

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 10-A-22-TOA Related File Number:
Application Filed: 8/4/2022 Date of Revision:
Applicant: DUTCHTOWN STORAGE TN, LLC DUTCHTOWN STORAGE TN, LLC

PROPERTY INFORMATION

General Location: Southeast side of Dutchtown Rd, southwest of Cogdill Rd
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: Vacant land
Surrounding Land Use:
Proposed Use: Indoor/outdoor self storage facility, revision of previously approved plans Density:
Sector Plan: Northwest County Sector Plan Designation: TP (Technology Park) / SP (Stream Protection)
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), F (Floodway), & 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: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): APPLICATION APPROVED September 2, 2022, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:
1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

The conditions attached to the original approval (Case 4-B-22-TOB) still apply.

Comments:

- 1) The applicant is requesting approval of revised plans for a self-storage facility with an area of approximately 95,089 sq ft. on a 6.81-acre site. Proposed modifications are minor in scope and this request is an administrative review.
- 2) A previous version of the development plans was approved for this facility in April 2022 by the TTCDA (Case 4-B-22-TOB) and Planning Commission (4-F-22-UR). Since the time of that approval, this property and the adjacent property to the west have been replatted, so the acreage shown on this plan is different from what was shown on previous plans.
- 3) No changes were made to the floor plan, building footprint, landscape plan, or lighting plan. The proposed plan revisions are mostly cosmetic and consist of the following:
 - a) The EIFS on the rear (or southeast) façade was replaced with corrugated metal paneling (MTL-3) in the same color as the materials on the other three facades.
 - b) The brick veneer on the entire building was replaced with architectural split-faced CMU. The CMU will be painted to resemble the color of the original brick (BV-1).
 - c) HVAC units were moved from the roof to be located along the side of the building. Originally, a TPO roof was proposed with mechanical equipment on the roof and the parapet screening the units from view. The HVAC units will be screened from Cogdill Road by the landscaping proposed and approved in the earlier plans.
 - d) Since it was no longer needed for screening, the parapet on the rear (southeast elevation) was lowered to allow for a single-seam roof with gutters and downspouts.
- 6) The rest of the development plans remain unchanged.
- 7) The site is somewhat constrained with a stream running through the rear of the site and a floodway, 100-yr and 500-yr floodplains, and a stream protection area designated over part of the property. Site development occurs to the northwest of the stream and leaves the stream area largely intact with no grading to occur within the stream buffer area or south of that.
- 8) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines.
- 9) The landscape plan and lighting plan remain in compliance with the TTCDA Guidelines.
- 10) Signage is depicted on the buildings but is not part of this request. A signage package would need to be submitted at a future time and would be required to meet all applicable requirements of the TTCDA.

Action: Approved

Meeting Date: 10/3/2022

Details of Action:

APPLICATION APPROVED September 2, 2022, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:
1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Summary of Action:

Date of Approval: 9/7/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: