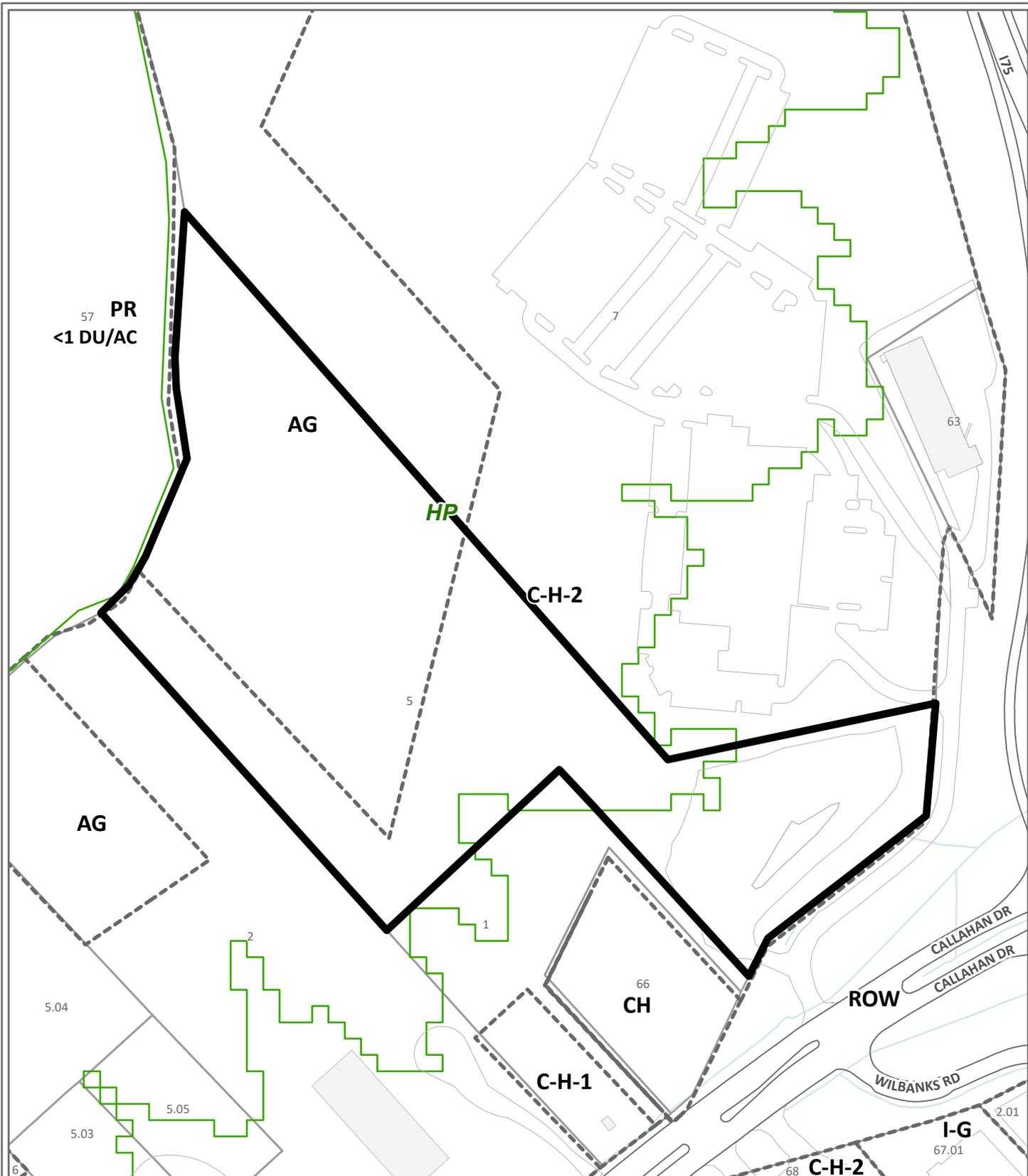


STAFF REPORT IS CURRENTLY PENDING AND WILL
BE PUBLISHED ON FRIDAY, FEBRUARY 6, 2026.



SPECIAL USE

2-A-26-SU

Petitioner: Miller Valentine



Self-storage facility - enclosed and outdoor in C-H-2 (Highway Commercial)

Original Print Date: 1/8/2026
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 57

Jurisdiction: City

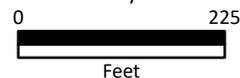


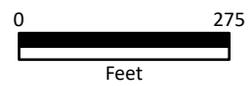
Exhibit A. Contextual Images



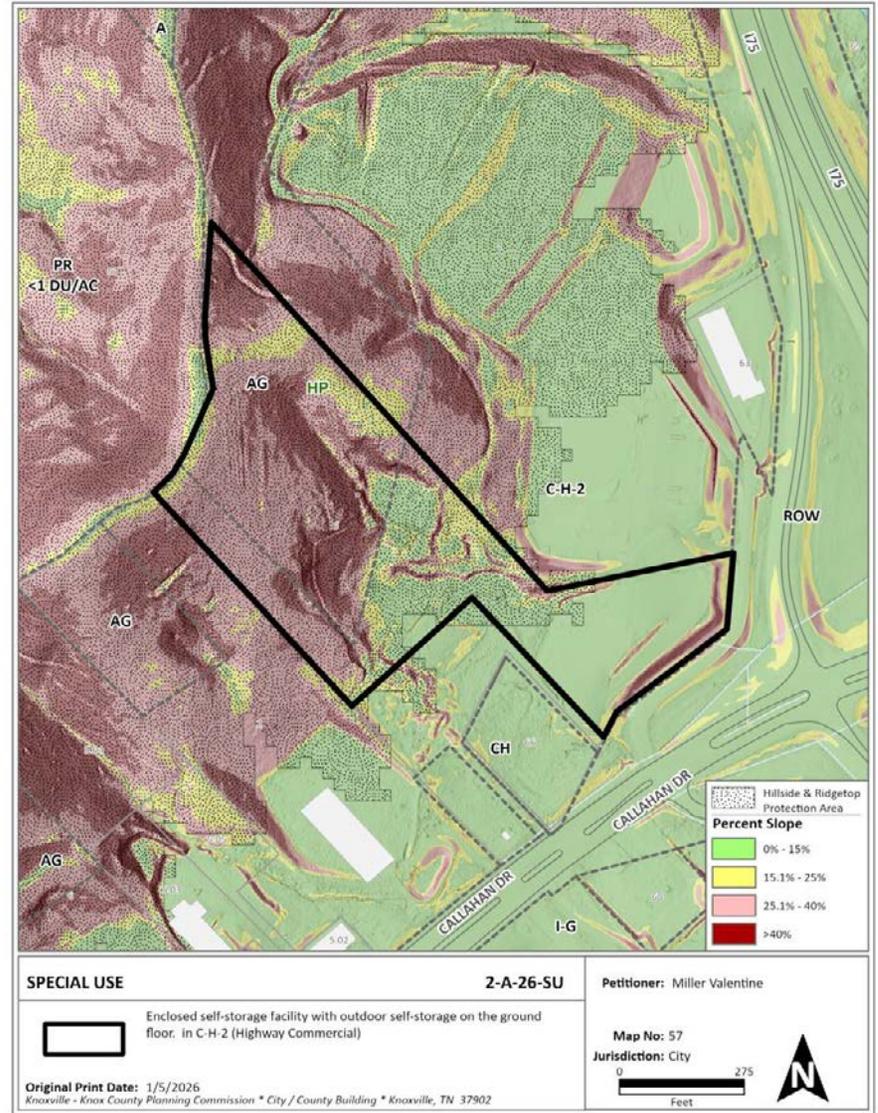
AERIAL MAP



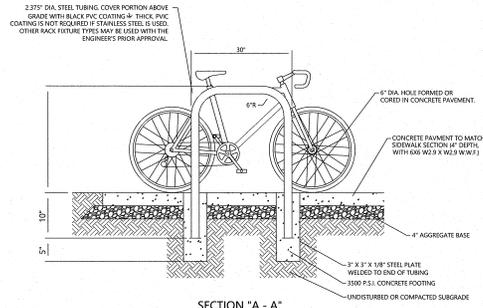
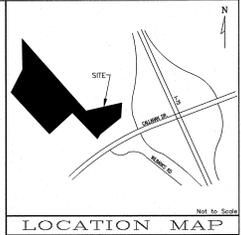
Case boundary



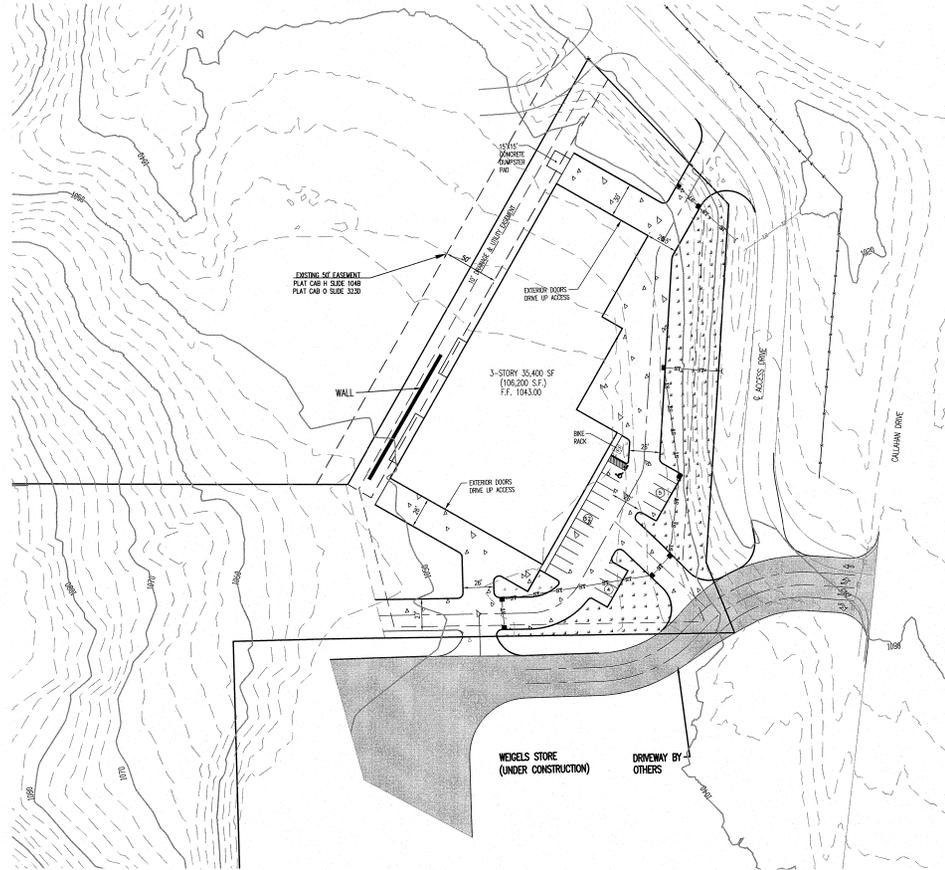
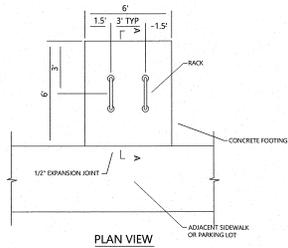
CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	520,218.6	11.94			
Non-Hillside	108,895.6	2.50	N/A		
0-15% Slope	64,915.1	1.49	100%	64,915.1	1.49
15-25% Slope	64,960.8	1.49	50%	32,480.4	0.75
25-40% Slope	175,260.8	4.02	20%	35,052.2	0.80
Greater than 40% Slope	106,186.3	2.44	10%	10,618.6	0.24
Ridgetops					
Hillside Protection (HP) Area	411,323.0	9.44	Recommended disturbance budget within HP Area	143,066.3	3.28
			Percent of HP Area	34.8%	



2-A-26-SU
Revision 1.23.26



BICYCLE RACK WITH PAD
NOT TO SCALE



- NOTES:
1. TOPOGRAPHIC INFORMATION PROVIDED BY USGS LIDAR.
 2. THIS PROPERTY CONTAINS APPROXIMATELY 11.96 ACRES.
 3. ZONING DISTRICT: C-H-2 AND AG
 4. SPECIAL USE FOR THIS PROPERTY TO ALLOW THE FOLLOWING:
 - a) EXTERIOR FACING STORAGE UNITS
 5. BUILDING SETBACKS:
 - FRONT: 20'
 - REAR: 10' (35' ABUTTING RESIDENTIAL)
 - SIDE: 10' (35' ABUTTING RESIDENTIAL)
 6. PROPOSED BUILDING SQUARE FOOTAGE: 106,200 S.F. (APPROX. 800 UNITS)
 7. MAXIMUM BUILDING HEIGHT: 90 FEET

SELF STORAGE FACILITY (ENCLOSED) PARKING TABLE REQUIREMENTS

- MINIMUM**
- 5 SPACES + 0.02/UNIT
 - = 2 + (800 UNITS X 0.02)
 - = 21 SPACES
- MAXIMUM**
- 7 SPACES + 0.033/UNIT
 - = 7 + (800 UNITS X 0.033)
 - = 33 SPACES
- ACCESSIBLE SPACES**
- PARKING SPACES PROVIDED: 1-25
 - ACCESSIBLE SPACES REQUIRED: 1 VAN
- PROPOSED PARKING SPACES**
- PROPOSED SPACES: 21
 - REQUIRED BICYCLE PARKING:
 - LESS THAN 50 MOBILE VEHICLES PARKING SPACES
 - 4 BICYCLE PARKING SPACES

SITE DATA:

- EXISTING SITE= 11.96 ACRES.
- EXISTING IMPERVIOUS= 1.58 ACRES.
- PROPOSED IMPERVIOUS= 1.55 ACRES.
- PROPOSED DISTURBED AREA= 2.55 ACRES



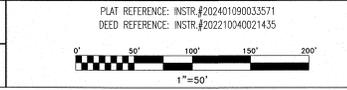
OWNER/DEVELOPER:
WHITE PROPERTIES, III LLC
1005 OAK RIDGE TURNPIKE
OAK RIDGE, TN 37830
(843)766-3800

BATSON, HIMES, NORWELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4204 PAINFOLD DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
enr@bhnp.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	KPW							
CHECKED	DBH	1/20/26	REVISED PER PLANNING COMMENTS					

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2" = INTERVAL

DATE
12/23/25



SITE PLAN FOR
LOT 2R OF THE JOHN H. PATTY-TRACT II

TAX MAP 5779 PARCEL 5
5TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
39 WARD CITY OF KNOXVILLE, CITY BLOCK 30970

25817-SP

SHEET 2 OF 2 SHEET(S)



1 CONCEPTUAL PERSPECTIVE



2 CONCEPTUAL PERSPECTIVE

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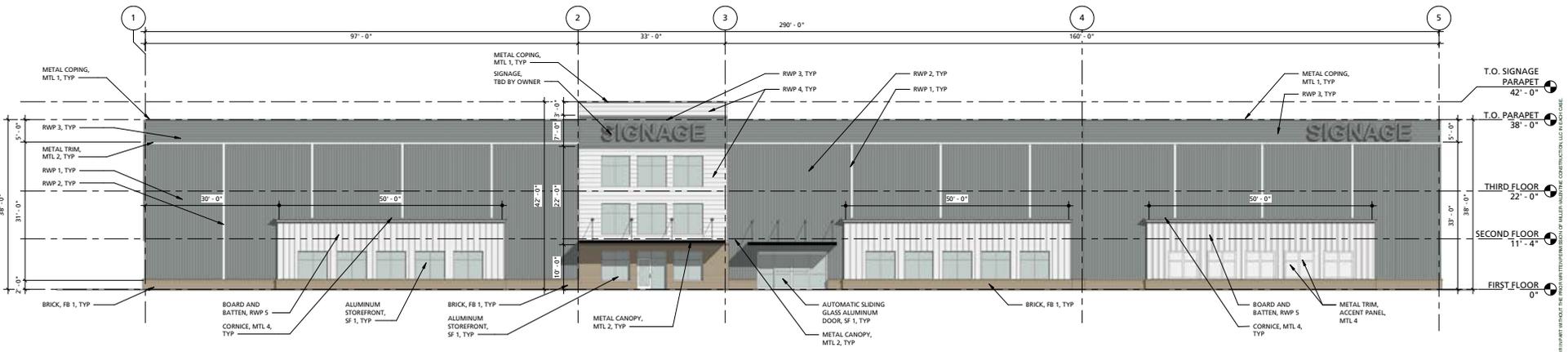


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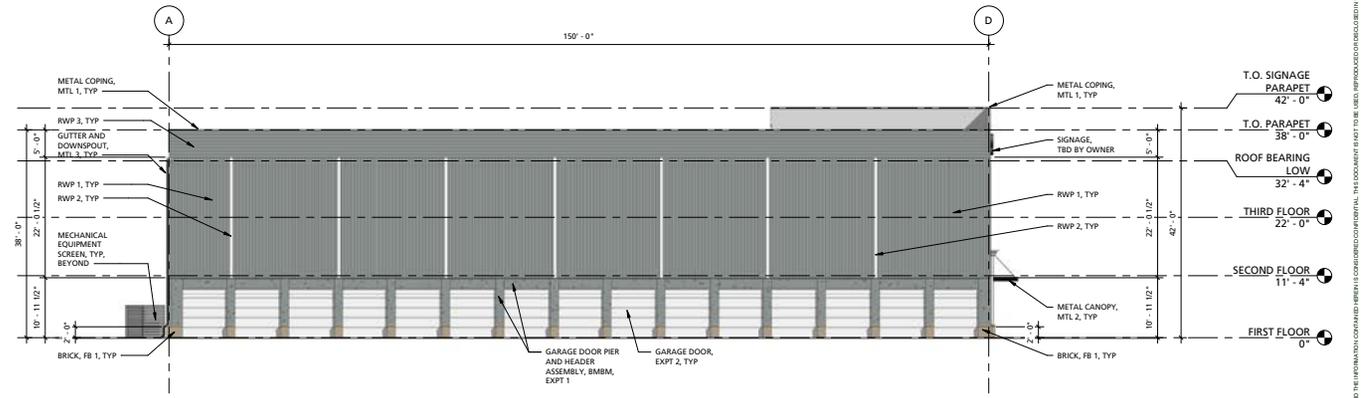
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 C-25-055

PERSPECTIVE

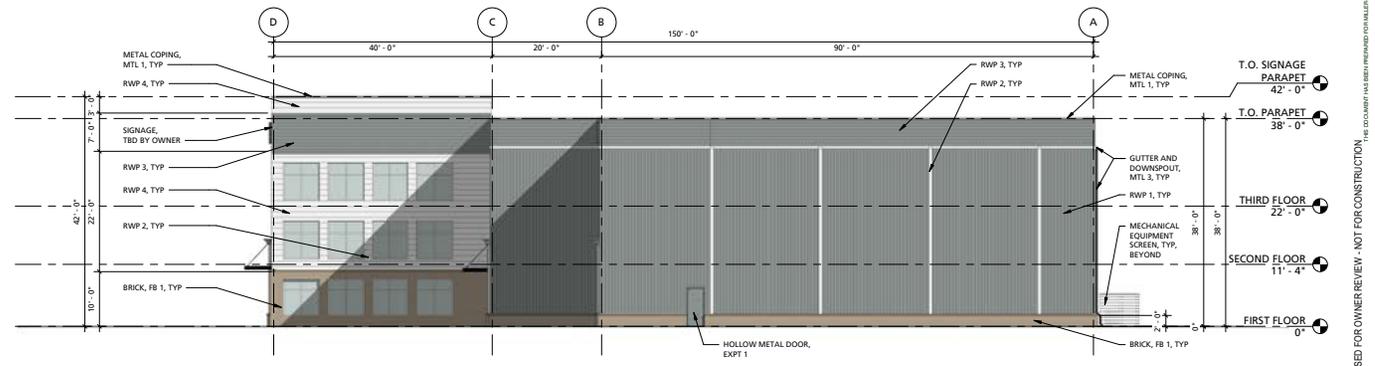
SK-A1.1



1 SOUTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"

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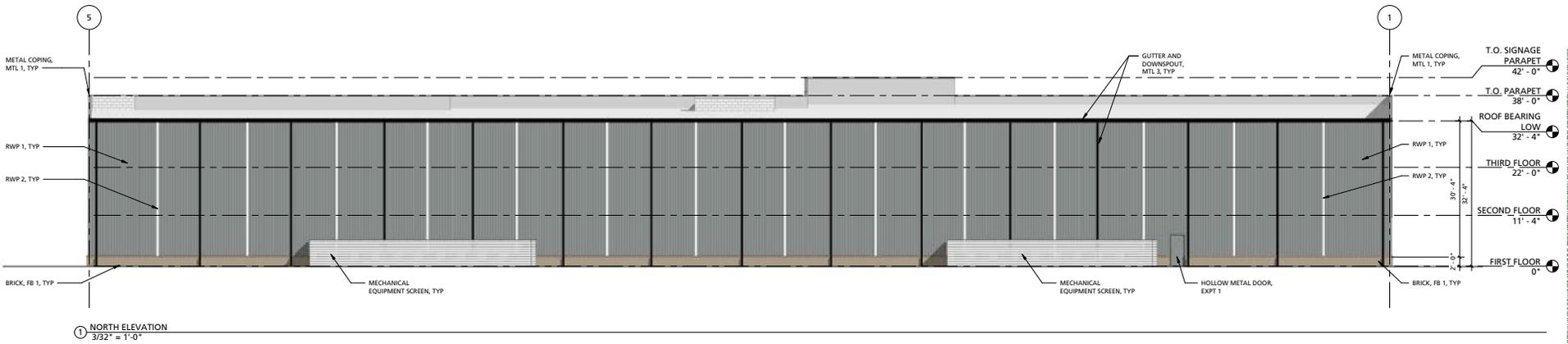


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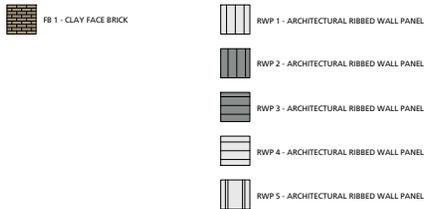
DATE: 01.20.26
JOB NO.: C-25-055

ELEVATIONS

SK-A1.2



EXTERIOR MATERIAL KEY



CODE OF ORDINANCES - KNOXVILLE, TN

ARTICLE 5.4.A (COMMERCIAL DISTRICTS DESIGN STANDARDS)
 TRANSPARENCY REQUIREMENT: 30% BETWEEN 2FT AND 10FT @ SOUTH ELEVATION ONLY ON GROUND LEVEL.
 SOUTH ELEVATION = 350 LINEAR FEET
 350 LINEAR FEET X 8FT = 2,800 SF SURFACE AREA
 2,800 SF SURFACE AREA X 30% = 840 SF REQUIRED
 PROPOSED TRANSPARENCY: 848 SF

EXTERIOR MATERIAL LEGEND

<p>FB 1 - BRICK MFR: TRIANGLE BRICK COMPANY COLOR: SOUTHAMPTON SEE: ENGINEERS MORTAR MFR: ARGOS MORTAR COLOR: TO BE SELECTED FROM MFR'S FULL RANGE</p>	<p>MTL 1 - ALUMINUM ROOF SPECIALTIES (COPING) MFR: MCELROY OR EQUAL FINISH: KYNAR 500 COLOR: ASH GRAY</p>
<p>SE 1 - ALUMINUM FRAMED ENTRANCES AND STOREFRONT MFR: TO BE SELECTED FROM BUT NOT LIMITED TO: YKK KAWNEER PRODUCT: OLDCASTLE BUILDING ENVELOPE FINISH: ANODIC COLOR: CLEAR ANODIZED</p>	<p>MTL 2 - AWNING MFR: MCELROY OR EQUAL FINISH: KYNAR 500 COLOR: MATTIE BLACK</p>
<p>EXPT 1 - EXTERIOR PAINT (EXTERIOR DOORS) MFR: SHERWIN WILLIAMS OR EQUAL FINISH: SEMI-GLOSS COLOR: TBD *MATCH RWP 1, SEE ELEVATIONS</p>	<p>MTL 3 - GUTTERS / DOWNSPOUTS MFR: MCELROY OR EQUAL FINISH: KYNAR 500 COLOR: MATTIE BLACK</p>
<p>EXPT 2 - EXTERIOR PAINT (EXTERIOR GARAGE DOORS) MFR: SHERWIN WILLIAMS OR EQUAL FINISH: SEMI-GLOSS COLOR: TBD *MATCH RWP 1, SEE ELEVATIONS</p>	<p>RWP 1 - ARCHITECTURAL RIBBED WALL PANEL (GENERAL FIELD) MFR: MCELROY OR EQUAL STYLE: 7.2 PANEL (VERTICAL) FINISH: KYNAR 500 THICKNESS: 24 GAUGE COLOR: ASH GRAY</p>
<p>MBP 1 - METAL ROOF PANEL MFR: MCELROY OR EQUAL STYLE: MAXIMA FINISH: KYNAR 500 THICKNESS: 24 GAUGE COLOR: TO BE SELECTED FROM MFR FULL RANGE NOTE: PER 2021 INTERNATIONAL ENERGY CONSERVATION CODE (WITH HOUSTON AMENDMENTS), THE FOLLOWING REQUIREMENTS MUST BE MET FOR LOW-SLOPED ROOFS DIRECTLY ABOVE COOLED CONDITIONED SPACES IN CLIMATE ZONES 1, 2 AND 3 SHALL COMPLY WITH ONE OR MORE OF THE OPTIONS IN TABLE C402.3. 1. THREE-YEAR AGED SOLAR REFLECTANCE INDEX 0.55 AND THERMAL EMITTANCE 0.75 2. THREE-YEAR AGED SOLAR REFLECTANCE INDEX OF 64</p>	<p>RWP 2 - ARCHITECTURAL RIBBED WALL PANEL (ACCENT) MFR: MCELROY OR EQUAL STYLE: 7.2 PANEL (VERTICAL) FINISH: KYNAR 500 THICKNESS: 24 GAUGE COLOR: BONE WHITE</p>
	<p>RWP 3 - ARCHITECTURAL RIBBED WALL PANEL (ACCENT) MFR: MCELROY OR EQUAL STYLE: MEGA-RIB PANEL (HORIZONTAL) FINISH: KYNAR 500 THICKNESS: 24 GAUGE COLOR: ASH GRAY</p>
	<p>RWP 4 - ARCHITECTURAL RIBBED WALL PANEL (ACCENT) MFR: MCELROY OR EQUAL STYLE: MEGA-RIB PANEL (HORIZONTAL) FINISH: KYNAR 500 THICKNESS: 24 GAUGE COLOR: BONE WHITE</p>
	<p>RWP 5 - ARCHITECTURAL RIBBED WALL PANEL (ACCENT) MFR: MCELROY OR EQUAL STYLE: BOARD AND BATTEN FINISH: KYNAR 500 THICKNESS: 24 GAUGE COLOR: BONE WHITE</p>

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 ELEVATIONS

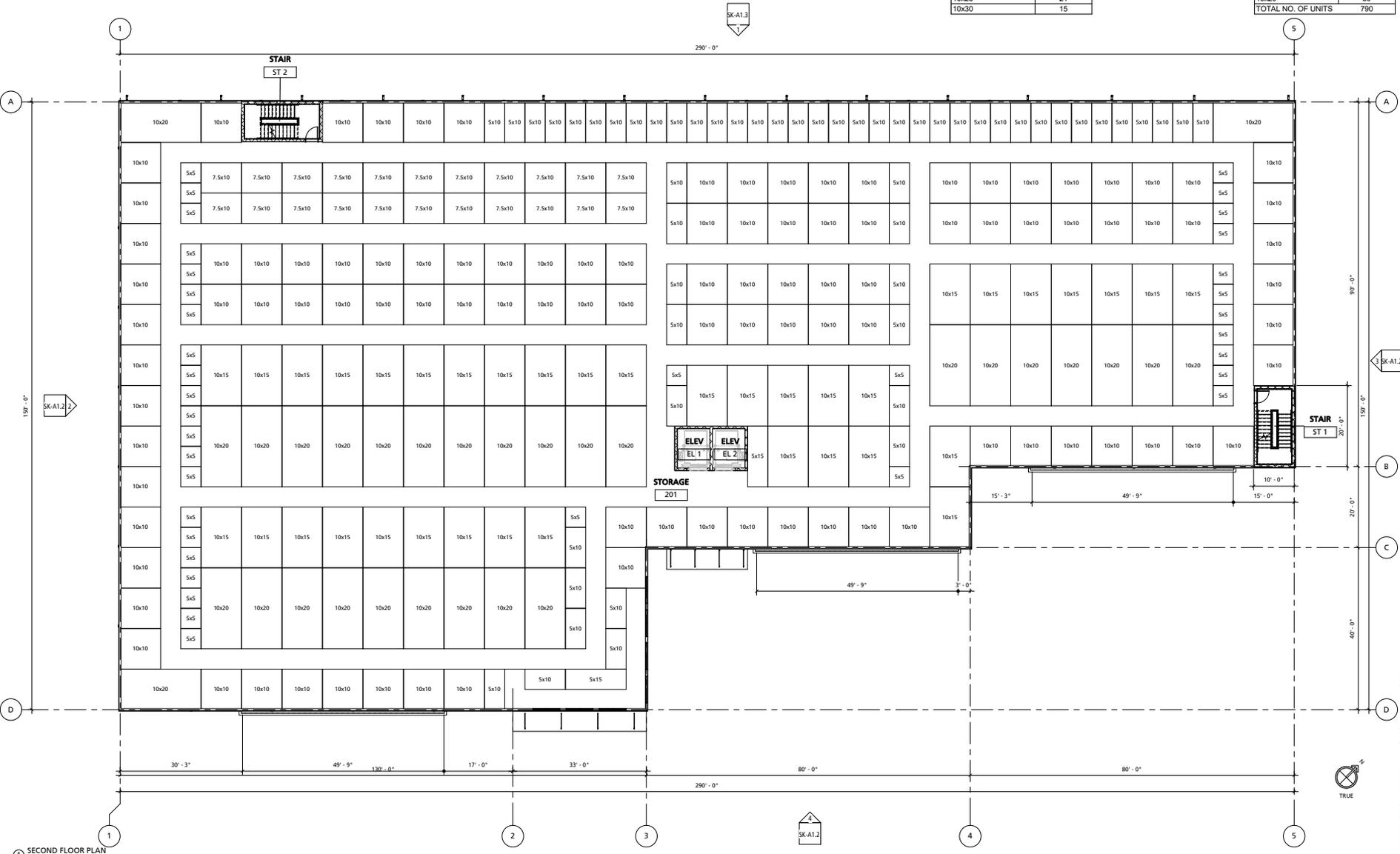
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UNIT MIX SCHEDULE	
UNIT SIZE	QUANTITY
FIRST FLOOR	
5x5	16
5x5	20
5x10	27
7.5x10	24
10x10	43
10x15	38
10x20	18
10x25	21
10x30	15

UNIT MIX SCHEDULE	
UNIT SIZE	QUANTITY
SECOND FLOOR	
5x5	36
5x10	54
5x15	2
7.5x10	22
10x10	103
10x15	37

UNIT MIX SCHEDULE	
UNIT SIZE	QUANTITY
THIRD FLOOR	
10x20	30
5x5	36
5x10	54
5x15	2
7.5x10	22
10x10	103
10x15	37
10x20	30
TOTAL NO. OF UNITS	790



1 SECOND FLOOR PLAN
3/32" = 1'-0"

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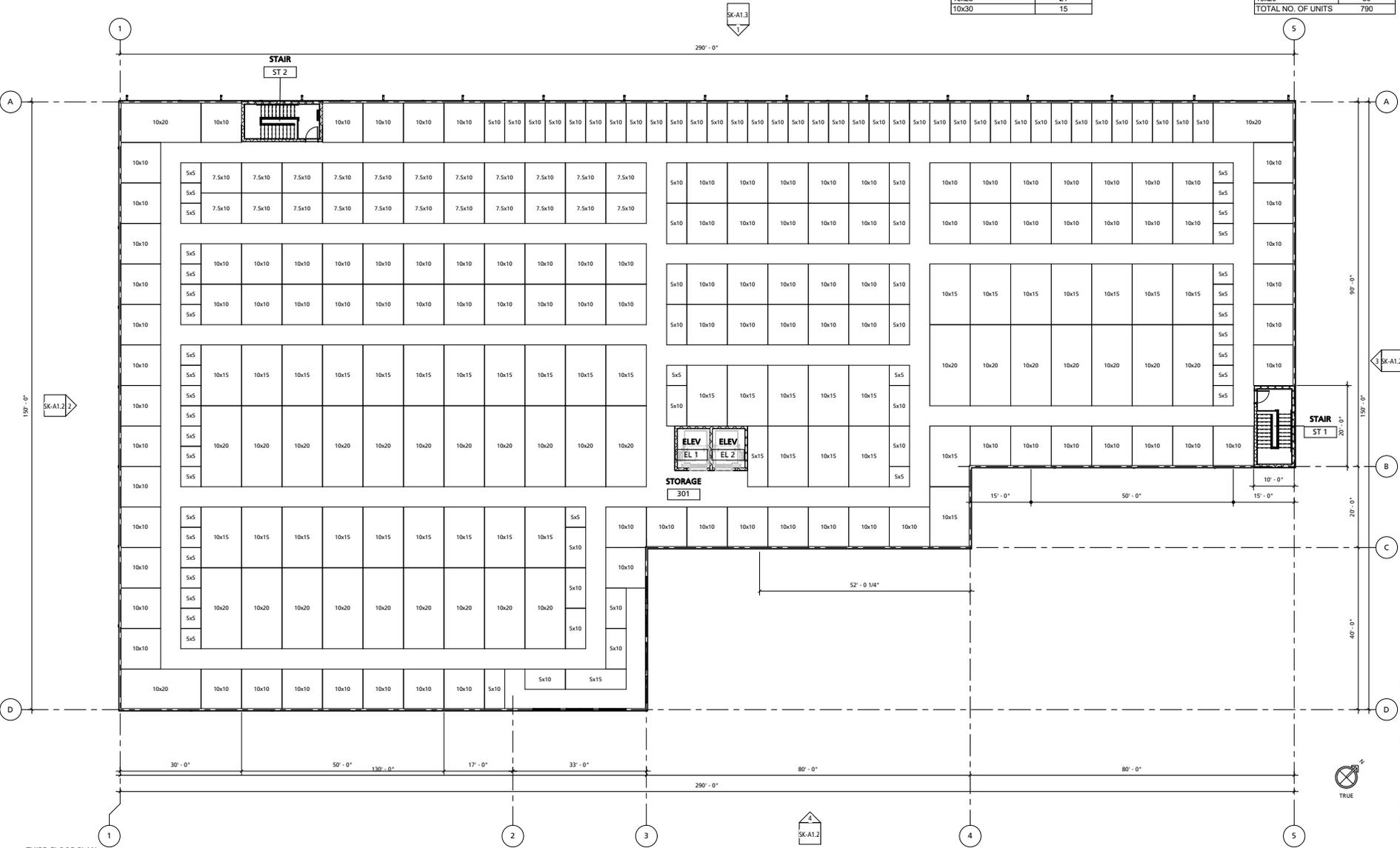
SECOND FLOOR PLAN

SK-A2.2

UNIT MIX SCHEDULE	
UNIT SIZE	QUANTITY
FIRST FLOOR	
5x5	16
5x5	20
5x10	27
7.5x10	24
10x10	43
10x15	38
10x20	18
10x25	21
10x30	15

UNIT MIX SCHEDULE	
UNIT SIZE	QUANTITY
SECOND FLOOR	
5x5	36
5x10	54
5x15	2
7.5x10	22
10x10	103
10x15	37

UNIT MIX SCHEDULE	
UNIT SIZE	QUANTITY
THIRD FLOOR	
10x20	30
5x5	36
5x10	54
5x15	2
7.5x10	22
10x10	103
10x15	37
10x20	30
TOTAL NO. OF UNITS	790



1 THIRD FLOOR PLAN
3/32" = 1'-0"

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THIRD FLOOR PLAN

SK-A2.3

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

01/31/2026

Date to be Posted

02/13/2026

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting


Applicant Signature

DAVID HARBIN
Applicant Name

12-22-25
Date