

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 1-A-24-TOA                      Related File Number:  
Application Filed: 12/1/2023                      Date of Revision:  
Applicant: DUTCHTOWN STORAGE TN, LLC

## PROPERTY INFORMATION

General Location: Southeast side of Dutchtown Road, southwest side of Cogdill Road  
Other Parcel Info.:  
Tax ID Number: 118 17606                      Jurisdiction: City  
Size of Tract: 6.81 acres  
Accessibility: Access will be off of Dutchtown Road, a minor arterial with a 60-ft pavement width inside a right-of-way that varies in width.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant  
Surrounding Land Use:  
Proposed Use: N/A                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: TP (Technology Park)  
Growth Policy Plan:  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10308 Dutchtown Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay)  
Former Zoning:  
Requested Zoning: N/A  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

**Planner In Charge:** Naomi Hansen

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** APPLICATION APPROVED January 5, 2024, pursuant to Article 16.8.B.3.g of the City of Knoxville Zoning Ordinance regarding administrative approval in the TO-1 zone, and all relevant requirements of the TTCDA Design Guidelines.

**Comments:**

1. The applicant has requested approval to revise previously approved landscaping plans for a self-storage facility off of Dutchtown Road. This will be the second administrative approval since the original site plans were approved in April 2022 (TTCDA Case 4-B-22-TOB and Planning Commission Case 4-F-22-SU). The conditions attached to the original approvals still apply.
2. Two waivers were issued by the TTCDA – one to increase the floor area ratio from 30% to 31.8% and another to reduce the parking setback to 10 ft, and these approvals still stand.
3. Subsequent administrative approvals were granted for revised building plans (TTCDA Case 10-A-22-TOA) and site plans removing perimeter fencing around the development except where needed for safety purposes (TTCDA Case 9-A-23-TOA).
4. The subject landscaping plan revisions proposed were minor and able to be approved administratively by staff under Article VIII, Section 7 of the Administrative Rules and Procedures of the TTCDA (Staff Review and Approval of Minor Changes to Previously Approved Applications).
5. Changes consisted of the following:
  - a. Removed medium tree from northwest corner of site and replaced it with 2 deciduous shrubs.
  - b. Removed two large trees from northern edge of site.
  - c. Removed foundation plantings along the southern half of the front façade.
  - d. Added more foundation plantings along the northern half of the front façade.
  - e. Removed foundation plantings where HVAC equipment will be located along the southern-facing side façade. The topography of the site slopes down from the road to where the HVAC equipment will be located, so it will be screened from the public right-of-way by the land and will not require shrubs around the equipment.
6. The rest of the development plans remain unchanged.

**Action:** Approved

**Meeting Date:** 1/8/2024

**Details of Action:** APPLICATION APPROVED January 5, 2024, pursuant to Article 16.8.B.3.g of the City of Knoxville Zoning Ordinance regarding administrative approval in the TO-1 zone, and all relevant requirements of the TTCDA Design Guidelines.

**Summary of Action:**

**Date of Approval:** 1/5/2024

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**