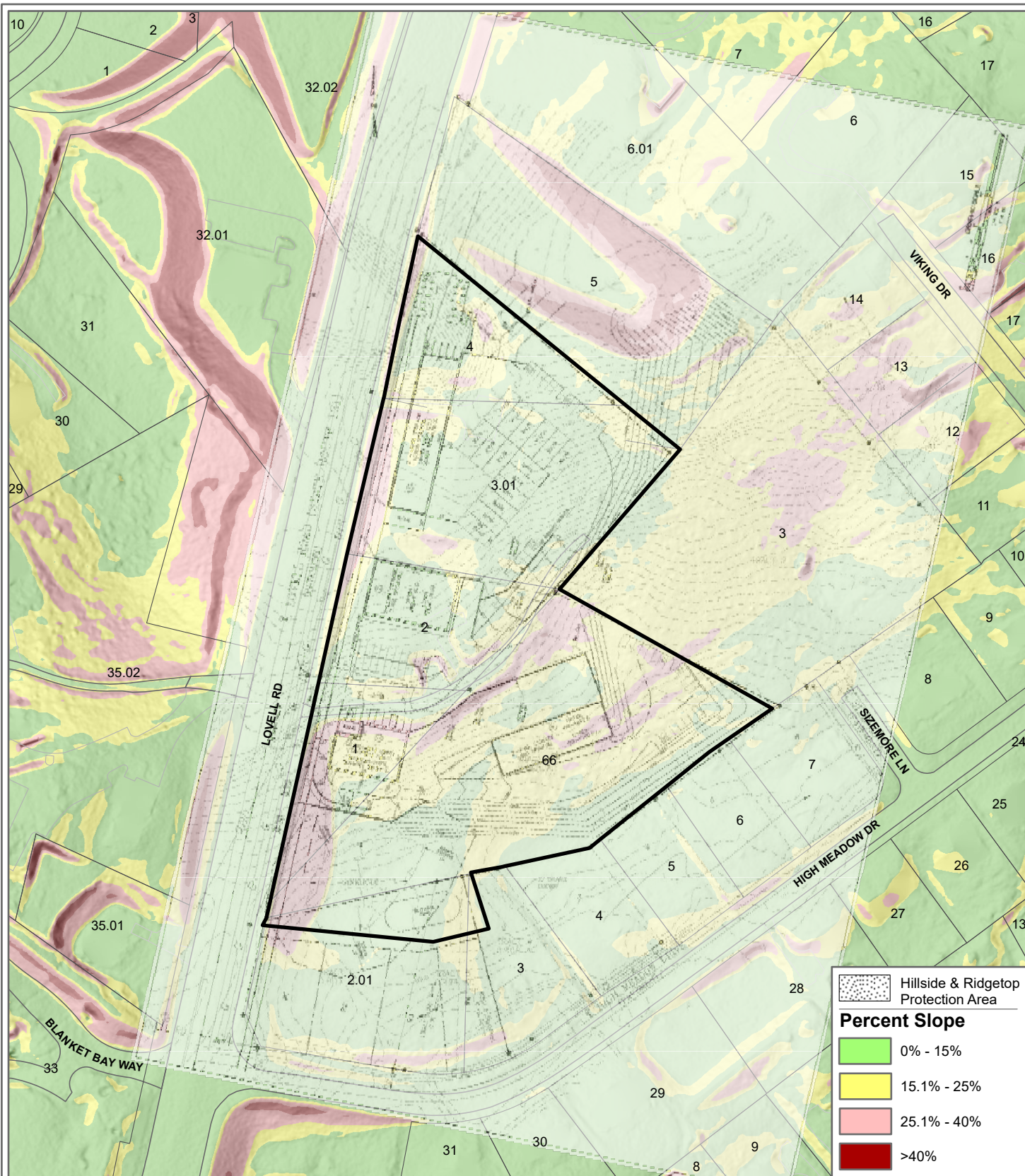
Michelle Portier, AICP

Principal Planner

865.215.3821

Knoxville-Knox County Planning

400 Main Street, Suite 403 | Knoxville, TN 37902



1-C-22-UR/1-A-22-TOB

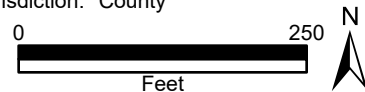
Petitioner: Mullins, Benjamin C.

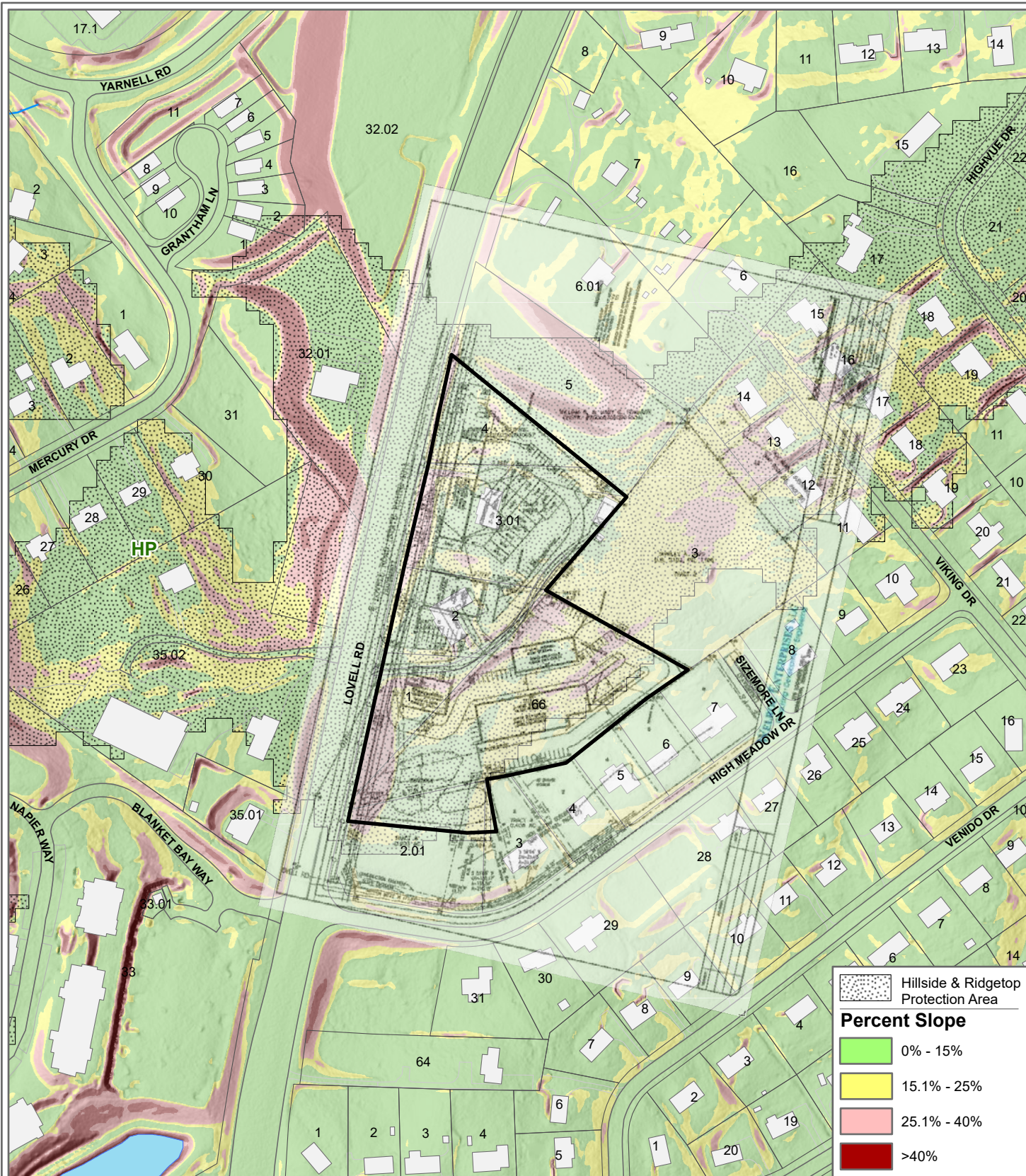


From: PC (Planned Commercial), RA (Low Density Residential), TO (Technology Overlay), and HP (Hillside Protection)
 To:

Original Print Date: 12/22/2021 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

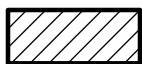
Map No: 0
 Jurisdiction: County





**1-C-22-UR/1-A-22-TOB
SLOPE ANALYSIS**

From: PC (Planned Commercial) / TO (Technology Overlay) & HP (Hillside Protection) & RA (Low Density Residential) / TO
To:

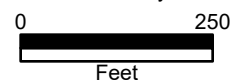


Original Print Date: 12/6/2021
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Mullins, Benjamin C.

Map No: 0
Jurisdiction: County





400 Main Street
Suite 403
Knoxville, TN 37902
P: 865.215.2507
F: 865.215.2237

Addressing Department Review and Comments

File #: 1-C-22-UR
Tax Parcel ID: 118 066 et al
Subdivision: N/A
Owner: David Eubanks
Applicant: Benjamin C Mullins
Company: Frantz, McConnell & Seymour
Email: bmullins@fmsllp.com

Date Submitted: 11/29/21
Review Type: UR
Unit or Phase:
Phone: 865.363.9323
Office: 865.546.9321
Cell:
Fax:

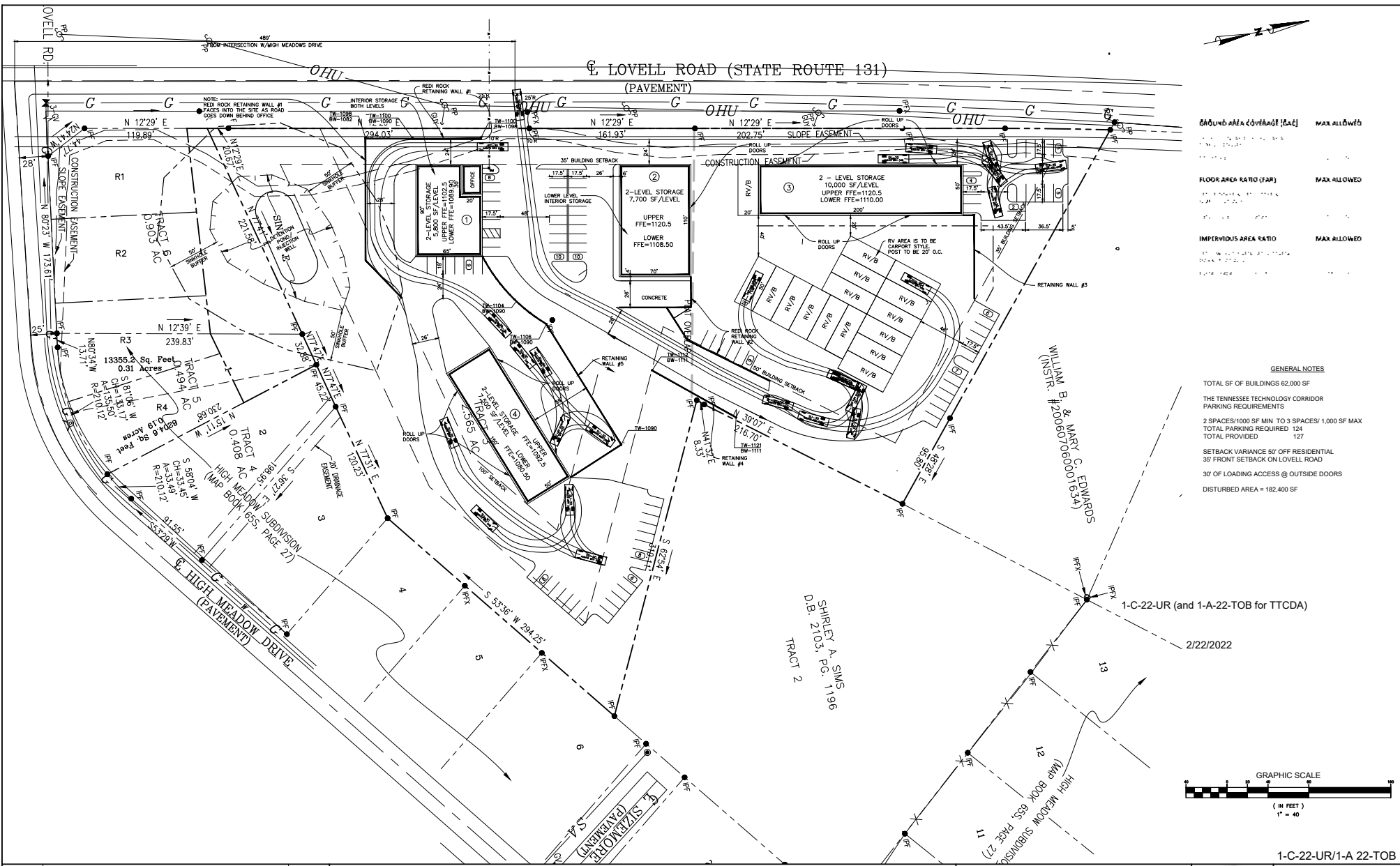
Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

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.

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Pending, Denied, Revise, Note
	If use is approved by Planning Commission, a new address will be assigned for the storage facility.	Note
	Each building will receive separate address for permitting.	Note
	Unresolved addressing issues may delay building permits.	Note
	Approved site plan required for addressing purposes.	Note
	Applicable addressing fee will apply to 5 or more address assignments.	Note
	Contact the Post Office to establish mail service at 865.925.0155	Note

Comments may be modified based on new information from updated plans, field reviews or other agencies.

Andrea Kupfer (865.215.3797) andrea.kupfer@knoxplanning.org	1st Review	Donna Hill (865.215.3872) donna.hill@knoxplanning.org	2nd Review
	12/6/2021		Dec 30, 2021



MAX ALLOWED
MAX ALLOWED
MAX ALLOWED

GENERAL NOTES

TOTAL SF OF BUILDINGS 62,000 SF

THE TENNESSEE TECHNOLOGY CORRIDOR PARKING REQUIREMENTS

2 SPACES/1000 SF MIN TO 3 SPACES/ 1,000 SF MAX

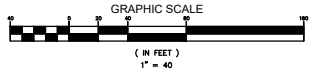
TOTAL PARKING REQUIRED 124

TOTAL PROVIDED 127

SETBACK VARIANCE 50' OFF RESIDENTIAL 35' FRONT SETBACK ON LOVELL ROAD

30' OF LOADING ACCESS @ OUTSIDE DOORS

DISTURBED AREA = 182,400 SF



NUMBER	DESCRIPTION OF REVISION	DATE
3	REVISED PER REVIEW COMMENTS	2-18-22
2	REVISED PER REVIEW COMMENTS	1-12-22
1	REVISED PER REVIEW COMMENTS	12-20-21
0	ORIGINAL DRAWING RELEASE	10-29-21

WELROC ENTERPRISES LLC
Consulting • Development • Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

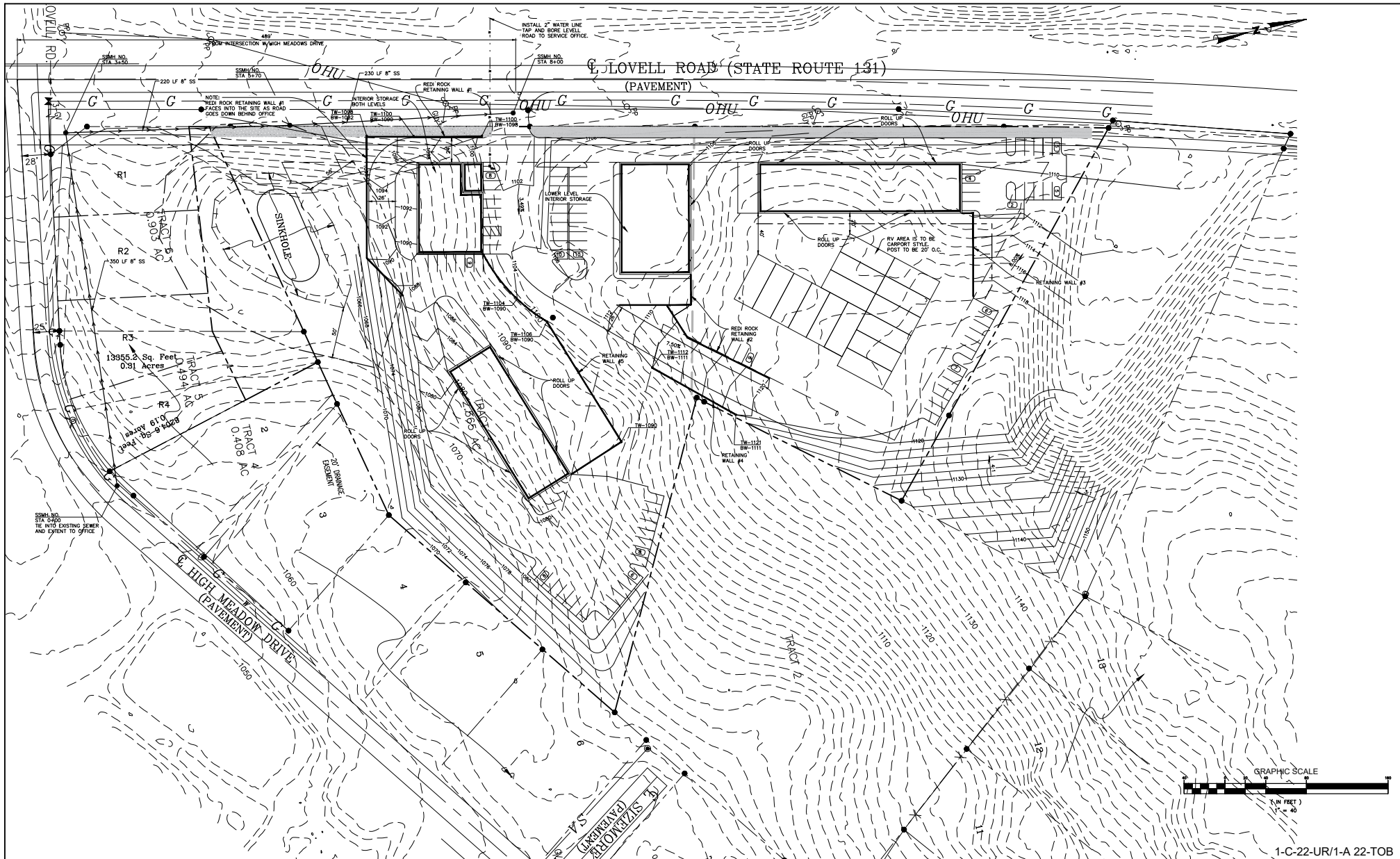
SITE LAYOUT PLAN

1-A 22-TOB-STORAGE LOVELL ROAD

KNOXVILLE, TENNESSEE



SCALE:	1"=40'
DATE:	2/18/22
DRAWN BY:	SH
CHECKED BY:	RC
SHEET:	1 OF 4



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2	REVISED PER REVIEW COMMENTS	1-12-22
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WELROC ENTERPRISES LLC
 Consulting • Development • Engineering

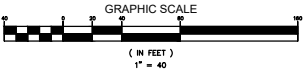
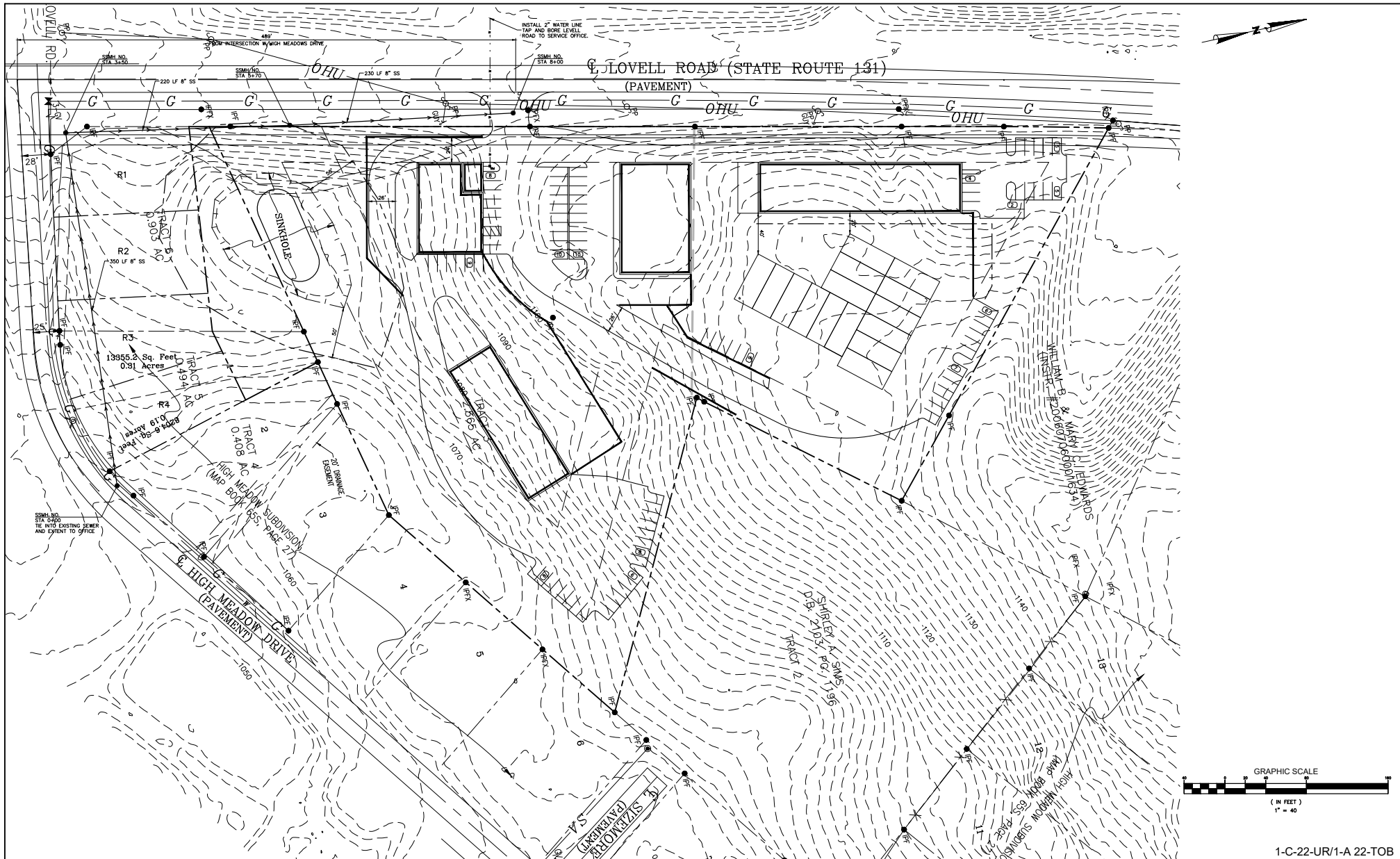
376 LOCHMERE DRIVE
 MORRISTOWN, TENNESSEE, 37814

SITE GRADING PLAN
1-A 22-TOB-STORAGE LOVELL ROAD
KNOXVILLE, TENNESSEE



1-C-22-UR/1-A 22-TOB

SCALE:	1"=40'
DATE:	2/18/22
DRAWN BY:	SH
CHECKED BY:	RC
SHEET:	3 OF 4



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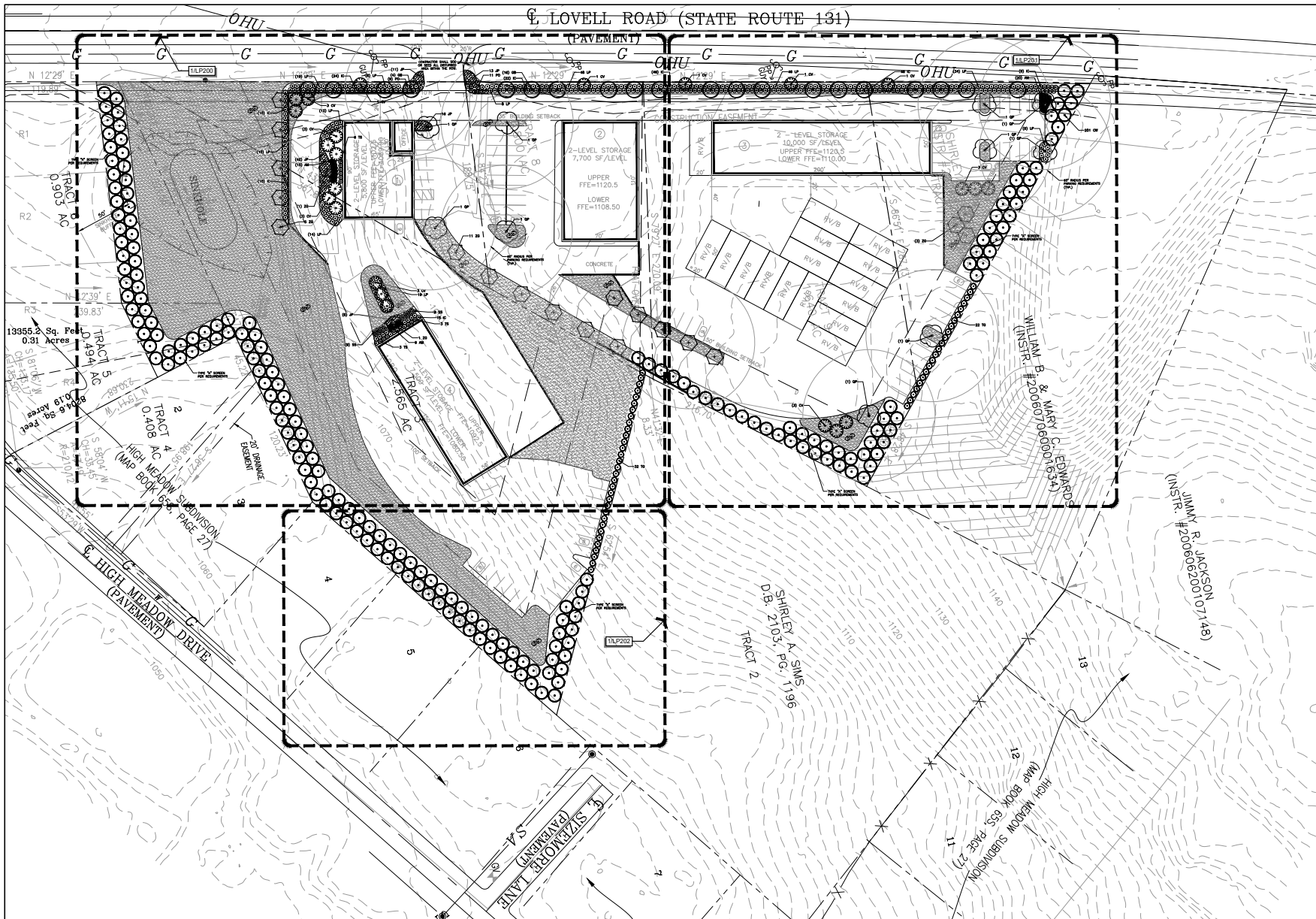
WELROC ENTERPRISES LLC
Consulting • Development • Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

SITE UTILITY PLAN	
1-A 22-TOB-STORAGE LOVELL ROAD	
KNOXVILLE, TENNESSEE	



1-C-22-UR/1-A-22-TOB	
SCALE:	1"=40'
DATE:	2/18/22
DRAWN BY:	SH
CHECKED BY:	RC
SHEET:	4 OF 4



1 OVERALL PLANTING PLAN
Scale: 1" = 40'



NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Lovell Road Self Storage
Harlin Valley, Tennessee

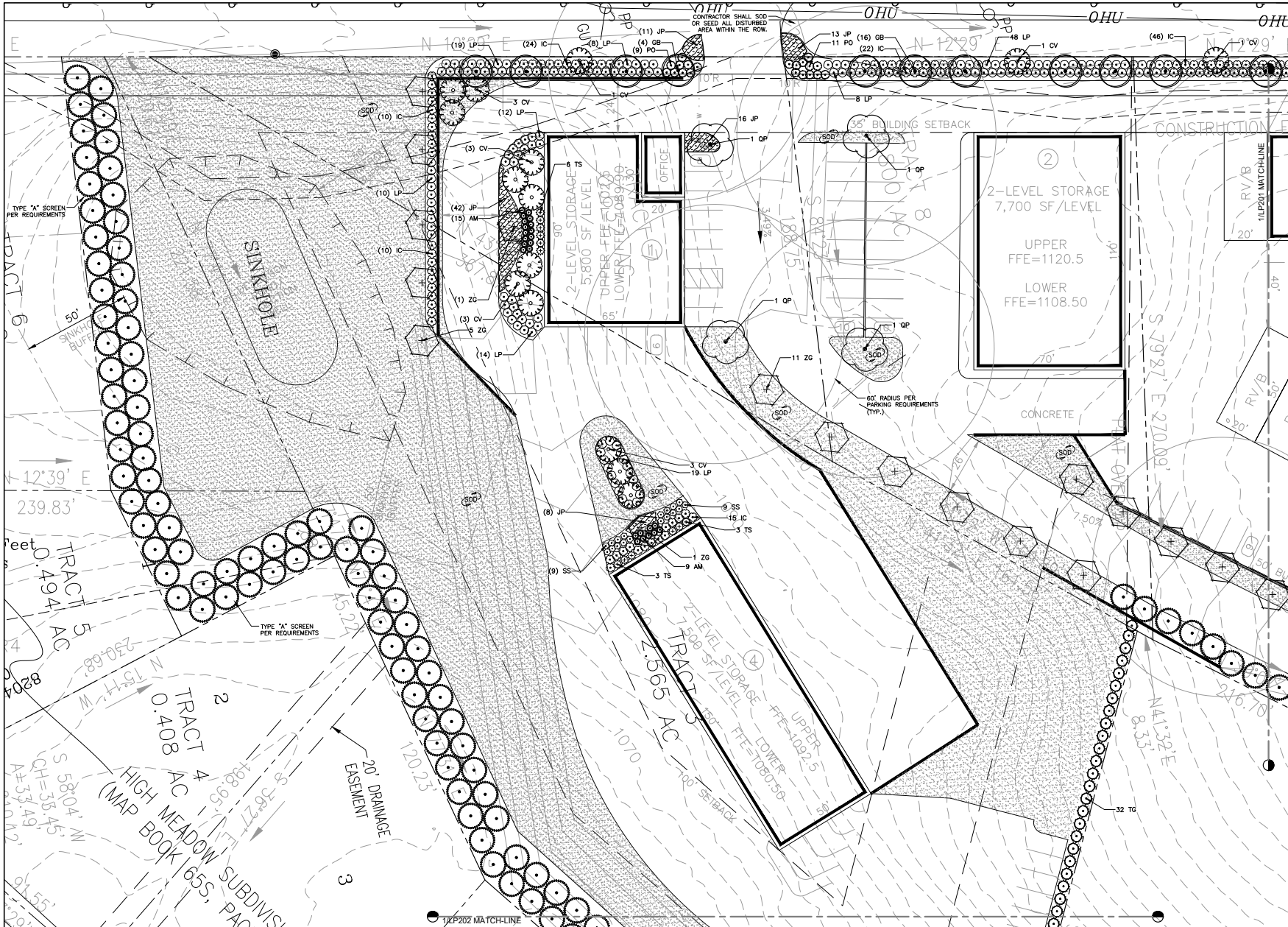
Revisions		
No.	Date	Revisions / Submissions
01.21.22		REVISED PER CITY COMMENTS
02.10.22		REVISED PER CITY COMMENTS

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JS	Registration
Drewn	
JS	
Project Manager	
LCW	
Principal	
212031-009	
Project No.	
12.10.21	
Date	

**OVERALL
LANDSCAPE PLAN**

Sheet No.
LP100



1 PLANTING PLAN ENLARGEMENT
Scale: 1" = 20'

landscape architecture
land planning
placement
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www.was-design.com

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A Landscape Development Plan for
Lovell Road Self Storage
Harlin Valley, Tennessee

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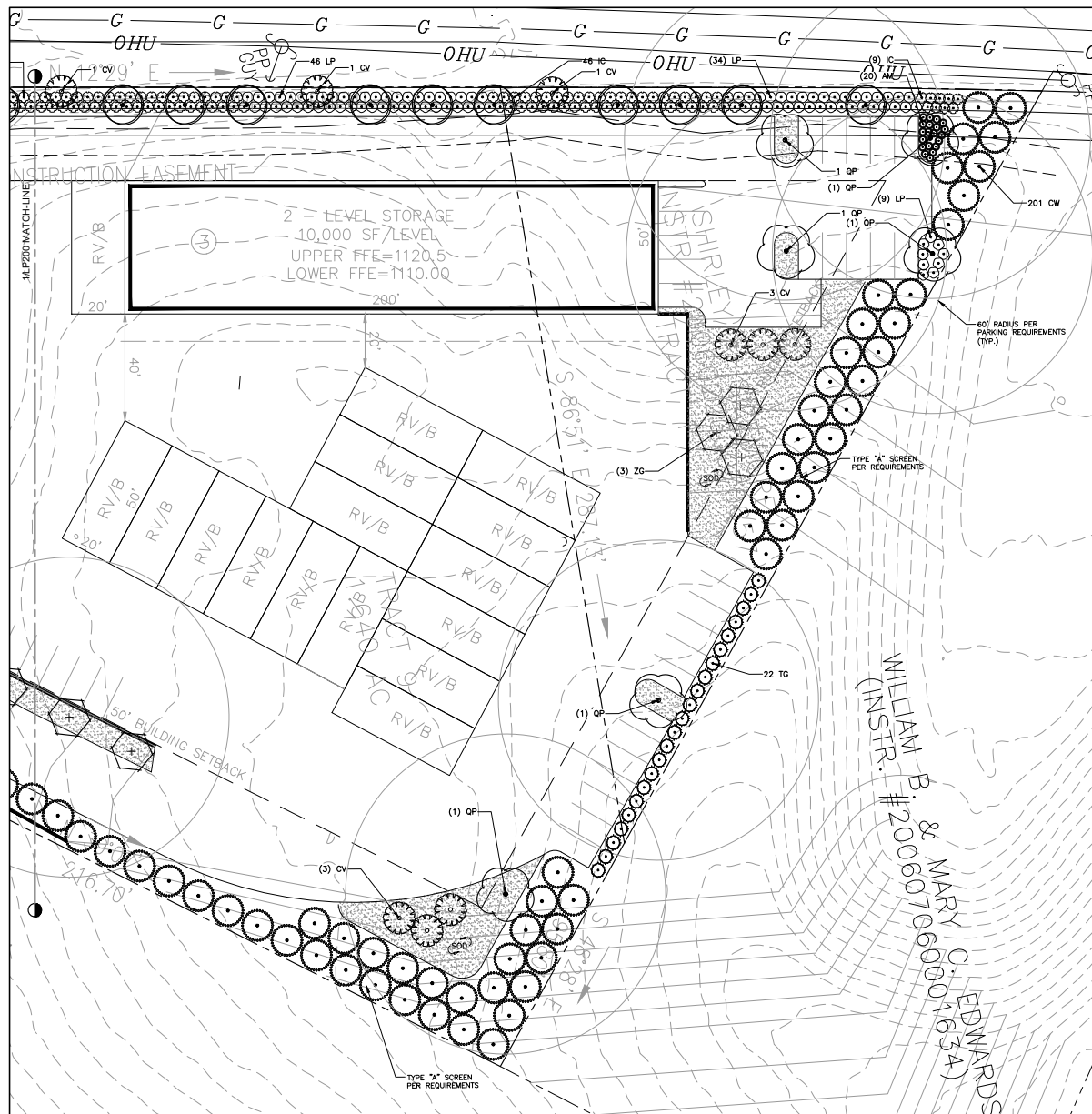
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Registration

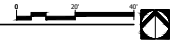
Drawn
JS
Project Manager
LCW
Principal
212031-009
Project No.
12.10.21
Date

**PLANTING PLAN
ENLARGEMENT**

Sheet No.
LP200



1 PLANTING PLAN ENLARGEMENT
Scale: 1" = 20'



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A Landscape Development Plan for
Lovell Road Self Storage
Harbin Valley, Tennessee

No.	Date	Revisions / Submissions
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02.10.22		REVISED PER CITY COMMENTS

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Registration
SPARDED L. ACQUA
 REGISTERED
 PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF ALABAMA
 REGISTRATION NO. 2926031-009
 EXPIRES 06/30/24
 Date

Sheet Title

**PLANTING PLAN
ENLARGEMENT**

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A Landscape Development Plan for
Lovell Road Self Storage
Harbin Valley, Tennessee

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Registration

2021
Professional Manager
2926031-009
10/4/2021

Date

Sheet Title



1 PLANTING PLAN ENLARGEMENT
Scale: 1" = 20'



PLANT SCHEDULE									
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT		
CV	23		CHIONANTHUS VIRGINICUS FULL FORM AND SPECIMAN QUALITY	WHITE FRINGETREE	B&B OR CONT		6'		
CW	201		MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER' FULL TO GROUND	CLAUDIA W. MAGNOLIA	B&B OR CONT		8'		
GB	20		MALE GINKGO BILOBA SINGLE STRAIGHT TRUNK AND SPECIMAN QUALITY	MALDENHAIR TREE	45 GAL. OR B&B				
OP	10		QUERCUS PHELLOS SPECIMAN QUALITY	WILLOW OAK	B&B OR CONT	2" CAL	10-12'	HT	
TG	54		THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	15 GAL.		8'		
ZG	21		ZELKOVA SERRATA 'GREEN VASE' SINGLE STRAIGHT TRUNK, SPECIMAN QUALITY AND FULL FORM	GREEN VASE SAWLEAF ZELKOVA	B&B OR CONT				
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	
IC	183		ILEX CORNUTA 'CARISSA' FULL FORM	CARISSA CHINESE HOLLY	3 GAL.			48" o.c.	
SS	18		ITEA VIRGINICA 'HENRY'S GARNET' FULL FORM	HENRY'S GARNET SWEETSPICE	3 GAL.			36" o.c.	
LP	227		LOROPETALUM CHINENSE 'PURPLE DIAMOND' FULL FORM	PURPLE DIAMOND LOROPETALUM	3 GAL.			48" o.c.	
AM	44		MISCANTHUS SINENSIS 'ADAGIO' FULL FORM	ADAGIO MISCANTHUS	3 GAL.			36" o.c.	
PO	20		PRUNUS LAUROCERASUS 'OTTO LUYKEN' FULL FORM	LUYKENS LAUREL	3 GAL.			48" o.c.	
TS	12		THUJA OCCIDENTALIS 'SMARAGD' FULL FORM AND SPECIMAN QUALITY	EMERALD GREEN ARBORVITAE	7 GAL.			48" o.c.	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	
JP	90		JUNIPERUS CHINENSIS 'PARSONI' FULL FORM	PARSONI JUNIPER	3 GAL.			36" o.c.	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT			
SOD	70.480 SF		CYNODON DACTYLON 'TIFWAY 419'	TIFWAY 419 BERMUDA GRASS	800				

QUANTITY TAKEOFF DISCLAIMER:
 QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

Know County Landscape Requirements

SITE INFORMATION:
TOTAL SITE AREA:
 289,763.5F or 6.65 AC
Parking Spaces: 95 Spaces

Site Requirements:
 1G Large Trees per : AC of yard space
 Total Yard Space: 175,064.5F or 7.87 AC
 Large Trees Required: 29 Trees
 Large Trees Proposed: 29 Trees

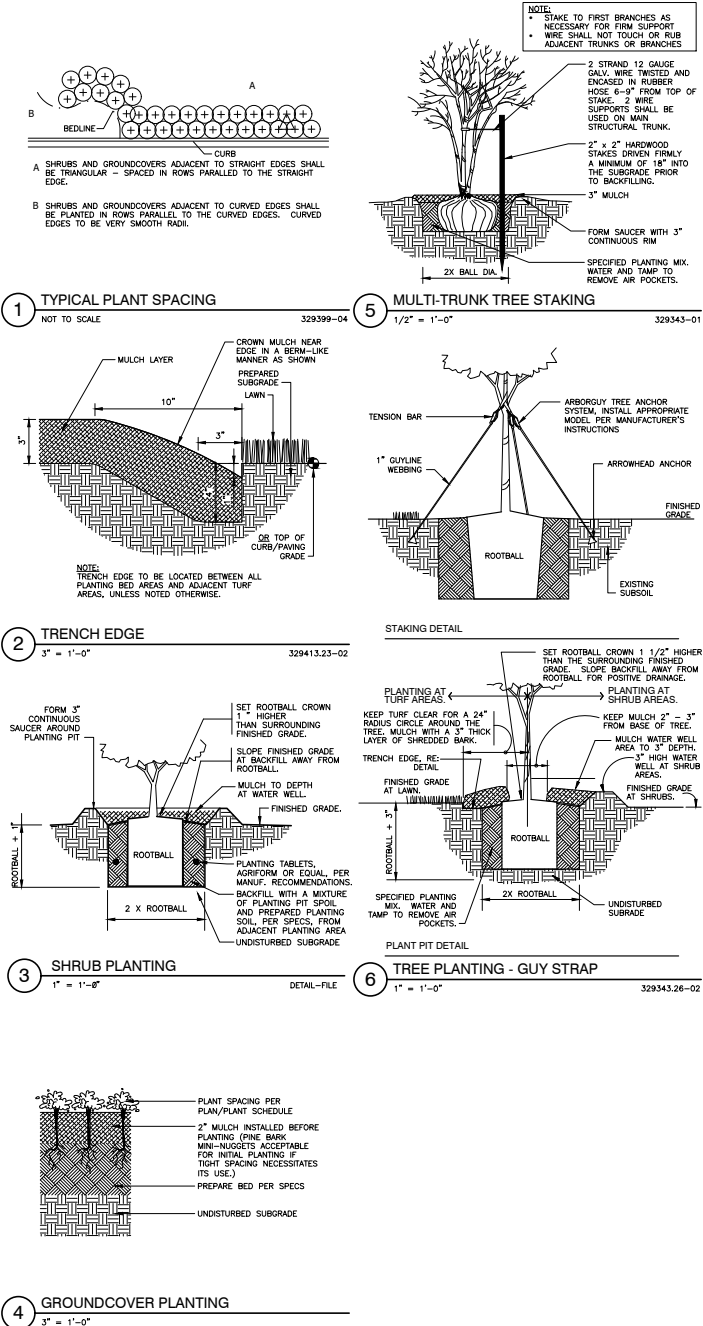
Parking Requirements:
 5% of parking area shall be plant beds.
 Total Parking Area: 9,352.51
 Required Plant Bed Area: 468.5F
 Proposed Plant Bed Area: 7,583.5F

1 Large Tree per 10 Spaces
 Parking lot Trees Req: 10 Trees
 Proposed Parking Lot Trees: 10 Trees

25% of new trees shall be evergreen
 Total Trees: 322 Trees
 Total Evergreens: 255 Trees or 79%

Shall be approximately equal numbers of Large, Small and Medium Trees
 Total Large Trees: 30 Trees
 Total Med. Trees: 2 Trees
 Total Small Trees: 18 Trees

Building Requirements:
 Total building elevation area: 70,753.5F
 Plant bed area required: 10377.5F
 Plant bed area total: 10851.51
 Parking plant bed area: 468.5F
 Remaining area to count toward building requirement: 10385.5F



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A Landscape Development Plan for
Lovell Road Self Storage
 Hardin Valley, Tennessee

No.	Date	Revisions / Submissions
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Registration
 2500
 2500-1 Manager
 2500-1-009
 19440-01
 Date

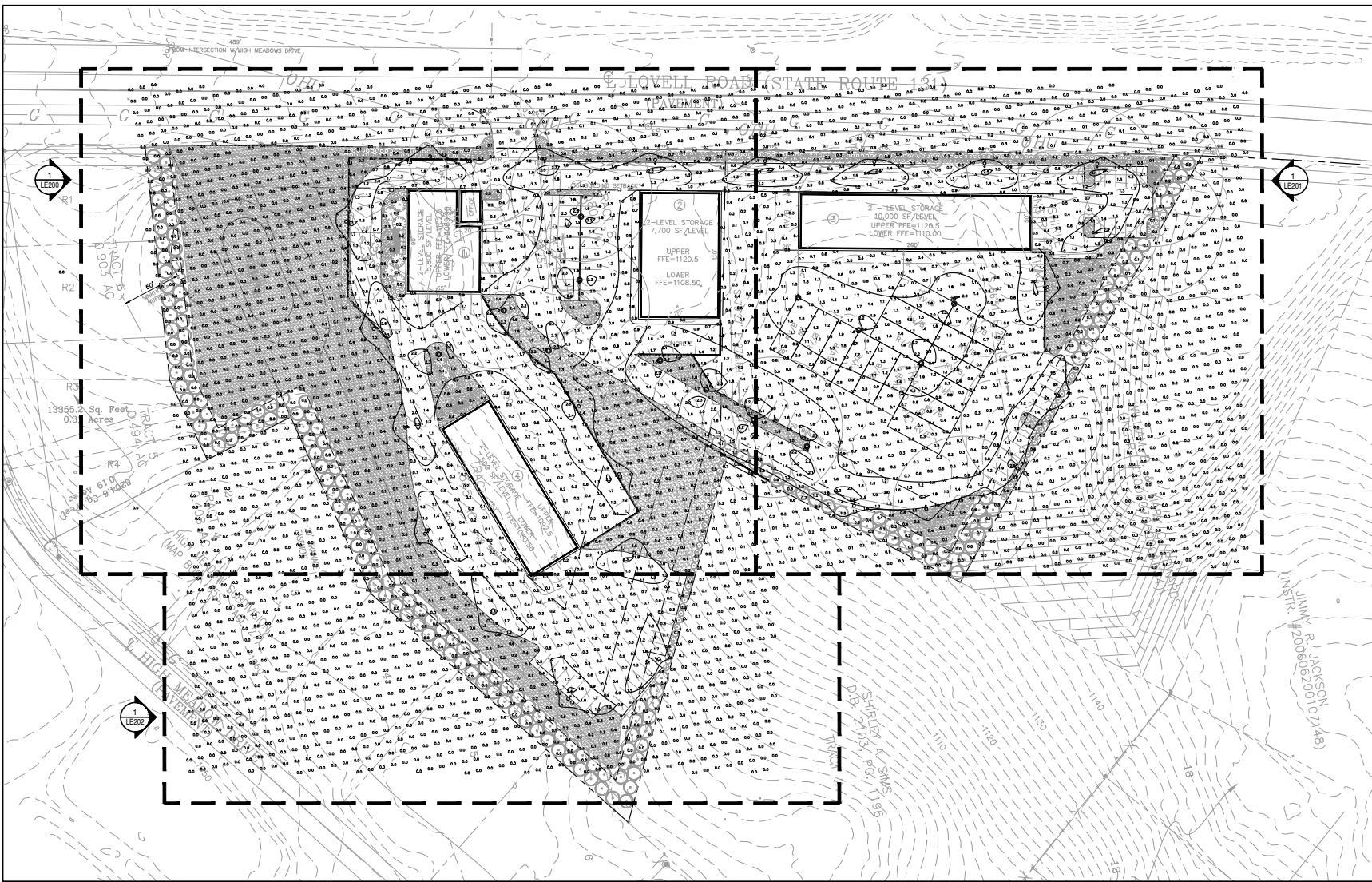
LANDSCAPE PLANTING DETAILS

Sheet No. **LP500**

LUMINAIRE SCHEDULE										
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 3	QUANTITY	DEFAULT ELEVATION
P1	⊙*	(1)	LSO-M-T3-5L-3K-PTD-CLS	ELECTRONIC	POLE	Visionaire Lighting LLC	120V 1P 2W	Visionaire Lighting Photometric Laboratory, 08/28/2020, 06/17/20, 5058, 120 VAC, 52W, B1-U1-5-2	24	20'
P2	⊙	(1)	LSO-M-T5-10L-3K-PTD	ELECTRONIC	POLE	Visionaire Lighting LLC	120V 1P 2W	Visionaire Lighting Photometric Laboratory, 10/28/2020, 06/25/20, 8821, 120 VAC, 67.28W, B3-U0-G3	13	20'

STRUCTURAL ENGINEERING NOTE
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LIGHTING NOTE:
 ALL LIGHT FIXTURES NEAR PROPERTY LINE TO HAVE CUTOFF LOUVER SHELD TO MINIMIZE LIGHT SPILLAGE ONTO ADJACENT PROPERTIES.



1 SITE LIGHTING PLAN
 Scale: 1" = 40'



NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Lovell Road Self Storage
 Harbin Valley, Tennessee

Revisions	
No.	Date
01.21.22	REVISED PER CITY COMMENTS
02.10.22	REVISED PER CITY COMMENTS

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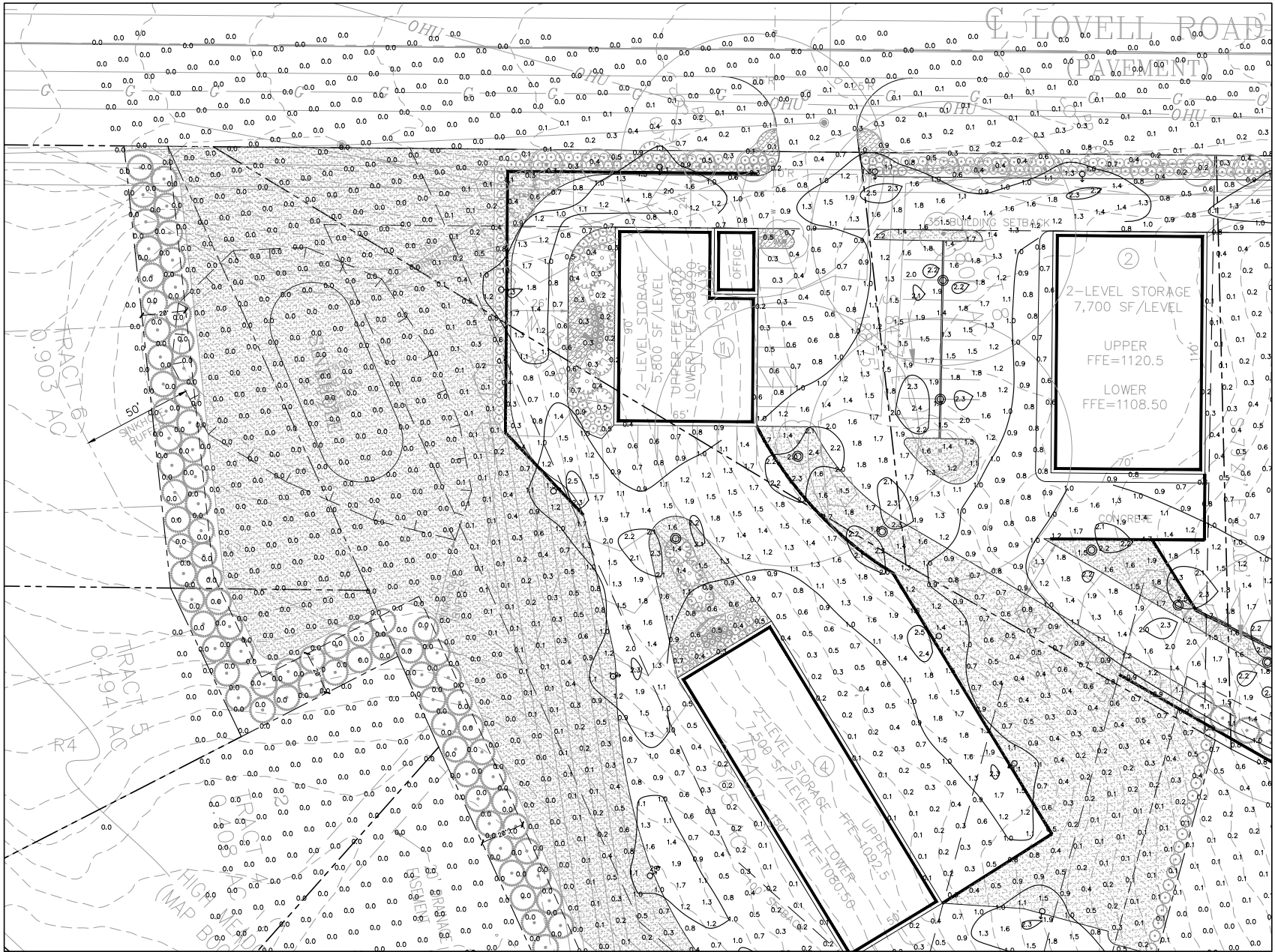
BH	Registration
Drawn	
DCT	
Project Manager	
JA	
Principal	
212031-009	
Project No.	
12.10.21	
Date	

SITE LIGHTING PLAN

Sheet No. **LE100**

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A Landscape Development Plan for
Lovell Road Self Storage
Harbin Valley, Tennessee



Revisions

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<p>Drawn DCT Project Manager JA Principal 212031-009 Project No. 12.10.21 Date</p>	<p>Registration</p>
--	---------------------

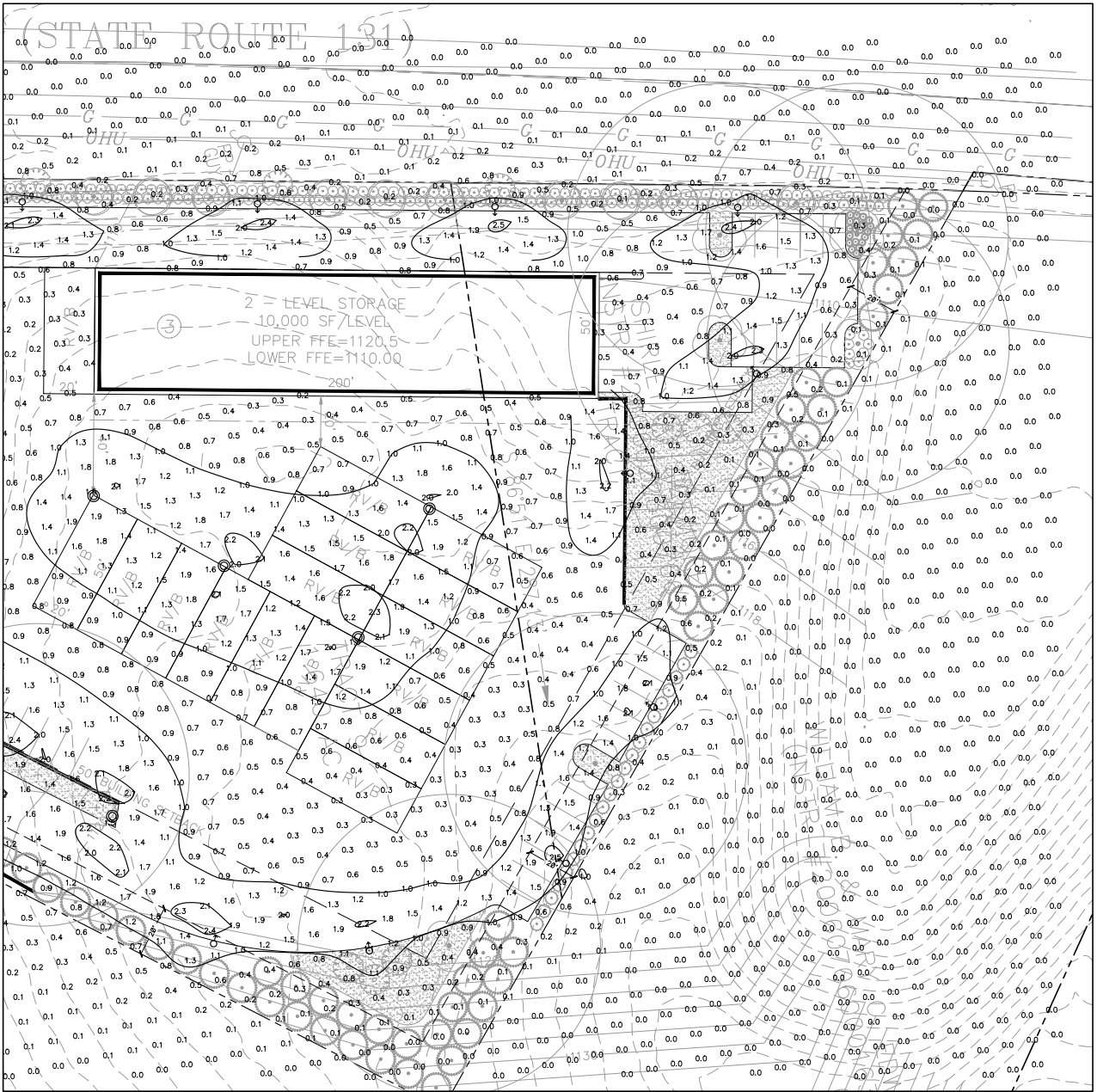
Sheet Title

**SITE LIGHTING PLAN
ENLARGEMENT**

Sheet No. **LE200**

1 SITE LIGHTING PLAN ENLARGEMENT
Scale: 1" = 20'





1 SITE LIGHTING PLAN ENLARGEMENT
Scale: 1" = 20'

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Registration	
BH	
Drawn	
DCT	
Project Manager	
JA	
Principal	
212031-009	
Project No.	
12.10.21	
Date	



Sheet Title

SITE LIGHTING PLAN
ENLARGEMENT

Sheet No.
LE201

LUSSO ARRAY M-PT LED Specifications



Project Name: _____

Order Number: _____

Use: _____

Contemporary design meets the new generation of LED green technology in this stunning luminaire, the Lusso Array. The Lusso Array series provides over 85% percent energy savings over traditional HD light sources, and offers excellent beam control and LED life beyond 100,000 hours for 100% relamping systems. The Lusso Array is offered in ten optical distributions.

The Lusso Array's fully recessed housing features an exceptionally well designed thermal management system that provides superior heat dissipation.

The Lusso Array Series is built with cast aluminum.

The Lusso Array is the perfect complement to any privately campus, business park, or walkway project where contemporary, architectural design is desired.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
LSO-M	T3	5L	3K	UNV	PTD	BK	FCR-100	W50-8
LSO-M	T1	5L	3K	UNV	PTD	BK	FCR-100	W50-8
	Type 1	5L	3K	3000K	Post Top Single Arm	Black	FCR-100	Medium Array 8' Mounting Height
	T2	10L	4K	347V	PTD	BK	FCR-208	FCR-208
	Type 2	10L	4K	4000K	Post Top	Smooth Black	FCR-208	FCR-208
	T3	20L	5K	480V	PTD	BK	FCR-277	FCR-277
	Type 3	20L	5K	480V	Double Arm	Smooth Black	FCR-277	FCR-277
	TTL	28L	5K	480V	PTD	BK	FCR-547	FCR-547
	Type 3 Long	28L	5K	480V	Double Arm	Smooth Black	FCR-547	FCR-547
	T4	P1		480V	PTD	BK	FCR-480	FCR-480
	Type 4	P1		480V	Double Arm	Smooth Black	FCR-480	FCR-480
	TNA	P2		480V	PTD	BK	FCR-100	FCR-100
	Type 4 Adjustable	P2		480V	Double Arm	Smooth Black	FCR-100	FCR-100
	WH	P1		480V	PTD	White	FCR-100	FCR-100
	Type 4 Long	P1		480V	Double Arm	Smooth White	FCR-100	FCR-100
	SWH	P1		480V	PTD	Smooth White	FCR-100	FCR-100
	Type 4 Long	P1		480V	Double Arm	Smooth White	FCR-100	FCR-100
	TBLR	P1		480V	PTD	Black	FCR-100	FCR-100
	Type 3 Long Round	P1		480V	Double Arm	Smooth Black	FCR-100	FCR-100
	TBL	P1		480V	PTD	Black	FCR-100	FCR-100
	Type 3 Long Square	P1		480V	Double Arm	Smooth Black	FCR-100	FCR-100
	TSLR	P1		480V	PTD	Black	FCR-100	FCR-100
	Type 3 Long Square	P1		480V	Double Arm	Smooth Black	FCR-100	FCR-100
	TSR	P1		480V	PTD	Black	FCR-100	FCR-100
	Type 3 Short Round	P1		480V	Double Arm	Smooth Black	FCR-100	FCR-100

VISIONAIRE LIGHTING

LUSSO ARRAY M-PT LED Specifications



Project Name: _____

Order Number: _____

Use: _____

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The Lusso Array's fully recessed housing features an exceptionally well designed thermal management system that provides superior heat dissipation.

The Lusso Array Series is built with cast aluminum.

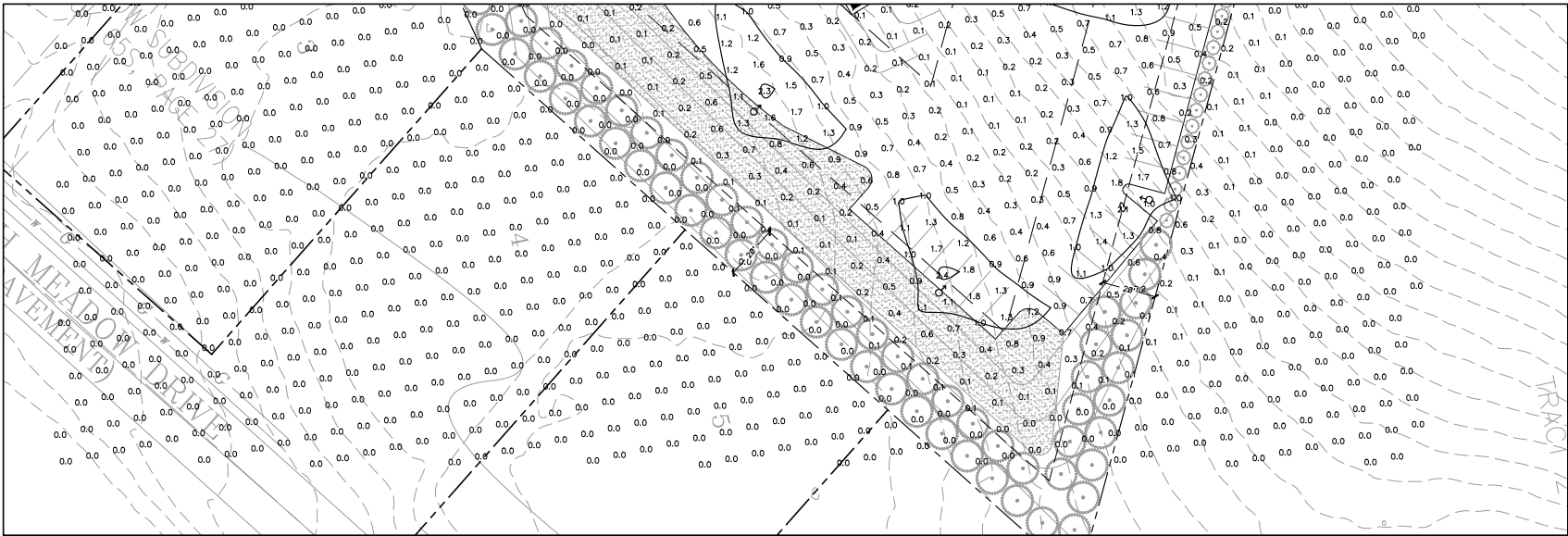
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	SWH	P2		480V	PTD	Smooth White	FCR-100	FCR-100
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	Type 3 Long Square	P2		480V	Double Arm	Smooth Black	FCR-100	FCR-100
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	TSR	P2		480V	PTD	Black	FCR-100	FCR-100
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VISIONAIRE LIGHTING

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1 SITE LIGHTING PLAN ENLARGEMENT
 Scale: 1" = 20'



landscape architecture
 landscape planning
 placemaking

was DESIGN
 landscape architects

Foley, Alabama
 P. 205.948.7917
 Mobile, Alabama
 P. 904.270.8800
 Jacksonville, Florida
 P. 904.270.8800
 Pensacola, Florida
 P. 904.270.8800
 www.was-design.com

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A Landscape Development Plan for
Lovell Road Self Storage
 Harbin Valley, Tennessee

Revisions

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02.10.22		REVISED PER CITY COMMENTS

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Registration

BH
 Draw
 DCT
 Project Manager
 JA
 Principal
 212031-009
 Project No.
 12.10.21
 Date

Seal of James L. Acker, Registered Professional Engineer in the State of Tennessee, No. 40097, Mechanical, License No. 33742, State of Tennessee, License No. 33742, State of Tennessee.

SITE LIGHTING PLAN ENLARGEMENT

Sheet No. **LE202**



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

Benjamin C. Mullins

Applicant

Applicant Name

Affiliation

November 29, 2021

January 13, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

1-C-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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

David Eubanks

1049 Bird RD. Lenoir City, TN 37771

865-363-9323

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Multiple Parcels (see attached info sheet)

Multiple Parcels (see attached info sheet)

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of High Meadow Dr., East of Lovell Rd., South of Bob Gray Rd.

+/- 7.77 acres

General Location

Tract Size

6

PC/TO & HP; RA/TO & HP

Agriculture/forestry/Vacant

City County

District

Zoning District

Existing Land Use

Northwest County

MU-SD NWCO-4

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Self-storage and residential

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number
 Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

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
0401 1500.00	
Fee 2	
Fee 3	
	\$1500.00

AUTHORIZATION



Applicant Signature

865-546-9321

Phone Number

Benjamin C. Mullins

Please Print

bmullins@fmsllp.com

Email

11-29-2021

Date

- see next page -

Property Owner Signature

David Eubanks

Please Print

11-29-2021

Date

11/29/2021 MMP sum

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 _____

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) _____

Proposed Density (units/acre) Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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
Fee 2	
Fee 3	

AUTHORIZATION

Larry D. Eubanks Larry D. Eubanks Date _____
Applicant Signature Please Print

865-693-9323 _____
Phone Number Email

Larry D. Eubanks _____ Date _____
Property Owner Signature Please Print

Benjamin C. Mullins Use on Review and TTCD Application
CURRENT PROPERTY INFO – SUPPLEMENTAL SHEET

I.	<u>1308 Lovell Rd</u>	<u>118HC004</u>	<u>+/- 0.7 ac</u>
	Property Address	Parcel ID	Tract Size
	<u>PC/TO & HP</u>	<u>MU-SD NWC0-4</u>	<u>AgForVac</u>
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
II.	<u>1304 Lovell Rd</u>	<u>118HC00301</u>	<u>+/- 1.66 ac</u>
	Property Address	Parcel ID	Tract Size
	<u>PC/TO & HP</u>	<u>MU-SD NWC0-4</u>	<u>MF</u>
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
III.	<u>1232 Lovell Rd</u>	<u>118HC002</u>	<u>+/- 0.8 ac</u>
	Property Address	Parcel ID	Tract Size
	<u>PC/TO & HP</u>	<u>MU-SD NWC0-4</u>	<u>SFR</u>
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
IV.	<u>0 Lovell Rd</u>	<u>118HC001</u>	<u>+/- 0.6 ac</u>
	Property Address	Parcel ID	Tract Size
	<u>PC/TO & HP</u>	<u>MU-SD NWC0-4</u>	<u>AgForVac</u>
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
V.	<u>0 High Meadow Dr.</u>	<u>118IF00201</u>	<u>+/- 1.21 ac</u>
	Property Address	Parcel ID	Tract Size
	<u>RA/TO, PC/TO & HP</u>	<u>MU-SD NWC0-4</u>	<u>AgForVac</u>
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
VI.	<u>0 Lovell Rd</u>	<u>118 066</u>	<u>+/- 2.8 ac</u>
	Property Address	Parcel ID	Tract Size
	<u>PC/TO & HP</u>	<u>MU-SD NWC0-4</u>	<u>AgForVac</u>
	Zoning District	Sector Plan Land Use Classification	Existing Land Use

THIS INSTRUMENT PREPARED BY:	CLT MAP	GROUP	PARCEL NO
Knox County Law Director	118	HC	001
400 Main Street, Ste. 612	118	HC	002
Knoxville, Tennessee 37902	118	HC	00301
	118	HC	004
	118		066
	118	IF	00201

BEFORE THE KNOX COUNTY BOARD OF ZONING APPEALS

IN RE: Applicant: Ben Mullins County Commission District 6 1308 Lovell Road 1304 Lovell Road 1232 Lovel Road 0 0 Lovell Road 0 High Meadow Drive Application Date 10/18/2021 Deed References: 202011030036801 Deed References: 201809210018987	5.33.05 <i>PC Planned Commercial/Periphery</i> Request for Variance Parcel ID: 118HC001 Parcel ID: 118HC002 Parcel ID: 118HC301 Parcel ID: 118HC004 Parcel ID: 118 066 Parcel ID: 118 IF 00201 Agenda Date: 10/27/2021 Deed References: 200701290061055 Item 4f.
---	--

ORDER

This matter came to be heard in a public hearing on October 27, 2021, before the Knox County Board of Zoning Appeals upon application of the Applicant, Ben Mullins respecting property at 1308 Lovell Road, Knoxville, Tennessee 37932, requesting a variance of Knox County Zoning Ordinance 5.33.05 *PC Planned Commercial/Periphery boundary* requirement to require buildings to be set back at least fifty (50) feet from any peripheral boundary of the project, or any public street or road existing prior to the Planned Commercial Zone to thirty-five (35) feet.

Based upon the entire record from all of which the Board finds that:

(1) Proper legal and written notice of the public hearing has been complied with as set forth in the Zoning Ordinance for Knox County, Tennessee as Amended through January 23, 1995 (hereafter "Zoning Ordinance").

(2) A portion of this property was recently rezoned to Planned Commercial, and it remains in the Technology Corridor Overlay.

(3) This was a request for a reduction of the peripheral boundary of the project along Lovell Road from fifty (50) feet to thirty -five (35) feet in the Planned Commercial Zone.

(4) The Board found that applicant carried their burden of demonstrating pursuant T.C.A. § 13-7-109(3), and Knox County Ordinance 6.60.03 and .04, by reason of exceptional narrowness, topography or siting and other exceptional physical conditions of his property, that special circumstances or conditions exist whereby strict application would result in practical difficulty or unnecessary hardship which would deprive the owner of the reasonable use of their land.

This request for a variance covers an assemblage of parcels of vacant land of a proposed and possible commercial development fronting Lovell Road. This request only requests a variance on the front of the property along the frontage of Lovell Road. There are a number of exceptional topographic, siting or other exceptional physical conditions of this property. The property slopes significantly of at least 30 feet from the rear to the front. In addition to the steepness, there are sinkholes on the properties. The rear boundary lines of the properties are in a "sawtooth" pattern with neighboring residential area to the rear. By allowing the commercial development within 35 feet of Lovell Road, it not only allows the commercial buildings to avoid being built in the steep and sinkholes portions of the properties, but it also allows the property owner to maintain as much as possible and as may be required a vegetative buffer zone between this commercial development and the neighboring residential homes to the rear of the property.

There was no opposition.

The aforesaid circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land. This

variance granted of 15 feet from 50 to 35 feet will avoid practical difficulties or unnecessary hardships in carrying out the strict letter of this ordinance. The granting of this variance is in harmony with the general purposes and intent of this ordinance and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan for development. This slight variance is the minimum variance needed, will not be contrary to the public interest and by approving the variances substantial justice will be done.

It is therefore ORDERED that applicant's request for a variance is approved.

Motion by: Ms. Kerr Second by: Mr. Anderson

Ayes: (8) Ms. Patricia Williams, Mr. Corcoran, Mr. Ashley Williams, Mr. Anderson, Ms. Kerr, Mr. Hardin, Ms. Longmire, & Mr. Dykes

Nays: (0)

Absent: (1) Ms. Rowe

ENTERED THIS 17th DAY OF NOVEMBER, 2021.

KNOX COUNTY BOARD OF ZONING APPEALS



Chairman

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing pleading has been forwarded to counsel for the plaintiff via U.S. mail, postage pre-paid to

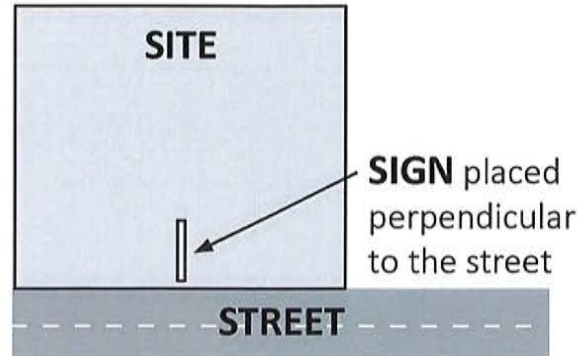
Benjamin C. Mullins
Frantz, McConnell & Seymour, LLP
550 W. Main Street
Knoxville, Tennessee 37902

This 17th day of November, 2021.



J. Myers Morton, Knox County Deputy Law Director

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:

12/29/2021 and 1/13/2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ben Mullins

Date: 11/29/2021

File Number: 1-C-22-UR

- Sign posted by Staff
- Sign posted by Applicant