

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 9-A-23-TOA Related File Number:
Application Filed: 8/3/2023 Date of Revision:
Applicant: ARTHUR LONG CML PROPERTY GROUP, 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 is via 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: Self storage facility originally approved as case # 4-B-23-TOB & 10-A-22-TOA Density:
Sector Plan: Southwest County Sector Plan Designation: TP/SP
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 (Floodplain Overlay) & 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 September 6, 2023, 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 subject to the following conditions:
1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.
2) Removal of the chainlink fence unless it is required for fall protection.

Comments:

PURSUANT TO ARTICLE VIII, SECTION 7 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE TTCDA STAFF MAY REVIEW AND APPROVE MINOR CHANGES TO PREVIOUSLY APPROVED APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS FOR BUILDING, GRADING, AND SIGNS PERMITS, CONSISTENT WITH THE FOLLOWING REQUIREMENTS:

A. THE PROPOSED CHANGE COMPLIES WITH ALL RELEVANT REQUIREMENTS OF THE DESIGN GUIDELINES, KNOXVILLE ZONING ORDINANCE AND KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE. AS SUCH, WAIVERS TO THE DESIGN GUIDELINES AND ZONING VARIANCES WOULD NOT BE NEEDED.

- 1) The applicant is requesting approval of revised plans for a self-storage facility consisting of approximately 95,089 sq ft of floor area and 663 storage units. Proposed modifications are minor and this request is an administrative review.
- 2) No changes were proposed to the building, the ground area coverage (GAC) and floor area ratio (FAR) remain unchanged. Proposed modifications included the removal of the fence except where required for fall protection.
- 3) Knox County staff determined that this use would be allowed in the BP zone, but all site plans within the BP zone require approval by the Planning Commission. This project was approved at the April, 2022 Planning Commission meeting (Case 5-E-22-UR).
- 4) Two waivers were issued under case file 4-B-22-TOB. One to increase the floor area ratio from 30% to 31.8% and another to reduce the parking setback to 10 ft. These approvals still stand.
- 5) All plans remain in accordance with the TTCDA Design Guidelines.

B. THE PROPOSED CHANGE COMPLIES WITH THE REQUIREMENTS OF THE KNOX COUNTY ZONING ORDINANCE FOR APPROVAL OF MINOR CHANGES IN THE TO ZONE. ARTICLE 5.90.11 OF THE KNOX COUNTY ZONING ORDINANCE STATES THAT MINOR REVISIONS TO DEVELOPMENT PLANS MAY BE APPROVED BY THE TTCDA EXECUTIVE DIRECTOR, OR DESIGNEE, PROVIDED SUCH CHANGES: A) DO NOT ALTER THE BASIC RELATIONSHIP OF THE PROPOSED DEVELOPMENT TO ADJACENT PROPERTY OR STREETS AND ROADS; B) DO NOT ALTER THE USES PERMITTED; C) DO NOT INCREASE THE AREA OF DEVELOPMENT BY MORE THAN 5% OF THE PREVIOUSLY APPROVED SQUARE FOOTAGE; AND D) DO NOT REQUIRE THE APPROVAL OF A WAIVER TO THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES, OR A VARIANCE TO THE ZONING ORDINANCE FOR KNOX COUNTY.

1) The proposed revision does not alter any of the above standards, does not require a waiver from the TTCDA or a variance from the Knox County Zoning Ordinance, and is therefore in compliance with the TO zone requirements for minor changes to previously approved plans.

C. THE PROPOSED CHANGE COMPLIES WITH THE REQUIREMENTS OF THE KNOX COUNTY ZONING ORDINANCE FOR APPROVAL OF MINOR CHANGES IN THE TO ZONE. ARTICLE 5.90.11 OF THE KNOX COUNTY ZONING ORDINANCE STATES THAT MINOR REVISIONS TO DEVELOPMENT PLANS MAY BE APPROVED BY THE TTCDA EXECUTIVE DIRECTOR, OR DESIGNEE, PROVIDED SUCH CHANGES:

- A) DO NOT ALTER THE BASIC RELATIONSHIP OF THE PROPOSED DEVELOPMENT TO ADJACENT PROPERTY OR STREETS AND ROADS;
- B) DO NOT ALTER THE USES PERMITTED;
- C) DO NOT INCREASE THE AREA OF DEVELOPMENT BY MORE THAN 5% OF THE PREVIOUSLY APPROVED SQUARE FOOTAGE; AND DO NOT REQUIRE THE APPROVAL OF A WAIVER TO THE

TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES, OR A VARIANCE TO THE ZONING ORDINANCE FOR KNOX COUNTY.

1) The proposed revision does not alter any of the above standards, does not require a waiver from the TTCDA or a variance from the Knox County Zoning Ordinance, and is therefore in compliance with the TO zone requirements for minor changes to previously approved plans.

Action: Approved **Meeting Date:** 9/11/2023

Details of Action: APPLICATION APPROVED September 6, 2023, 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 subject to the following conditions:
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Summary of Action:

Date of Approval: 9/6/2023 **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:**