



SPECIAL USE REPORT

▶ **FILE #:** 8-C-23-SU **AGENDA ITEM #:** 15
 POSTPONEMENT(S): 8/10/2023, 10/5/2023 **AGENDA DATE:** 11/9/2023
 ▶ **APPLICANT:** DANNY HEIDLE
 OWNER(S): Charles Wilder Third Order, LLC

TAX ID NUMBER: 49 09208 [View map on KGIS](#)
 JURISDICTION: City Council District 4
 STREET ADDRESS: 5852 WASHINGTON PIKE
 ▶ **LOCATION:** **South side of Washington Pike, across from its intersection with Murphy Road**
 ▶ **APPX. SIZE OF TRACT:** **8.41 acres**
 SECTOR PLAN: Northeast County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with a 40-ft pavement width within an 80-ft right-of-way.
 UTILITIES: Water Source: Northeast Knox Utility District
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Love Creek & Whites Creek

▶ **ZONING:** **C-G-1 (General Commercial)**
 ▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**
 ▶ **PROPOSED USE:** **Four self-service outdoor storage buildings**

HISTORY OF ZONING: Rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac in 2022 (6-E-02-RZ). Rezoned from PR to CA (General Business), subject to the condition that development be limited to CN uses/standards and a self-service storage facility as a use on review (7-F-07-RZ). Rezoned by the City to C-4 (Highway and Arterial Commercial) in 2007 (11-N-07-RZ). In 2010, the property was included in a rezoning request for PC-1 (Retail and Office Park), which was denied by City Council (1-F-10-RZ).

SURROUNDING LAND USE AND ZONING:
 North: Commercial, office, agriculture/forestry/vacant - C-G-1 (General Commercial) in the City, CN (Neighborhood Commercial) & A (Agricultural) in the County
 South: Single family residential - RA (Low Density Residential) in the County
 East: Agriculture/forestry/vacant, single family residential - A (Agricultural) in the County
 West: Multifamily, single family residential - RA (Low Density Residential) in the County, RN-3 (General Residential Neighborhood) in the City

NEIGHBORHOOD CONTEXT: This area surrounding the intersection of Washington Pike and Murphy Road has a mix of uses including commercial, office, multifamily and single family

STAFF RECOMMENDATION:

► **Approve the request for an outdoor self-storage facility expansion by 52,650 square feet of floor area, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance. This includes the principal use standards for self-storage facilities in Article 9.3.AA, which provide driveway width requirements, as well as the requirements in Article 17.1.A.1.a-h for expanding a nonconforming building, structure or use, which include screening criteria for off-street parking.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department, including stormwater best management practices.
- 3) Extending the Class B landscape buffer yard along the southeast side of the property that abuts the single-family property at 5903 Edmondson Lane. A final landscaping plan should be provided to Planning staff for review and approval before permits are issued.

With the conditions noted, this plan meets the requirements for approval in the C-G-1 zoning district and the criteria for approval of a special use.

COMMENTS:

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan's land use classification for this property is GC (General Commercial), which is intended to provide locations for retail, service-oriented commercial, and a limited range of wholesale and warehousing activities. Its general purpose is to provide a full range of goods and services at the community or regional scale. The proposed expansion of a self-service storage facility at this location is consistent with the One Year Plan's intent.

B. The Northeast County Sector Plan's land use classification for the property is NC (Neighborhood Commercial). Typically, the NC designation would not support a storage facility. It is not a permitted use in the C-N (Neighborhood Commercial) zoning district, which is the only zoning district considered in the NC classification. However, when this property was rezoned for commercial uses in 2007, it was subject to the condition that development be limited to NC uses with the exception that a self-service storage facility may be permitted through a use on review (i.e., special use). In this way, the proposed storage facility expansion does not conflict with the sector plan.

C. The General Plan's development policy 8.12 asserts that when commercial uses abut residential property, ordinance provisions or use-on-review conditions requiring fencing, landscaping screens, earth berms, height restrictions, and/or deeper than usual building setback can improve land use transitions. The provided plans along with noted special use conditions regarding landscaping and screening are consistent with this policy.

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

A. The property's zoning district is C-G-1 (General Commercial), which is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along commercial nodes and corridors. This zone is intended primarily for indoor commercial uses with limited exceptions per special use approval.

B. The C-G-1 district permits special use review of an enclosed self-storage facility, but does not permit an outdoor self-storage facility. Although the proposed storage units are within a building envelope, they are accessed by exterior doors rather than from an interior hallway. This outdoor-access configuration is defined in the zoning ordinance as outdoor self-storage, and therefore not permitted. However, this proposal is an expansion of an outdoor self-storage facility that was approved by the Planning Commission in 2018 before the City zoning ordinance was updated in 2020. The applicant requested an extension of a non-conforming use, per Article 17.1.A.1.a-h. The Board of Zoning Appeals (BZA) approved this request on October 17, 2023 because the applicant agreed to meet all of the requirements in the code. Those requirements are incorporated into this special use review, and are represented through the listed conditions for approval.

C. The provided plans in combination with the noted conditions comply with the Principal Use Standards for self-storage facilities listed in Article 9.3.AA.

D. With the approval of BZA and the recommendations in this special use review, the proposed self-storage development is in harmony with the intent of the 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 use, scale and appearance of the proposed self-storage facility expansion is consistent with what was previously developed on the property in 2020.

B. The property is part of a developing commercial node at the intersection of Washington Pike and Murphy Road. The use is compatible with the character of surrounding commercial establishments, which include a gas station and convenience store, dollar store, pizza restaurant and pharmacy.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. There are single-family and multi-family neighborhoods adjacent to the subject property, which will be visually shielded from this property with setbacks, fencing and landscaping.

B. The provided photometric study and lighting fixture details indicate that the project's lighting should not have injurious impact on adjacent residences.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The self-storage facility should have a negligible traffic impact, as patrons typically arrive and depart at infrequent intervals with this use.

B. Improvements were made to Washington Pike, a minor arterial street, as well as Murphy Road, a major collector, in 2003 to increase traffic capacity. There are also additional capital improvements planned further south on Washington Pike.

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.

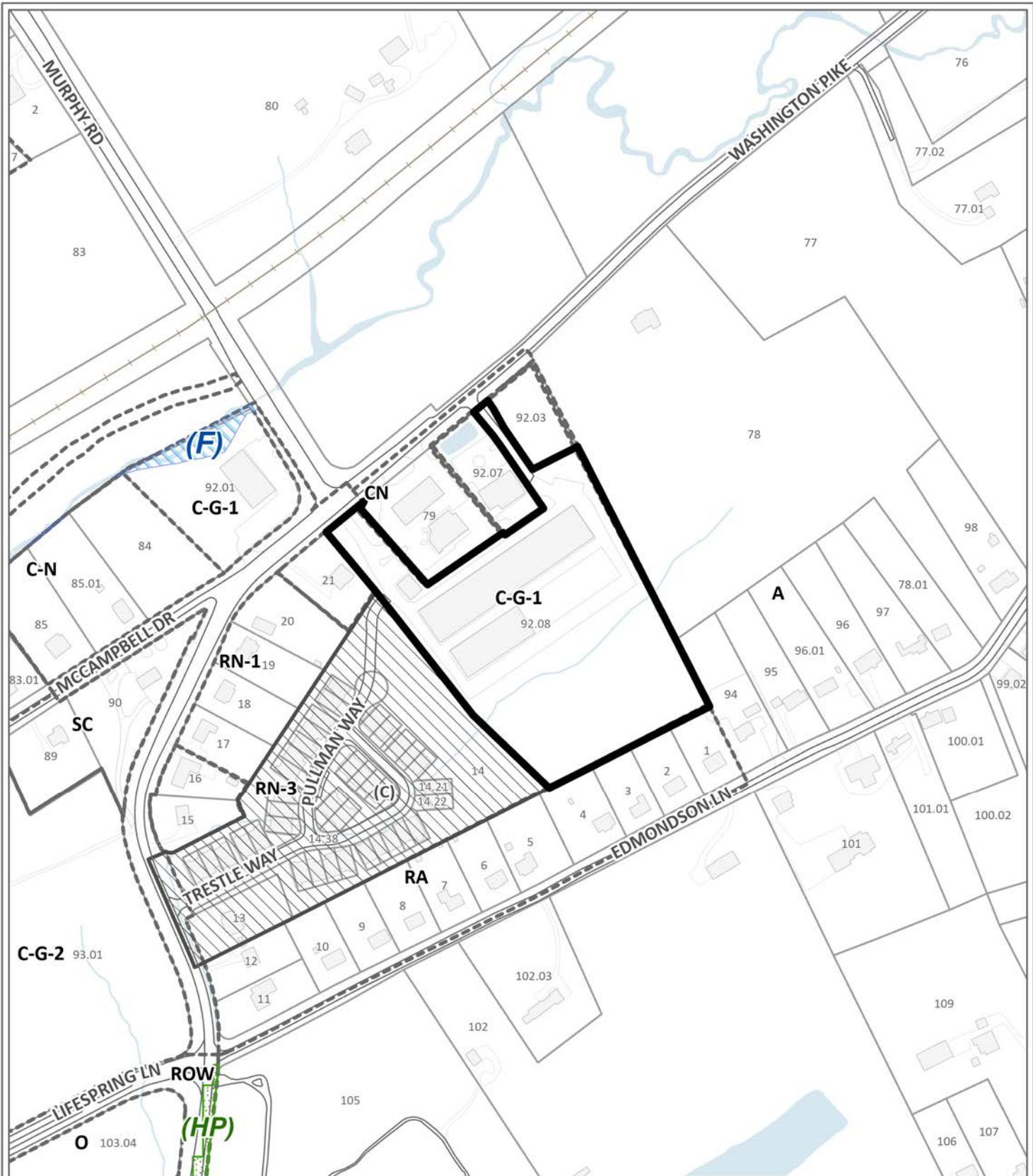
A. There are no known conditions on the property that would hinder the proposed use.

ESTIMATED TRAFFIC IMPACT: 76 (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.



SPECIAL USE

8-C-23-SU

Petitioner: Danny Heidle



Special use request for the addition of four indoor self-service storage buildings in the C-G-1 (General Commercial) zoning district in C-G-1 (General Commercial)

Map No: 49
Jurisdiction: City

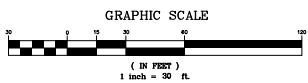
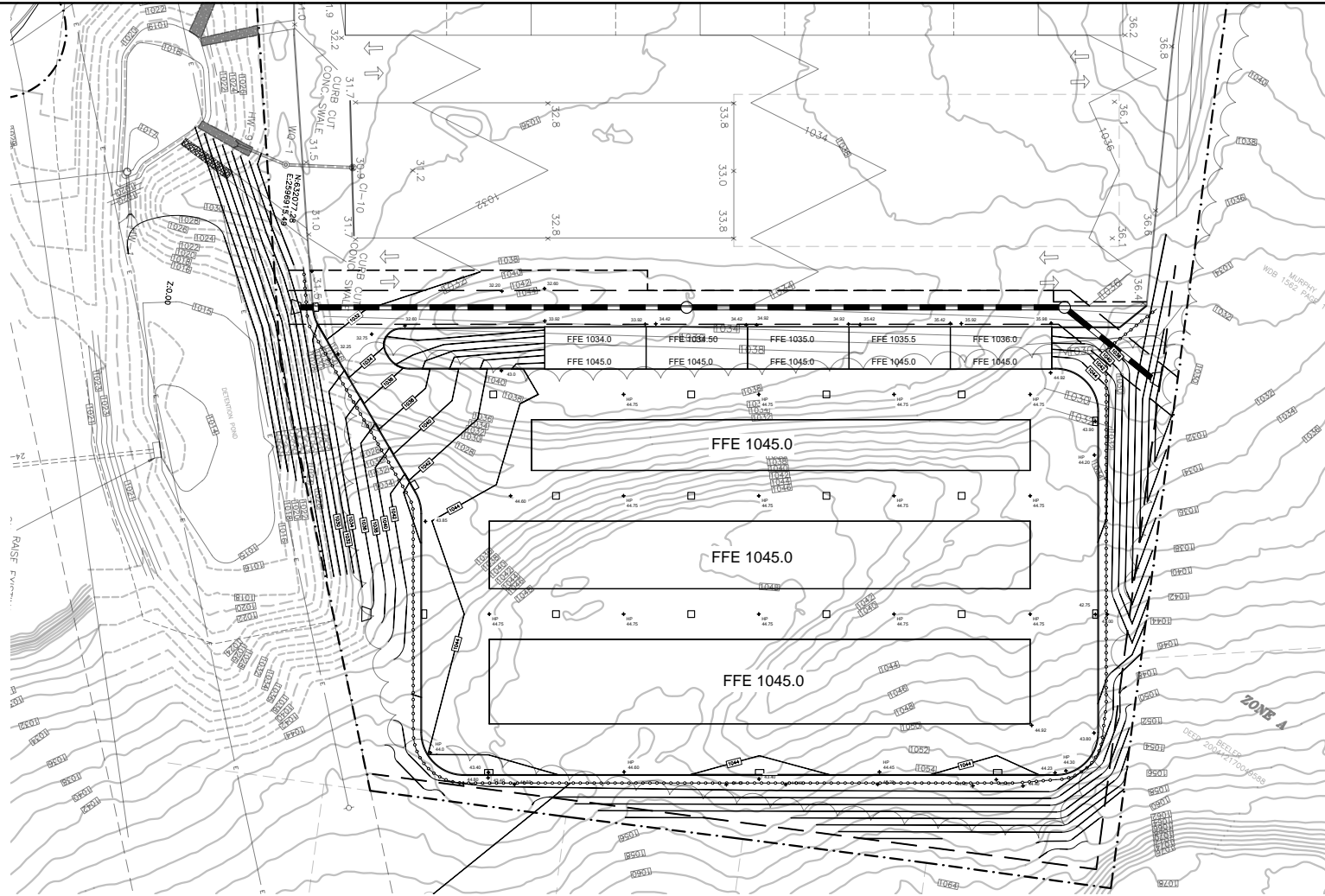


Original Print Date: 7/18/2023

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

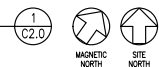
GRADING & EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE A MINIMUM REQUIREMENT.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, MODIFYING AND ADDING EROSION CONTROL MEASURES DURING CONSTRUCTION TO KEEP SILT FROM EXITING THIS SITE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS RELATED TO SITE GRADING AND STORMWATER RUNOFF.
 3. EROSION CONTROL SHALL BE MAINTAINED UNTIL LAWNS HAVE BEEN ESTABLISHED.
 4. AFTER LAWNS HAVE BEEN ESTABLISHED, CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES, I.E. SILT FENCE.
 5. CONTRACTOR TO COORDINATE ALL NEW SITE GRADING WITH OWNER'S REP. ENGINEER PRIOR TO CONSTRUCTION IN ORDER TO ENSURE PROPER CORRELATION WITH OVERALL SITE DRAINAGE PLAN.
 6. ADJUST SWALES AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE EXISTING BUILDING FOUNDATIONS.
 7. SEED AND MULCH DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION.
 - APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 15 DAYS (7 DAYS FOR SLOPES GREATER THAN 30%) AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 - APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS, WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 8. SURROUND TOPSOIL STOCKPILE AREA WITH SILT FENCE. SEED AND MULCH STOCKPILE. ADJUST SWALES AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE TOPSOIL STOCKPILE.
 9. CONTRACTOR TO FIELD VERIFY CRITICAL GRADES AT ENTRANCES PRIOR TO CONSTRUCTION.
 10. VERIFY EXACT SIZE DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 11. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, INCLUDING BUT NOT LIMITED TO COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.
 12. NO SLOPES SHALL BE STEEPER THAN 20H:1V.
 13. SLOPES STEEPER THAN 30H:1V SHALL HAVE RP RAP OVER EROSION CONTROL FABRIC.
 14. OUTFALLS AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
 15. VEGETATION, EROSION CONTROL MEASURES AND OTHER PROTECTIVE MEASURES ARE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS.
- ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
- THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY



GRADING PLAN

SCALE: 1" = 30'-0"



Know what's below.
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8-C-23-SU
6/26/2023

MARK V GRAHAM
ENGINEERING CONSULTANTS, LLC

PHONE: 865.712.6510
markvgraham@gmail.com

PO BOX 63131
KNOXVILLE, TN 37950

REVISIONS	
NO.	DESCRIPTION

865 STORAGE
5852 WASHINGTON PIKE
KNOXVILLE, TENNESSEE

GRADING PLAN

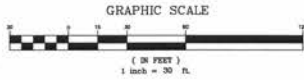
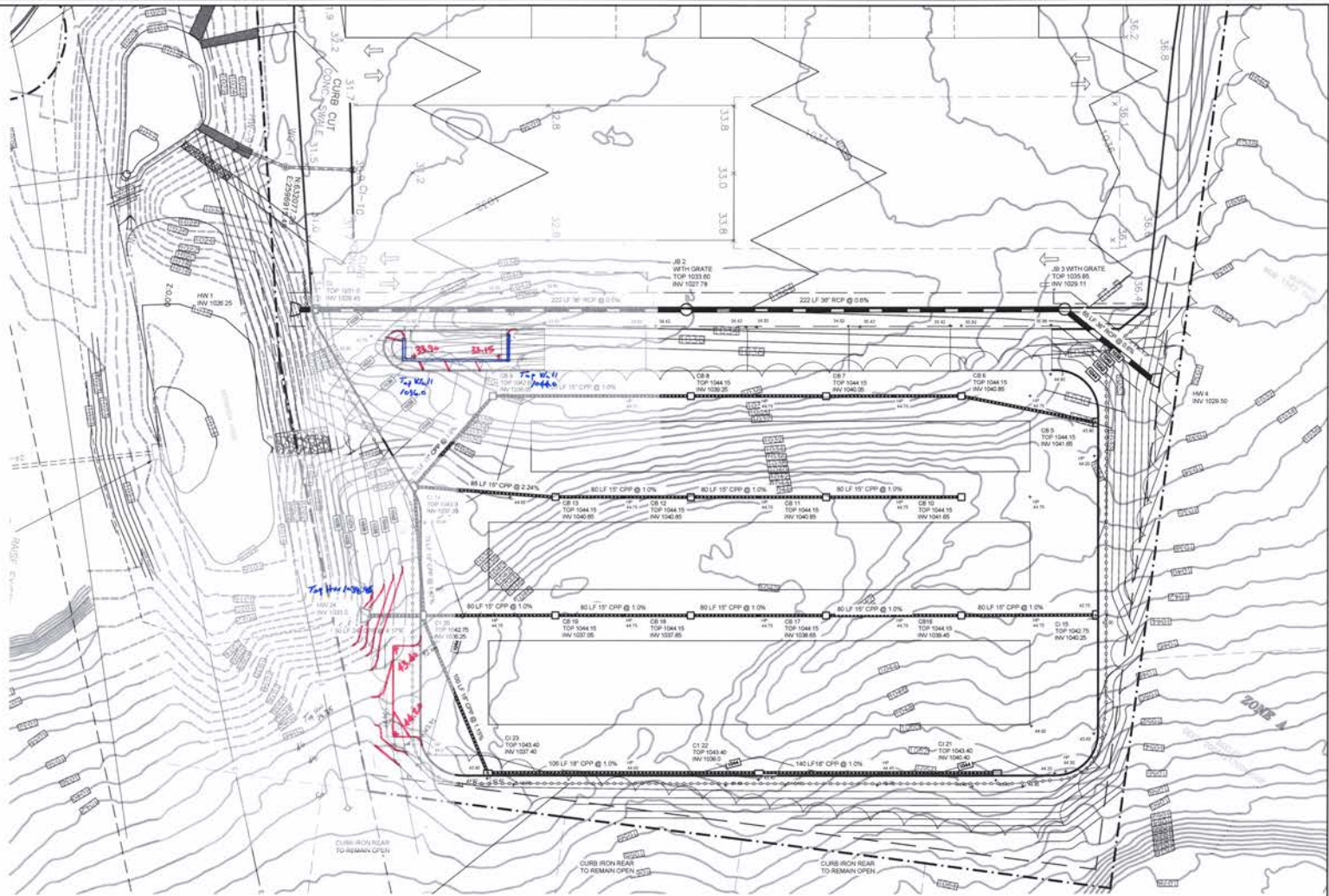
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C2.0
SHEET 2 OF 6

PROJ. NO.: 21127

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 12. NO SLOPES SHALL BE STEEPER THAN 30%/100.
 13. SLOPES STEEPER THAN 30%/100 SHALL HAVE RIP RAP OVER EROSION CONTROL FABRIC.
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 15. VEGETATION EROSION CONTROL MEASURES AND OTHER PROTECTIVE MEASURES ARE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS.
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- THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.



DRAINAGE PLAN
SCALE: 1" = 30'-0"



MAGNETIC NORTH
SITE NORTH



Know what's below.
Call before you dig.

NO.	DESCRIPTION	DATE

Handwritten signature: *Mark V. Graham*

865 STORAGE
5852 WASHINGTON PIKE
KNOXVILLE, TENNESSEE

DRAINAGE PLAN

DATE: 2/4/22

C3.0

SHEET 1 OF 6

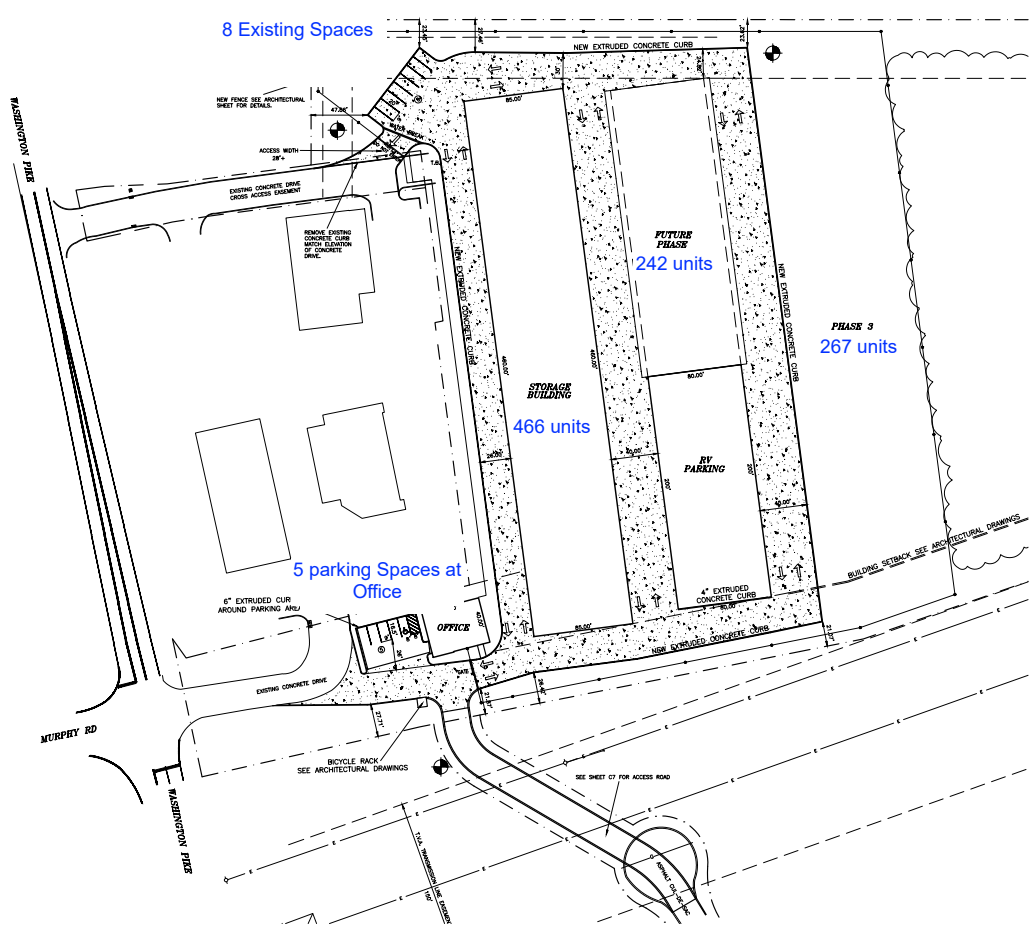
PROJ. NO.: 21127

MARK V GRAHAM
ENGINEERING CONSULTANTS, LLC

PHONE: 865-773-9870
MARKV@MARKVGR.COM

1000 S. GLENN ST.
KNOXVILLE, TN 37906

Figure 7. Additional Parking Grading

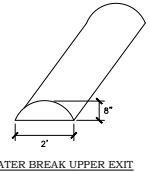


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LEGEND

- NEW CONCRETE PAVEMENT
JOB RETURN TO BE APPROVED BY ARCHITECT/ENGINEER
- NEW ASPHALT PAVEMENT
- GRAVEL
- TEMPORARY BENCH MARK (CONTROL POINT)
COORDINATE WITH CONTRACTOR

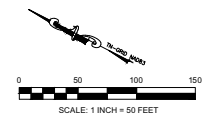
EXISTING IMPERVIOUS AREA = 1283 S.F.
PROPOSED IMPERVIOUS AREA PAVEMENT = 150,892 S.F.
POND = 24,234 S.F.



WATER BREAK UPPER EXIT

- GENERAL NOTES:**
- ALL COORDINATES AND ELEVATIONS BASED ON KGB DATA.
 - LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED AND APPROXIMATE ONLY AND THOSE SHOWN MAY NOT BE ALL THAT EXIST ON THE PROJECT SITE. CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO UTILITY LINES DURING WORK ON THE PROJECT. FOR UNDERGROUND UTILITY LOCATIONS ONE CALL AT 811.
 - ALL COORDINATES AND DIMENSIONS TO EDGE OF PAVEMENT. FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - THIS PLAN IS TO SHOW THE SITE LAYOUT FOR PAVING, CURB, SIDEWALK, BUILDINGS, ETC. ONLY.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF KNOXVILLE REGULATIONS AND D.S.H.A STANDARDS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
 - PAVEMENT MARKINGS SHALL BE 4" WIDE SOLID WHITE PAINTED STRIPES MEETING REQUIREMENTS AND INSTALLED ACCORDANCE WITH APPLICABLE DETAILS AND SPECIFICATIONS.
 - PORTLAND CEMENT CONCRETE USED IN SITE WORK CONSTRUCTION TO BE MIXED AND PLACED IN ACCORDANCE WITH A.C.I. STANDARD 318 - LATEST EDITION.
 - THE MOST UP TO DATE A.D.A. REQUIREMENTS SHALL BE FOLLOWED AT ALL TIMES.
 - ANY DISCREPANCIES IN THE LAYOUT SHALL BE REPORTED TO ROMANS ENGINEERING IMMEDIATELY.
 - CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND PERFORMING ALL DEMOLITION AND UTILITY RELOCATION REQUIRED. ALL WORK SHALL COMPLY WITH ALL APPLICABLE REGULATIONS.
 - SEE DETAILS FOR PROPOSED PAVEMENT SECTIONS UNLESS OTHERWISE SPECIFIED BY LICENSED GEOTECHNICAL ENGINEER.

- SITE LAYOUT NOTES**
IN THE PREPARATION OF THESE SITE DRAWINGS, ADS HAS RELIED SOLELY ON AN OWNER FURNISHED SURVEY AND AS SUCH DOES NOT ASSUME RESPONSIBILITY FOR CORRECTNESS OF THAT INFORMATION.
- PROPERTY LINE STAKEOUT**
ALL PROPERTY LINES SHALL BE MARKED FOR ROUGH LOCATION WITH COLORED SURVEYOR FLAGGING TAPE.
ALL PROPERTY CORNERS SHALL BE ROUGH PINNED WITH 2" HIGH METAL ROD OR EQUIVALENT AND FLAGGED WITH SURVEYOR TAPE AT COMPLETION OF ROUGH GRADING AND MAINTAINED THROUGHOUT COURSE OF WORK.
ROUGH LOCATION SHALL MEAN ACCURATE WITHIN 2' HORIZONTALLY. DO NOT ERR OUTSIDE PROPERTY LINE IN ANY CASE.
- SITE SURFACING STAKEOUT**
SITE DIMENSIONS SHOWN ON SITE PLAN ARE NOMINAL DIMENSIONS ONLY. INTENDED FOR USE IN DETERMINING APPROXIMATE SITE LOCATIONS. ALL SITE CONSTRUCTION LAYOUT SHALL BE VERIFIED PRIOR TO CONSTRUCTION. A SURVEYOR LICENSED IN THE STATE OF THE PROJECT LOCATION MUST BE USED IN LOCATING ALL SITE RELATED FEATURES BEFORE WORK IS BEGUN ON SITE CONSTRUCTION FOR A GIVEN TRADE. ADS SHALL BE NOTIFIED BY THE SURVEYOR UPON COMPLETION OF THIS WORK.
- FOUNDATION AS-BUILT**
A 'FOUNDATION LOCATION PLAN' MUST BE PREPARED BY THAT SURVEYOR AND SUBMITTED FOR ADS'S REVIEW AS SOON AS ALL FOUNDATION WORK IS UP TO FLOOR LEVEL.
- SITE WORK LAYOUT**
CONSULT ADS FOR ALL DIMENSIONS AND OTHER ITEMS LABELED 'VERIFY' OF 'FIELD VERIFY' PRIOR TO INSTALLATION OF THAT WORK OR ANY RELATED WORK.



975 total units at 0.02 parking spaces per unit = 19.5 parking spaces
8 parking space and 5 spaces at office provided
12 additional space required

Figure 5. Parking

WASHINGTON PIKE MINI STORAGE

WASHINGTON PIKE - KNOXVILLE, TN 37918

CITY OF KNOXVILLE
DEPARTMENT OF ENGINEERING
APPROVED
Adam Kolstopp
09/13/19



ISSUE FOR:

1	ISSUE FOR: 10/17/19
2	ISSUE FOR: 11/13/19
3	ISSUE FOR: 12/13/19
4	ISSUE FOR: 01/13/20
5	ISSUE FOR: 02/13/20
6	ISSUE FOR: 03/13/20
7	ISSUE FOR: 04/13/20
8	ISSUE FOR: 05/13/20
9	ISSUE FOR: 06/13/20
10	ISSUE FOR: 07/13/20
11	ISSUE FOR: 08/13/20
12	ISSUE FOR: 09/13/20
13	ISSUE FOR: 10/13/20
14	ISSUE FOR: 11/13/20
15	ISSUE FOR: 12/13/20
16	ISSUE FOR: 01/13/21
17	ISSUE FOR: 02/13/21
18	ISSUE FOR: 03/13/21
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97	ISSUE FOR: 10/13/27
98	ISSUE FOR: 11/13/27
99	ISSUE FOR: 12/13/27
100	ISSUE FOR: 01/13/28

DRAWN:

SITE LAYOUT PLAN
APPROVED
CITY OF KNOXVILLE
C4
PROJECT: 18125
© Copyright 2019
City of Knoxville, TN
1923 Howard Road
Knoxville, TN 37920
Phone (865) 679-5736
romansengineering@gmail.com

- (X) SITE KEYED NOTES**
- 1 LIGHT ASPHALT, SEE DETAIL 20X.X
 - 2 HEAVY DUTY ASPHALT, SEE DETAIL 20X.X
 - 3 EXTRUDED CONCRETE CURB, SEE DETAIL 30X.X
 - 4 4" WIDE PAINTED WHITE STRIPE
 - 5 CHARLIE FENCE, MATCH EXISTING
 - 6 LAWN
 - 7 LANDSCAPE BUFFER, SEE SHEET LB
 - 8

GENERAL NOTES

ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNER SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY, INCLUDING BUT NOT LIMITED TO COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.

CONTRACTOR IS TO COORDINATE THE SITE WITH PLANS WITH THE SITE LAYOUT PLAN AND GRADING PLAN. VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE START OF CONSTRUCTION.

COORDINATE ALL UTILITY MODIFICATIONS WITH LOCAL UTILITY BOARD.

LOCATE EXISTING WATER LINE AND SANITARY SEWER LINE BEFORE CONSTRUCTION.

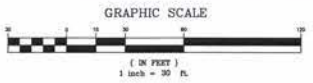
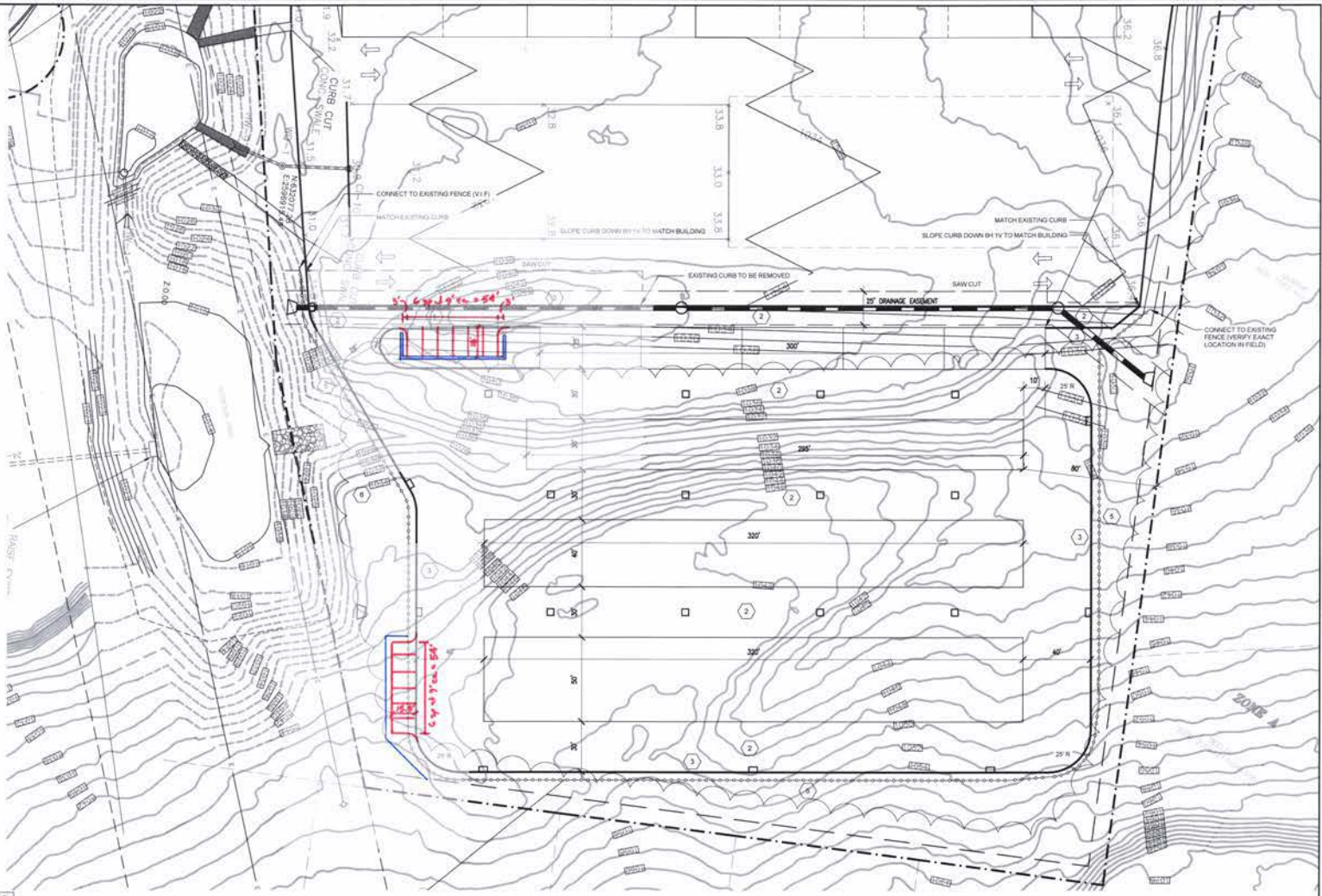
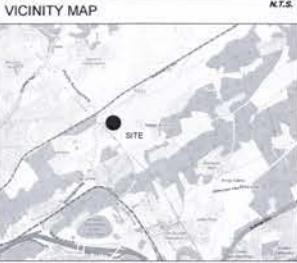
PLAN RELOCATION OF EXISTING OVERHEAD UTILITIES AND WATER SEWER LINES BEFORE EXCAVATION.

EXISTING CONDITIONS AND PROPERTY LINES BY OTHERS.

SURVEY:
 TERRY ROMANS, RLS, PE
 1823 HORNWELL ROAD
 KNOXVILLE, TENNESSEE 37920
 (865) 678-5736

Parcel ID: 040-0008
 C/L Map: 49
 Ward: 3
 City Block: 33196

Total Area: 8.41 AC
 Disturbed Area: 4.47 AC
 Added: Indisturbed vs.



LAYOUT PLAN
 SCALE: 1" = 30'-0"



NO.	DESCRIPTION	DATE

865 STORAGE
 5852 WASHINGTON PIKE
 KNOXVILLE, TENNESSEE

LAYOUT PLAN

DATE: 2/4/22

C1.0
 SHEET 1 OF 6

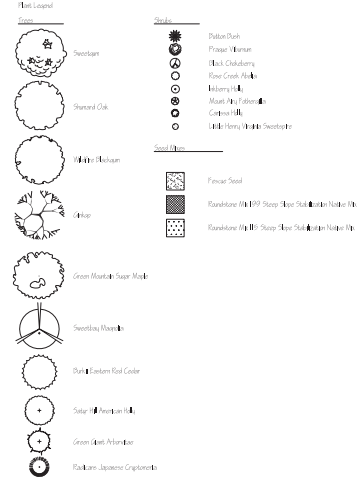
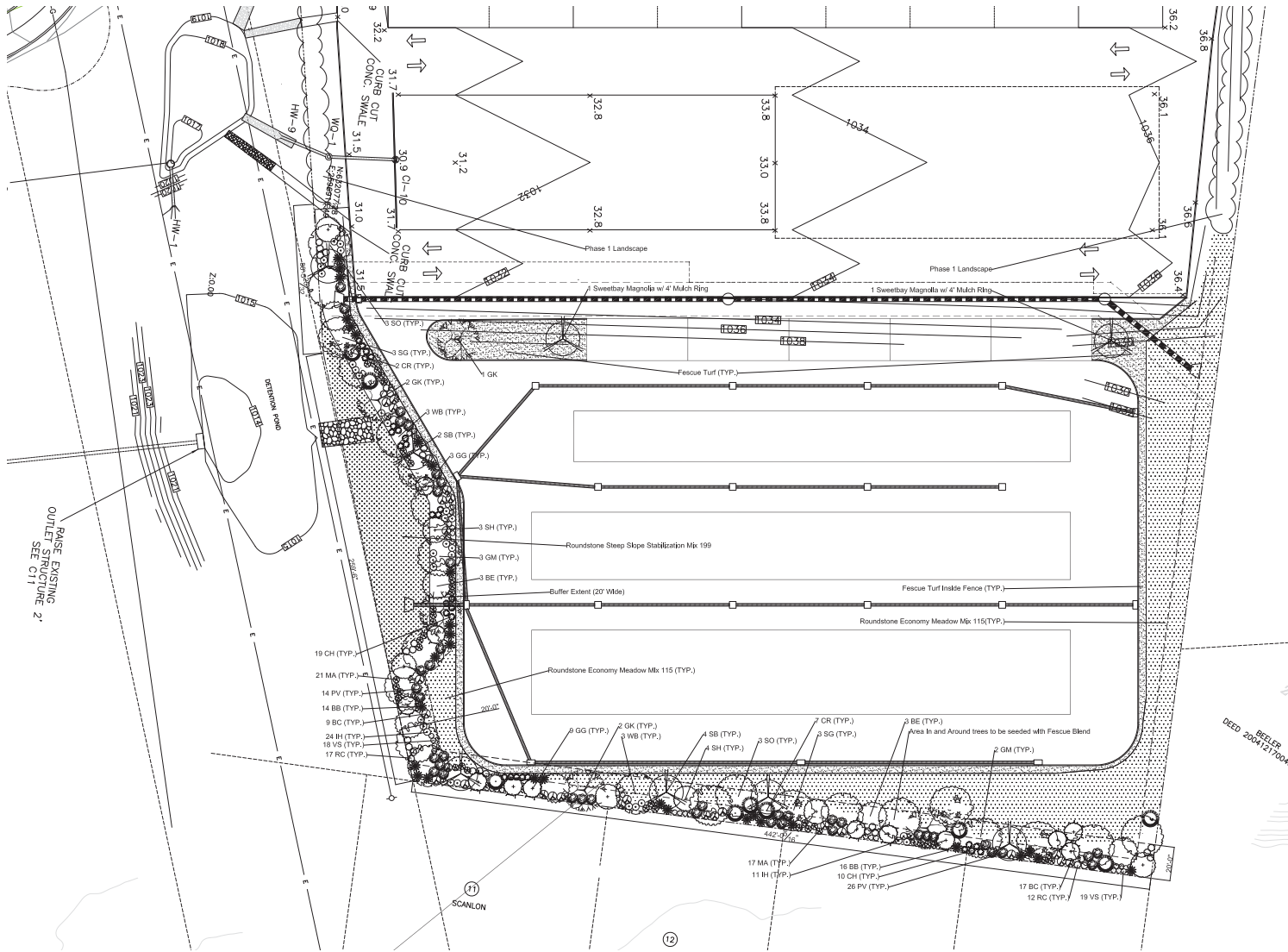
PROJ NO: 21127

MARK V GRAHAM
 ENGINEERING CONSULTANTS, LLC

PHONE: 865-712-9210
 markvgraham@gmail.com

PO BOX 51311
 KNOXVILLE, TN 37956

Figure 6. Additional Parking Layout



Calculations of Tree Requirement Based on Property Size:
 Entire Property Size: 8.41 Acres
Phase II Property Size: ~3.56 Acres
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 Existing Trees to Be Retained= N/A

Calculations for Class B Buffer
 Linear Dimension: 790'
 Required Shrubs: 264 (1 Shrub for every 3 LF-50 % Evergreen)
 Required Evergreen Trees: 40 (1 Evergreen Tree for every 20 LF)
 Required Shade Trees: 27 (1 Shade Tree for every 30 LF)
Note:
 It is intended to submit an Alternate Landscape Design Application **if needed**, to address the less than 20' buffer width in the South-west Corner of the property.

8-C-23-SU
 6/26/2023

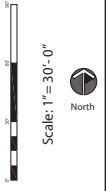
City Block: 33196
 Parcel ID: 04909208

Chandler Design & Planning, LLC
 1327 Willow Grove Drive
 Knoxville, TN 37932
 Phone #: (423) 476-1869

CHRISTOPHER L. HAMBRICK
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TENNESSEE
 LICENSE NO. 25447
 EXPIRES 08/20/2023
 LANDSCAPE ARCHITECT

These drawings, specifications, and the amounts represented are not intended to be construed as a contract. No part shall be copied or used in connection with any work or project of any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the Landscape Architect.

Landscape Plan
 June 20, 2023



865 Storage
 5852 Washington Pike
 Knoxville, TN 37918

LP1.01
 (Sheet 1 of 3)



Gaudier Design & Planning, LLC
 1337 Willow Grove Drive
 Knoxville, TN 37932
 Phone #: (423) 476-1869



This drawing, specification, and the contract documents do not constitute the project of the Landscape Architect. No part shall be copied or used in connection with any project of the owner or any person other than for the specific project for which they have been prepared and prepared without the written consent of the Landscape Architect.

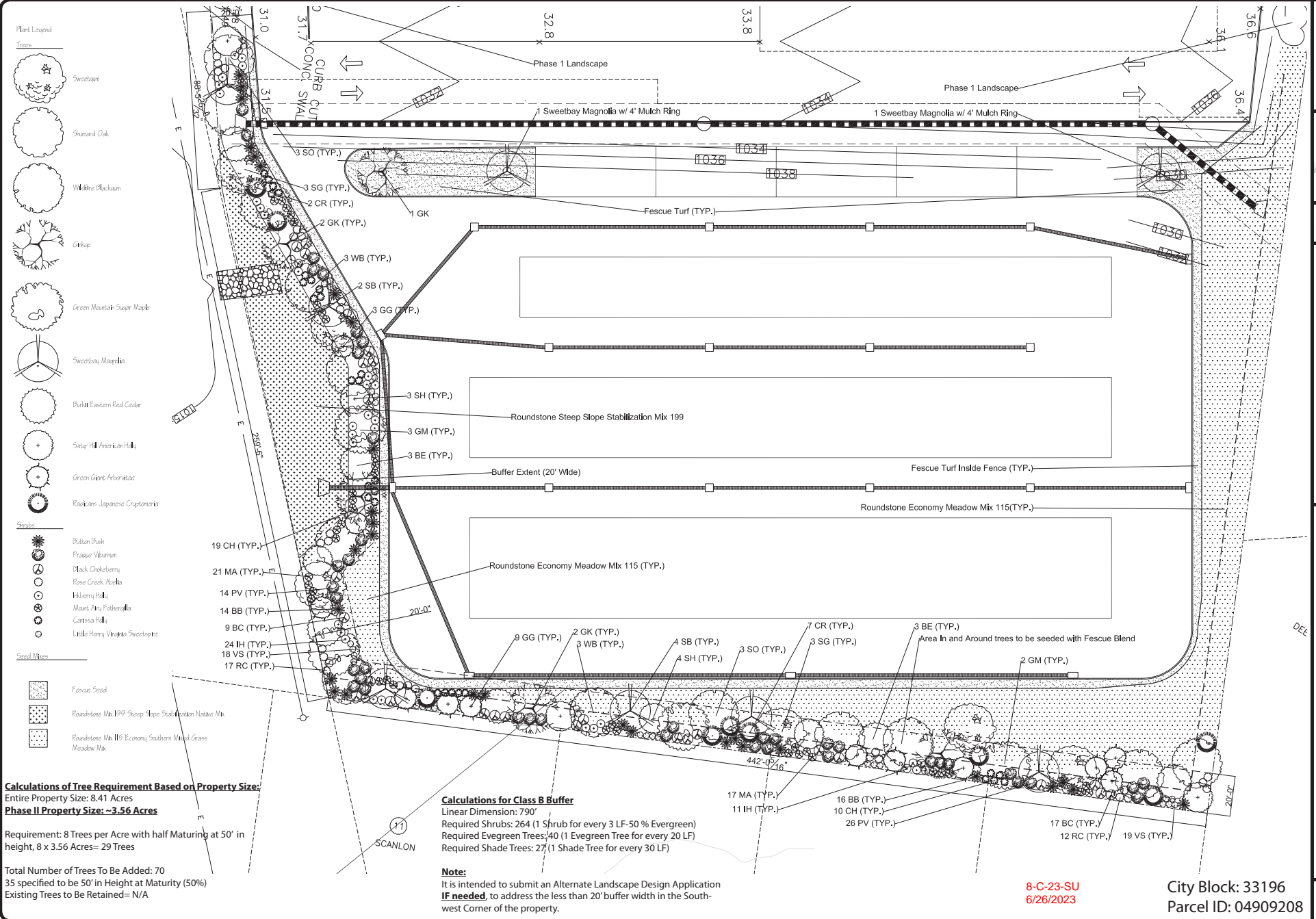
Landscape Plan

June 20, 2023



865 Storage
 5852 Washington Pike
 Knoxville, TN 37918

LP1.02
 (Sheet 2 of 3)



- Plant Legend**
- Trees**
- Sweetgum
 - Sumner Oak
 - White Birch
 - Ginkgo
 - Green Mountain Sugar Maple
 - Sweetbay Magnolia
 - Burk's Eastern Red Cedar
 - Satur Hill American Holly
 - Green Giant Arborvitae
 - Redicane Japanese Cryptomeria
- Shrubs**
- Button Bush
 - Prairie Viburnum
 - Black Chokeberry
 - Rose Creek Abutilon
 - Inkberry Holly
 - Mount Airy Fothergilla
 - Carterea Holly
 - Little Henry Virginia Sweetpea
- Seed Mixes**
- Fescue Seed
 - Roundstone Mx 199 Steep Slope Stabilization Native Mix
 - Roundstone Mx 115 Economy Southern Mixed Grass Meadow Mix

Calculations of Tree Requirement Based on Property Size:
 Entire Property Size: 8.41 Acres
Phase II Property Size: ~3.56 Acres
 Requirement: 8 Trees per Acre with half Maturing at 50' in height, 8 x 3.56 Acres= 29 Trees
 Total Number of Trees To Be Added: 70
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Calculations for Class B Buffer
 Linear Dimension: 790'
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 Required Evergreen Trees: 40 (1 Evergreen Tree for every 20 LF)
 Required Shade Trees: 27 (1 Shade Tree for every 30 LF)

Note:
 It is intended to submit an Alternate Landscape Design Application **if needed**, to address the less than 20' buffer width in the South-west Corner of the property.

8-C-23-SU
 6/26/2023

City Block: 33196
 Parcel ID: 04909208

LANDSCAPE INSTALLATION SPECIFICATIONS:

SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS, IF SPECIFIED MATERIAL IS NOT OBTAINABLE, CONTACT LANDSCAPE ARCHITECT TO DISCUSS EQUIVALENT SUBSTITUTIONS, OR REFER TO THE KNOX COUNTY TREE LIST.

PLANT QUALITY: PROVIDE TREES, SHRUBS, AND OTHER PLANTS OF QUANTITY SIZE, GENUS, SPECIES AND VARIETY LISTED. CONTRACTOR WILL BE EXPECTED TO PROVIDE PLANTS WHICH CAN BE CONSIDERED TO HAVE A QUALITY WHICH IS HIGHER THAN MINIMUM ACCEPTABLE.

TOPSOIL: TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. SOIL SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS AND OTHER STRANDED MATTER. IT SHALL HAVE A PH RANGE OF 5.0 TO 7.0, AND CONTAIN NOT LESS THAN 5% ORGANIC MATTER. THE SOIL SHALL NOT BE CONTAMINATED WITH SUBSTANCES HARMFUL TO HUMANS OR THE GROWTH OF PLANTS.

BACKFILL: BACKFILL SHALL CONSIST OF EXISTING SOIL FROM THE HOLE PLUS TOPSOIL PLUS APPROVED ORGANIC MATTER IN THE RATIO OF 3:2:1 RESPECTIVELY. SETTLE SUCH BACKFILL WITH WATER AFTER LAYING THIS MATERIAL IN THE PLANTING PIT. REMOVE ALL NON-BIODEGRADABLE BURLAP AND CUT ALL STRINGS SURROUNDING TRUNK. HOLES MAY BE HAND DUG OR EXCAVATED W/ APPROPRIATELY SIZED AUGER WHERE ACCESSIBLE. PAINTING HOLES SHALL BE AMENDED AS NECESSARY.

BED PREPARATION: THE SOIL FOR PLANTING BEDS FOR SHRUBS, PERENNIALS, AND GROUNDCOVERS SHALL CONSIST OF A MINIMUM OF 4 INCHES OF TOPSOIL BEDS SHALL BE EVENLY TILLED, RAKED TO A LEVEL GRADE AND THEN PLANTED PRIOR TO MULCHING.

CONDITIONS: THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ADVERSE SOIL DRAINAGE CONDITIONS OR OTHER SITUATIONS UNFAVORABLE FOR LANDSCAPE INSTALLATION.

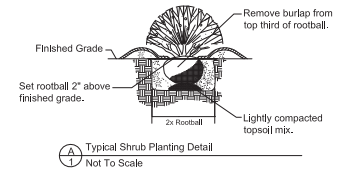
TURF AREAS: AREAS DESIGNATED SEED ARE TO BE SEEDED WITH A FESCUE BLEND APPROPRIATE FOR THE REGION. ALL SEED AREAS SHALL BE HARLEY RAKED AND CLEAN OF ROCKS, CLUMPS, AND LARGE DEBRIS PRIOR TO PLANTING.

STAKING/GUYING: TREES ARE NOT TO BE STAKED OR GUYED. RATHER, SOIL SHALL BE ADEQUATELY FIRMED INTO PLACE AS THESE PLANTS ARE INSTALLED TO REMOVE AIR POCKETS AND TO KEEP PLANTS FROM SHIFTING.

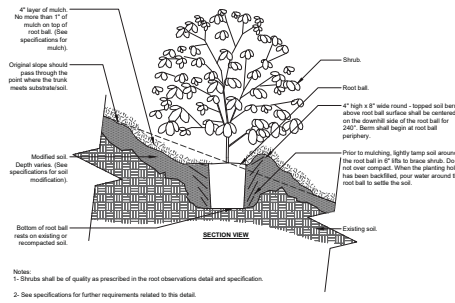
MULCH: MULCHES SHALL BE SHREDDED HARDWOOD BARK AT A DEPTH OF 3" OR PINE STRAW AT A DEPTH OF 4" UNLESS OTHERWISE SPECIFIED. MULCHES SHALL BE FREE FROM MATURED SEED, NOXIOUS WEEDS, HARMFUL INSECTS, OR ANY SPECIES OR CHEMICALS DETRIMENTAL TO HUMANS AND THE DEVELOPMENT OF PLANTS. ALL TREES LOCATED IN ISLANDS AND TURF AREAS SHALL BE INSTALLED WITH A 4" DIAMETER MULCH RING.

TREE MULCH RINGS: ALL TREES SURROUNDED BY TURF SHALL HAVE A 3-4" DIAMETER MULCH RING AS SHOWN ON THE PLAN

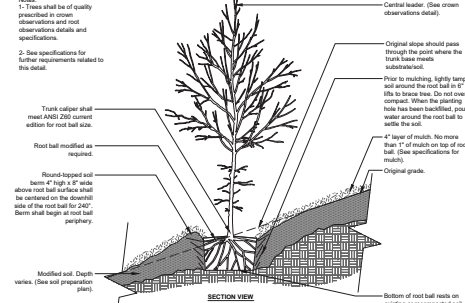
CLEAN-UP: DURING PLANTING, EXCESS AND WASTE SHALL BE PROMPTLY AND CONTINUOUSLY REMOVED. LAWN AREAS AND PAVED SURFACES KEPT CLEAR AND ALL REASONABLE PRECAUTIONS SHALL BE MADE TO AVOID DAMAGE TO EXISTING STRUCTURES, PLANTS AND GRASS. WALKS AND PAVED AREAS SHALL BE HOSED DOWN AND CLEANED TO APPEAR AS THEY HAD PRIOR TO BEGINNING OF WORK.



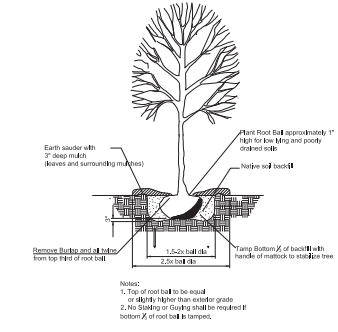
Typical Shrub Planting Detail
Not To Scale



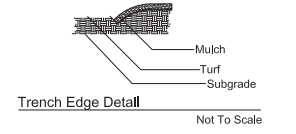
SHRUB ON SLOPE 5% (20:1) TO 50% (2:1) - MODIFIED SOIL



TREE ON SLOPE 5% (20:1) TO 50% (2:1) - EXISTING SOIL MODIFIED























Typical Tree Detail
Not To Scale



Trench Edge Detail
Not To Scale

Symbol	Quantity	Common Name	Scientific Name	Size	Remarks
Trees					
SB	6	Moonglow Sweetbay Magnolia	Magnolia virginiana 'Jim Wilson'	8FT tall	B&B or 15 Gallon
BE	6	Burki Eastern Red Cedar	Juniperus virginiana 'Burkii'	8FT tall	B&B
SH	7	Saty Hill American Holly	Ilex opaca 'Saty Hill'	8FT tall	B&B
GG	12	Green Giant Arborvitae	Thuja occidentalis 'Green Giant'	8FT tall	15 or 25 Gallon
CR	9	Redicans Japanese Cryptomeria	Cryptomeria japonica 'Redicans'	8FT tall	B&B
SS	8	Sweetgum	Liquidambar styraciflua	2in Cal	B&B, 8-10FT tall
SO	8	Shumard Oak	Quercus shumardii	2in Cal	B&B, 8-10FT tall
WB	8	Willow Blackgum	Nyssa sylvatica 'Willow'	2in Cal	B&B, 8-10FT tall
GM	5	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'	2in Cal	B&B, 8-10FT tall
GK	5	Ghikigo	Ghikigo (Male)	2in Cal	B&B, 8-10FT tall
Shrubs					
RC	29	Rose Creek Abelia (Evergreen)	Abelia x 'Rose Creek'	18-24in Spr.	3 Gallon
BI	35	Compact Highbay Holly (Evergreen)	Ilex glabra 'Compacta'	18-24in Spr.	3 Gallon
CH	29	Calissa Holly (Evergreen)	Ilex cornuta 'Calissa'	18-24in Spr.	3 Gallon
MA	38	Mount Aley Foerthgilla	Foerthgilla gardenii 'Mount Aley'	18-24in Spr.	3 Gallon
BB	30	Button Bush	Cephalanthus occidentalis	18-24in Spr.	3 Gallon
PV	40	Prague Viburnum (Evergreen)	Viburnum x pragnae	18-24in Spr.	3 Gallon
BC	26	Black Chokeberry	Aronia melanocarpa	18-24in Spr.	3 Gallon
VS	37	Little Henry Virginia Sweetgum	Ilex virginica 'Spitich'	18-24in Spr.	3 Gallon
Seed Mixes					
Labeled	~6,890SF	Turf Seed	Prague Mirec Appropriate for Hydrogum (at Recommendation Rate)		
Labeled	~5,105SF	Steep Slope Stabilization Native Mix	Roundstone Seed Mix 109		• in Manufacture Dates
Labeled	~17,374SF	Economy Southern Mixed Grass Meadow Mix	Roundstone Seed Mix 115		• in Manufacture Dates

**Always refer to plan for accurate quantities

<p>Deciduous Trees</p> <p>Willow Blackgum Nyssa sylvatica 'Willow'</p>  <p>Height: 30 to 50 feet, Spread: 20 to 30 feet</p>	<p>Sweet gum Liquidambar styraciflua</p>  <p>Height: 60 to 80 feet, Spread: 40 to 60 feet</p>	<p>Autumn Gold Maidenhair Tree Corylus heterophylla 'Autumn Gold'</p>  <p>Height: 15 to 50 feet, Spread: 15 to 50 feet</p>	<p>Japanese Cryptomeria Cryptomeria japonica 'Green Giant'</p>  <p>Height: 20 to 30 feet, Spread: 7 to 10 feet</p>	<p>Saty Hill American Holly Ilex opaca 'Saty Hill'</p>  <p>Height: 30-40 feet, Spread: 15-25 feet</p>	<p>Evergreen Shrubs</p> <p>Inhberry Holly Ilex glabra 'Compacta'</p>  <p>Height: 3 to 6 feet, Spread: 3 to 6 feet</p>	<p>Prague Viburnum Viburnum x pragnae</p>  <p>Height: 6-8 feet, Spread: 6-8 feet</p>	<p>Deciduous Shrubs</p> <p>Button Bush Cephalanthus occidentalis</p>  <p>Height: 6-8 feet, Spread: 6-8 feet</p>	<p>Mount Aley Foerthgilla Foerthgilla gardenii 'Mount Aley'</p>  <p>Height: 3 to 4 feet, Spread: 3 to 4 feet</p>	<p>Native Seed Mixes</p> <p>Economy Southern Mixed Grass Meadow Mix</p> 
<p>Shumard Oak Quercus shumardii</p>  <p>Height: 40 to 60 feet, Spread: 30 to 40 feet</p>	<p>Green Mountain Sugar Maple Acer saccharum 'Green Mountain'</p>  <p>Height: 40 to 50 feet, Spread: 30 to 40 feet</p>	<p>Evergreen Trees</p> <p>Moonglow Sweetbay Magnolia Magnolia virginiana 'Jim Wilson'</p>  <p>Height: 12 to 20 feet, Spread: 12 to 20 feet</p>	<p>Green Giant Arborvitae Thuja occidentalis 'Green Giant'</p>  <p>Height: 25 to 30 feet, Spread: 10 to 12 feet</p>	<p>Burki Eastern Red Cedar Juniperus virginiana 'Burkii'</p>  <p>Height: 15-25 feet, Spread: 15-20 feet</p>	<p>Calissa Holly Ilex cornuta 'Calissa'</p>  <p>Height: 3 to 4 feet, Spread: 3 to 4 feet</p>	<p>Rose Creek Abelia Abelia x 'Rose Creek'</p>  <p>Height: 2 to 3 feet, Spread: 3 to 4 feet</p>	<p>Little Henry Dwarf Virginia Sweetgum Ilex virginica 'Spitich'</p>  <p>Height: 2 to 3 feet, Spread: 2 to 3 feet</p>	<p>Black Chokeberry Aronia melanocarpa</p>  <p>Height: 3-6 feet, Spread: 3-6 feet</p>	<p>Steep Slope Stabilization Native Mix Roundstone Seed Mix 109</p> 

8-C-23-SU
6/26/2023

Calculations of Tree Requirement Based on Property Size:
Entire Property Size: 8.41 Acres
Phase II Property Size: ~3.56 Acres


Requirement: 8 Trees per Acre with half Maturing at 50' in height, 8 x 3.56 Acres= 29 Trees

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35 specified to be 50' in Height at Maturity (50%)
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Required Shade Trees: 27 (1 Shade Tree for every 30 LF)



Chandler Design & Planning LLC
1317 Willow Grove Drive
Knoxville, TN 37932
Phone #: (423) 476-1889



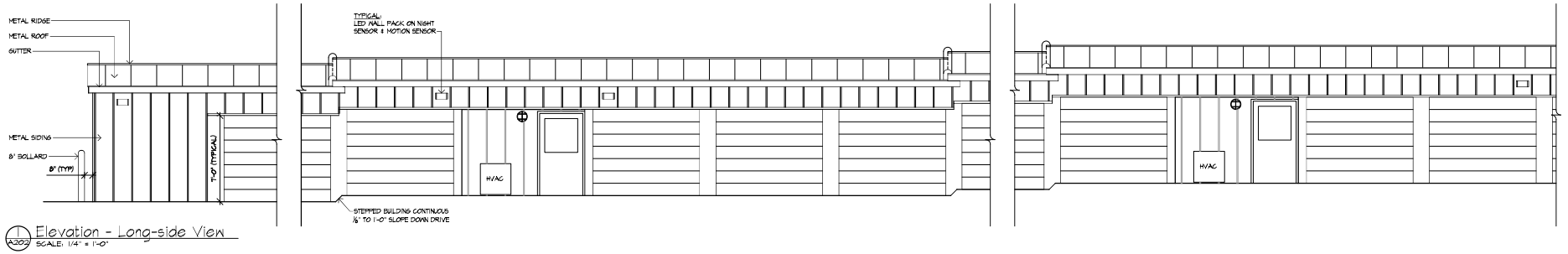
Christopher L. Chandler
REGISTERED PROFESSIONAL ENGINEER
No. 23467
EXPIRES 12/31/2024
LANDSCAPE ARCHITECTURE

Tree drawings, specifications, and the quantity represented are valid only when the property of the Landscape Architect. Request shall be copied or reprinted in whole with written consent of the author or person for any purpose other than for the specific project for which they have been prepared and prepared without the written consent of the Landscape Architect.

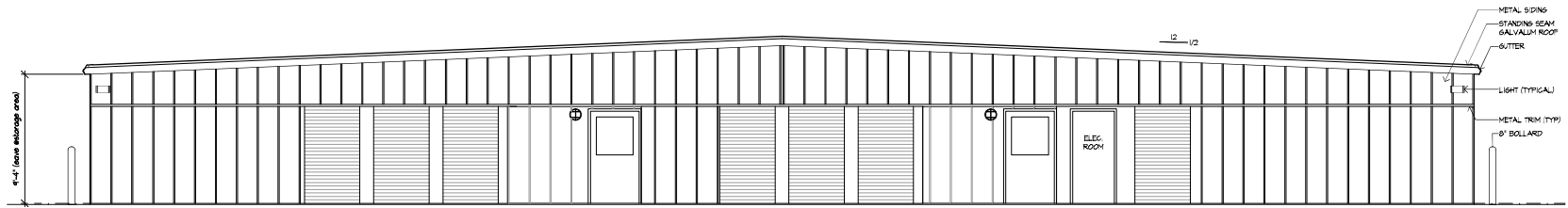
Landscape Specifications
June 20, 2023

865 Storage
5852 Washington Pike
Knoxville, TN 37918

LP1.03
(Sheet 3 of 3)



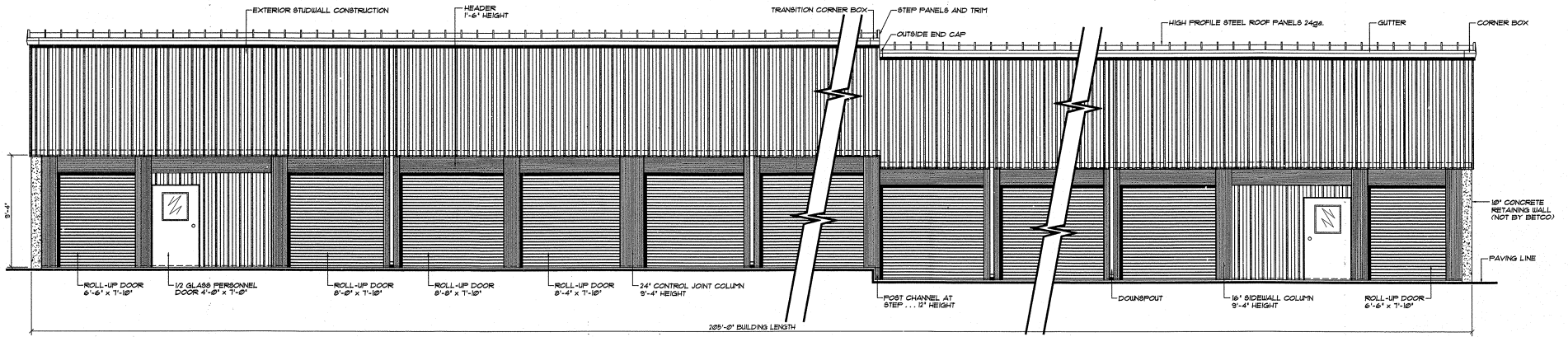
1 Elevation - Long-side View
SCALE: 1/4" = 1'-0"



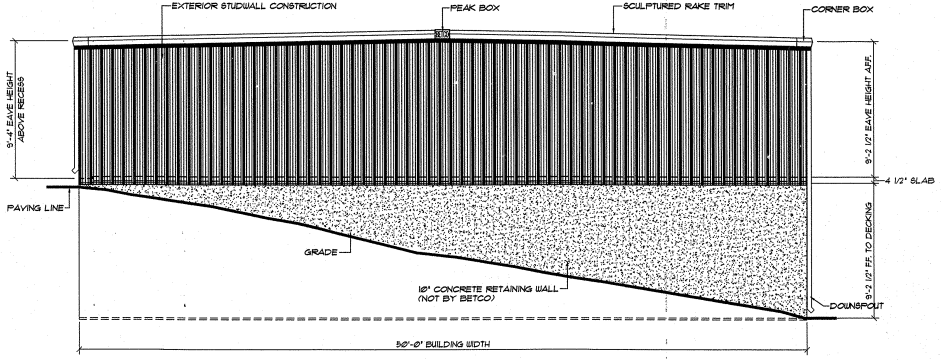
2 End Elevation at Electrical Room
SCALE: 1/4" = 1'-0"

Typical Elevation

8-C-23-SU
6/26/2023



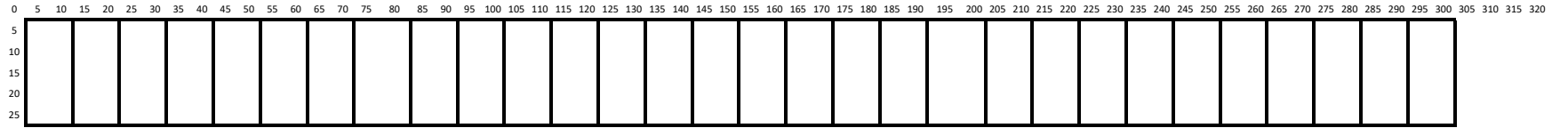
A SIDEWALL ELEVATION ... BUILDING "1"
 81 SCALE: 1/4" = 1'-0"



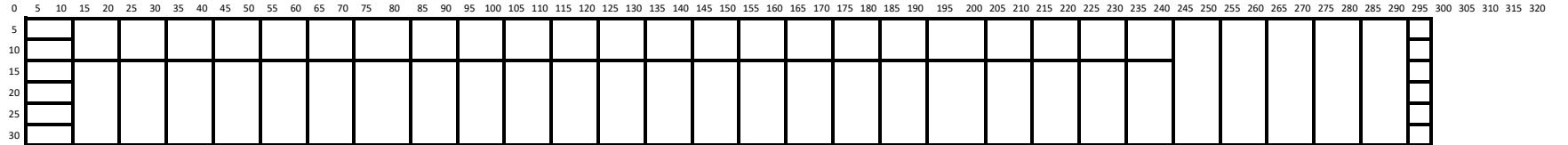
B ENDWALL ELEVATION ... BUILDING "1"
 81 SCALE: 1/4" = 1'-0"

8-C-23-SU
 6/26/2023

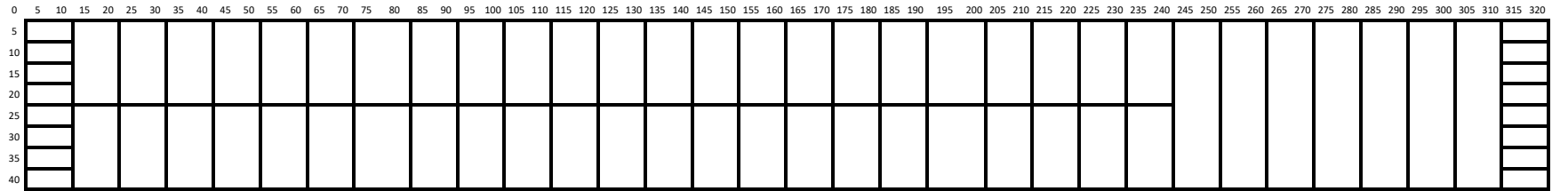
BUILDING 1 TWO FLOORS



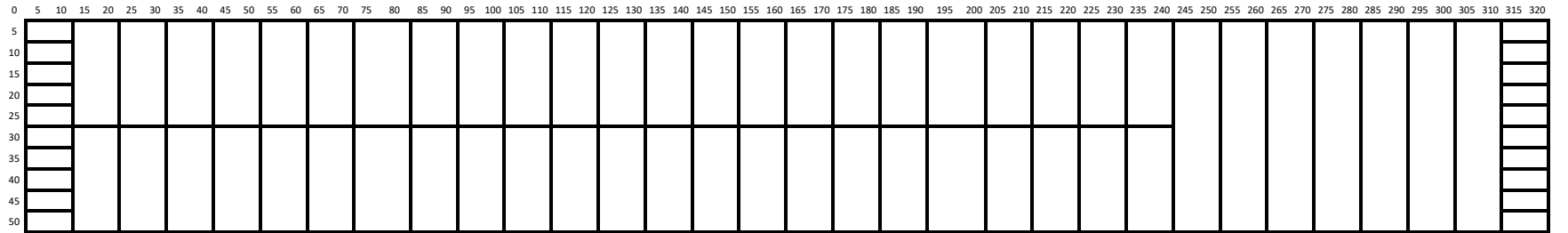
BUILDING 2



BUILDING 3



BUILDING 4



	BUILDING				TOTAL
	1-TOP	1-BOTTOM	2	3	
5 X5			6		6
5x10			6	16	20
10X10			23		23
10X20			23	46	69
10X25	30	30			48
10X30			5		5
10X40				7	7
10X50				7	7
					<u>267</u>

Figure 1. Floor Plan & Unit Mix



Request to Postpone • Table • Withdraw

Danny Heidle

7/28/2023

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

8/10/2023

Scheduled Meeting Date

8-C-23-SU

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the October 5th Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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

Danny Heidle

Applicant Signature

Please Print

865-755-5447

865storage@gmail.com

Phone Number

Email

STAFF ONLY

Jessie Hillman
Staff Signature

Jessie Hillman

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Danny Heidle

Applicant Name

Affiliation

6/26/2023

Date Filed

8/10/2023

Meeting Date (if applicable)

8-C-23-SU

File Number(s)

CORRESPONDENCE

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

Danny Heidle

Name / Company

5852 Washington Pike Knoxville TN 37919

Address

865-755-5447 / danny@gprknoxville.com

Phone / Email

CURRENT PROPERTY INFO

Charles Wilder Third Order, LLC

Owner Name (if different)

6937 Old Kent Dr Knoxville TN 37919

Owner Address

865-567-8047

Owner Phone / Email

5852 WASHINGTON PIKE

Property Address

49 092.08

Parcel ID

8.41 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Washington Pike, southern terminus of Murphy Road

General Location

City

Council District 4

C-G-1 (General Commercial)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northeast County

Planning Sector

NC (Neighborhood Commercial)

Sector Plan Land Use Classification

Urban Growth Area (Inside City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Special use request for the addition of four indoor self-service storage buildin	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: **Danny Heidle** Please Print **6/26/2023** Date

Property Owner Signature: **Charles Wilder Third Order, LLC** Please Print **6/26/2023** Date

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Danny Heidle

Applicant Name	Affiliation
Date Filed	Meeting Date (if applicable)
August 10, 2023	File Number(s)

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

Danny Heidle

Name	Company
5852 Washington Pike	Knoxville TN 37919
Address	City State ZIP
(865) 755-5447	Danny@gprknoxville.com
Phone	Email

CURRENT PROPERTY INFO

Charles Wilder	6937 Old Kent Dr., Knoxville, TN 37919	(865)567-8047
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
5852 Washington Pike	049 09208	
Property Address	Parcel ID	
KUB	NEKUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location	Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	
District	Zoning District
	Existing Land Use
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

Related City Permit Number(s)

Home Occupation (specify) _____

Phase 3, Add 4 Self Storage Buildings

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Pending Plat File Number

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

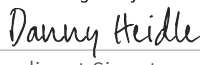
- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property **AND 2)** The application and all associated materials are being submitted with his/her/its consent

DocuSigned by:

 Applicant Signature

Danny Heidle

6/22/23

Please Print

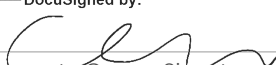
Date

(865) 755-5447

Danny@gprKnoxville.com

Phone Number

Email

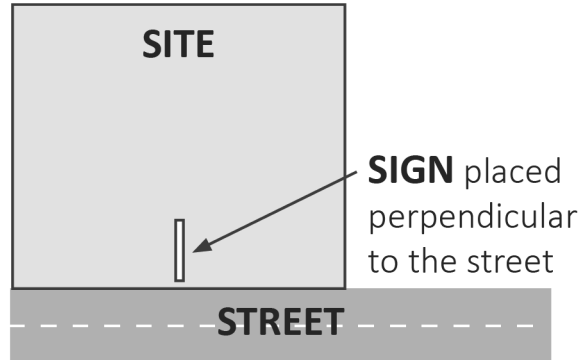
DocuSigned by:

 Property Owner Signature

Charles Wilder

Please Print

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:

_____ **July 28, 2023** _____ and _____ **August 11, 2023** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Danny Heidle

Date: 6/26/2023

File Number: 8-C-23-SU

- Sign posted by Staff
- Sign posted by Applicant