

NEW CLIMATE CONTROLLED SELF-STORAGE FACILITY FOR:

Climate Storage

0 Valley Vista Road
Knox County
KNOXVILLE, TENNESSEE, 37932
Map 103, Parcels 119.11

PLANNING FILE NO. 4-H-22-UR, TTCDA FILE NO. 4-A-22-T



VIEW NORTHWEST - Valley Vista Road

Waiver Requests
Waiver 1:
Increase in Allowable Floor Area Ratio from 30% to 39.6%

Waiver 2:
Reduction in required parking spaces from 284 to 40

Wavier 3:
Partial relief from building landscaping requirement of 50% of elevaton area

Project Information

Zoning :
Planed Commercial- Technology Overlay (PC/TO)
Proposed Use: Self-Storage
Parcel Size: 4.7 Ac
Building Area: 81,450 sqft
Two-Stories
Number of Storage Units: 577
Maximum Building Height: 30 ft
Floor Area Ratio: 39.95%
Impervious Surface area: 2.12 ac
Impervious Surface Area: 45.2%
Gross Area Coverage: 39.8%

PROJECT DEVELOPER

GREG DEE DEVELOPMENT
KNOXVILLE, TN
GREG DEE
gregdeeconstruction@gmail.com
865-556-0096

ISSUED FOR

ISSUED FOR PERMITTING
24 February 2022
REVISED PER COMMENTS AS OF 18 MAR 22
25 March 2022

CONSULTANTS

CIVIL ENGINEER:
WILL ROBINSON & ASSOCIATES
1248 N. SHOREWOOD LN
CARYVILLE, TN 37714
CONTACT: WILL ROBINSON
615-386-4200
wrassociates@bellsouth.net

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KINGDOM LANDSCAPES, INC.
5725 BALL ROAD, KNOXVILLE, TN 37931
865-556-0096
Greg Dee
GREG@KINGDOMLANDSCAPES.COM

4-H-22-UR
Revised: 3/25/2022



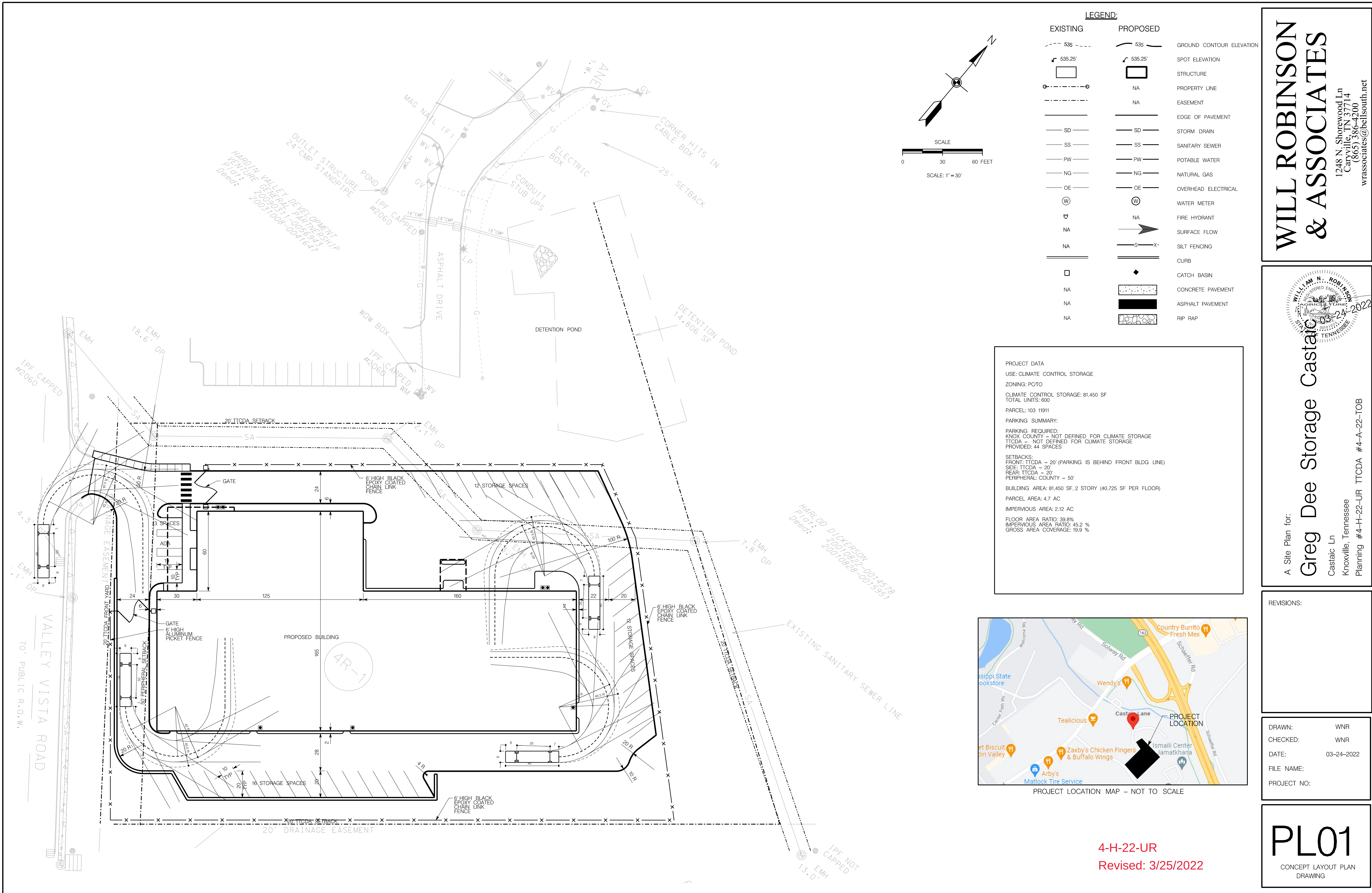
GRAPHIC SYMBOLS

	DOOR NUMBER		DETAIL NUMBER
	WINDOW NUMBER		SECTION REFERENCE
	ROOM OR SPACE NUMBER		SHEET NUMBER
	TOILET ACCESSORIES		DETAIL REFERENCE
	EQUIPMENT		SHEET NUMBER
	WALL TYPE		ELEVATION INDICATOR
	REVISIONS		REFERENCE GRID

	EARTH		ROUGH WOOD		BATT OR BLOWN-IN INSULATION
	STONE FILL		FINISH WOOD		RIGID INSULATION
	CONCRETE		PLYWOOD		GYPSUM BOARD
	CONCRETE BLOCK		STEEL (LARGE SCALE)		ACOUSTICAL TILE
	BRICK		STEEL (SMALL SCALE)		MARBLE

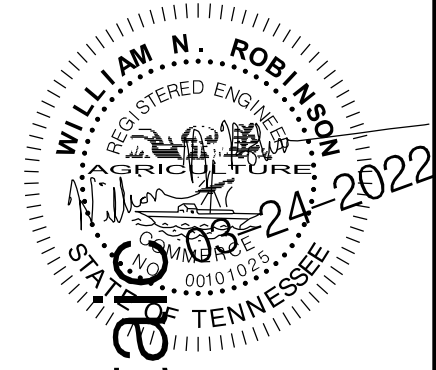
ABBREVIATIONS

General	Diameter	WV	Water Valve
DIA	Dimension	FH	Fire Hydrant
DIM	On Center	RPBP	Reduced Pressure Backflow Preventer
O.C.	Down	DDCV	Double Detector Check Valve
DN	Each	FDC	Fire Department Connection
EA	Each Face	PIV	Post Indicator Valve
EF	Each Way	WM	Water Meter
EW	Elevation	DSp	Downspout piped to storm drain
ELV or ELELV	Finished Floor Elevation	DSg	Downspout discharging to grade
FFE		CMP	Corrugated Metal Pipe
		RCP	Reinforced Concrete Pipe
		HDPE	High Density Polyethylene Pipe
		G	Gas
		NG	Natural Gas
		CI	Cast Iron
		DI	Ductile Iron
		PVC	Polyvinyl Chloride
		CPVC	Chlorinated Polyvinyl Chloride
		EM	Electric Meter
		GM	Gas Meter
		T	Transformer
		LP	Pole mounted light
		LB	Bollard mounted light
		W	Waterline
		PW	Fire Waterline
		OW	Potable Waterline
		OE	Overhead Electric Line
		UE	Underground Electric Line
		OT	Overhead Telephone
		UT	Underground Telephone
Property Information			
MBSL	Minimum Building Setback Line		
PU&DE	Public Utility and Drainage Easement		
IN	Iron Pin Not Found		
MON	Survey Monument		
BM	Benchmark		
D	Delta- Central Angle of Curve		
R	Radius of Curve		
T	Tangent Length		
L	Length of Curve		
C or CL	Chord Length		
CH or CHB	Chord Bearing		
Utility Information			
INV	Invert		
T/C or TC	Top of Casting		
SS or S	Sanitary Sewer		
ST or SD	Storm Sewer/ Drain		
CB	Catch Basin		
DCB	Double Casting Catch Basin		
HW	Headwall		
SSMH	Sanitary Sewer Manhole		
MH	Manhole		



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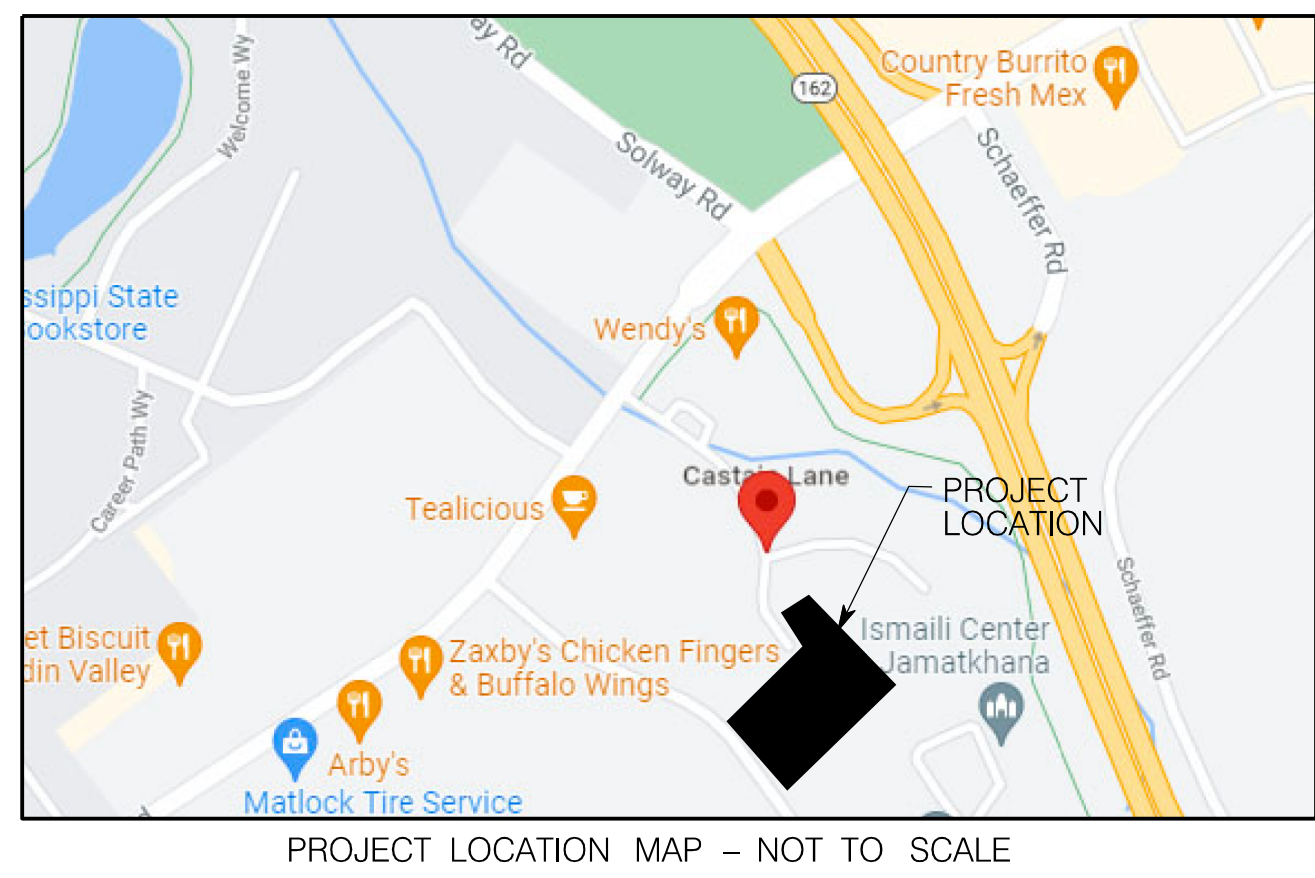


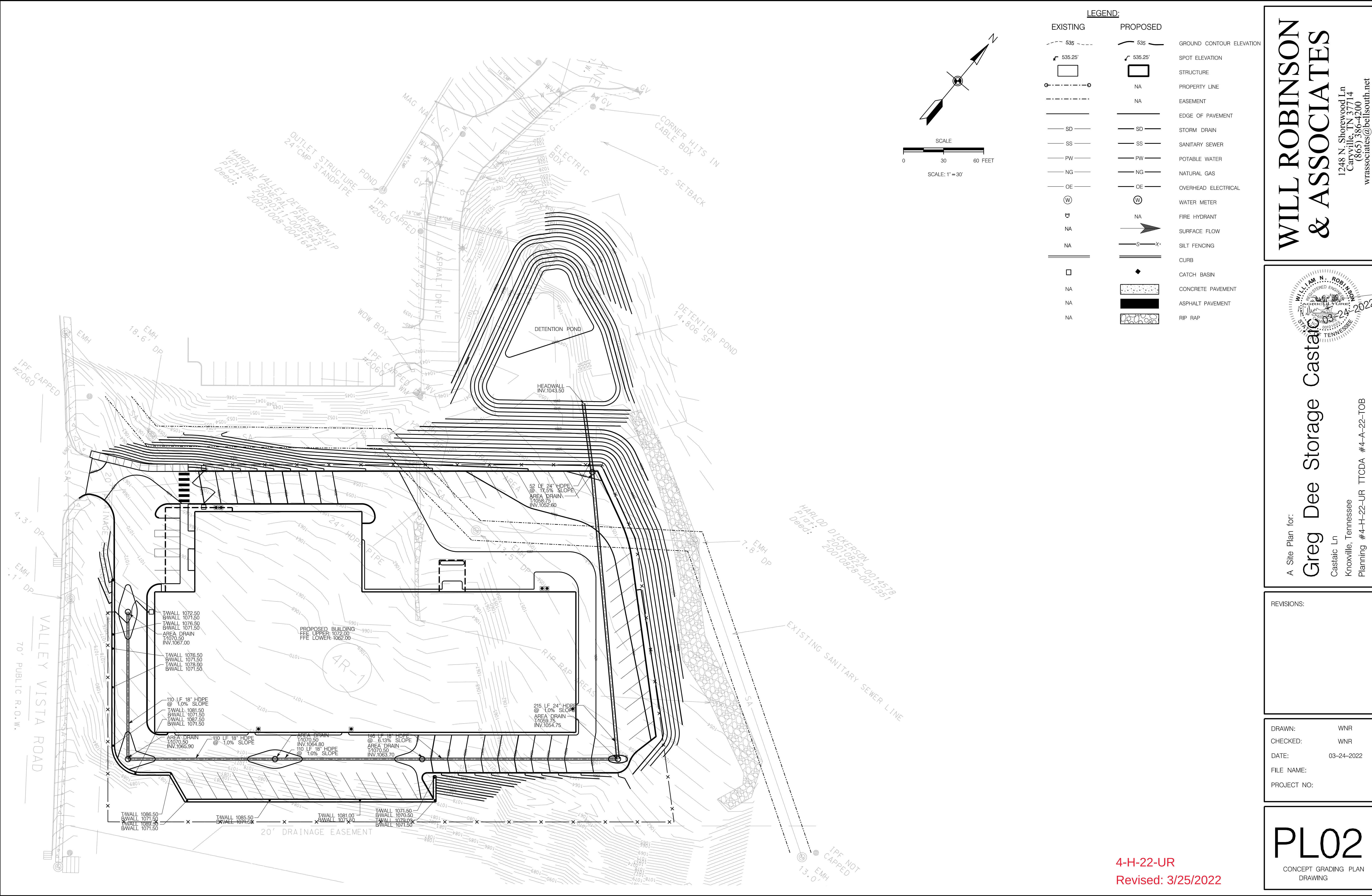
A Site Plan for:
Greg Dee Storage Castaic
Castaic Ln
Knoxville, Tennessee
Planning #4-H-22-UR TTCDA #4-A-22-TOB

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 03-24-2022
FILE NAME:
PROJECT NO:

PL01
CONCEPT LAYOUT PLAN
DRAWING





4-H-22-UR
Revised: 3/25/2022

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WILLIAM N. ROBINSON

REGISTERED ENGINEER

NO. 0000000000

STATE OF TENNESSEE

03-24-2022

A Site Plan for:

Greg Dee Storage Castaic

Castaic Ln

Knoxville, Tennessee

Planning #4-H-22-UR TTODA #4-A-22-TOB

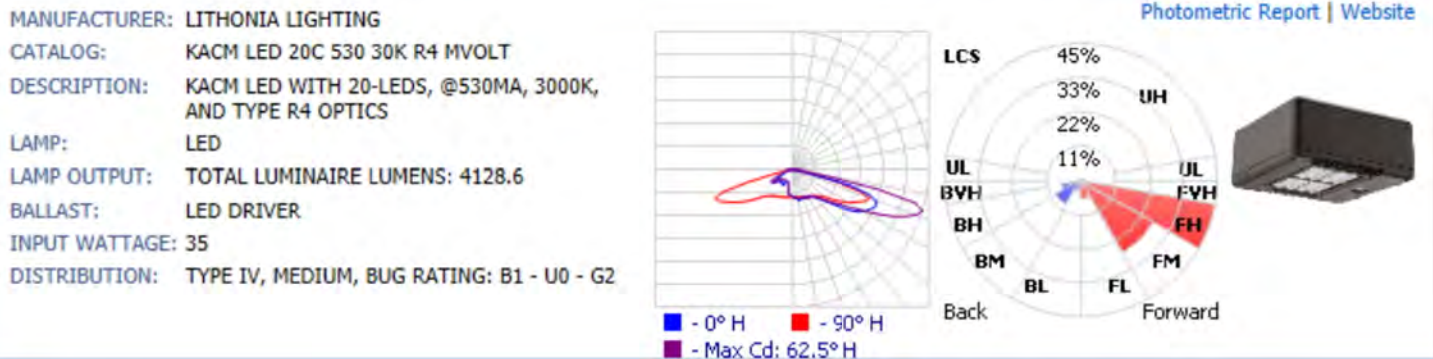
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PROJECT NO:	

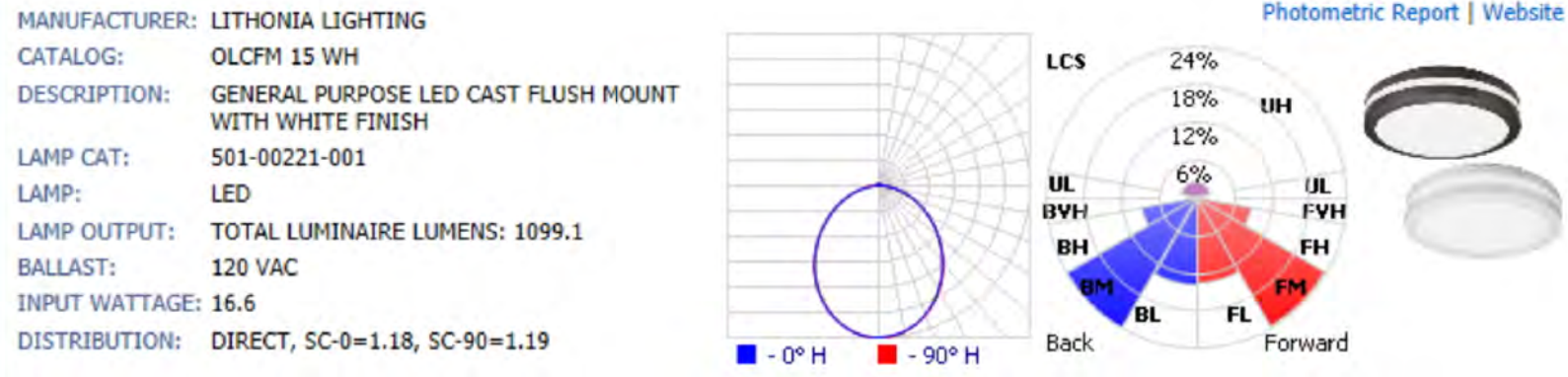
PL02

CONCEPT GRADING PLAN
DRAWING

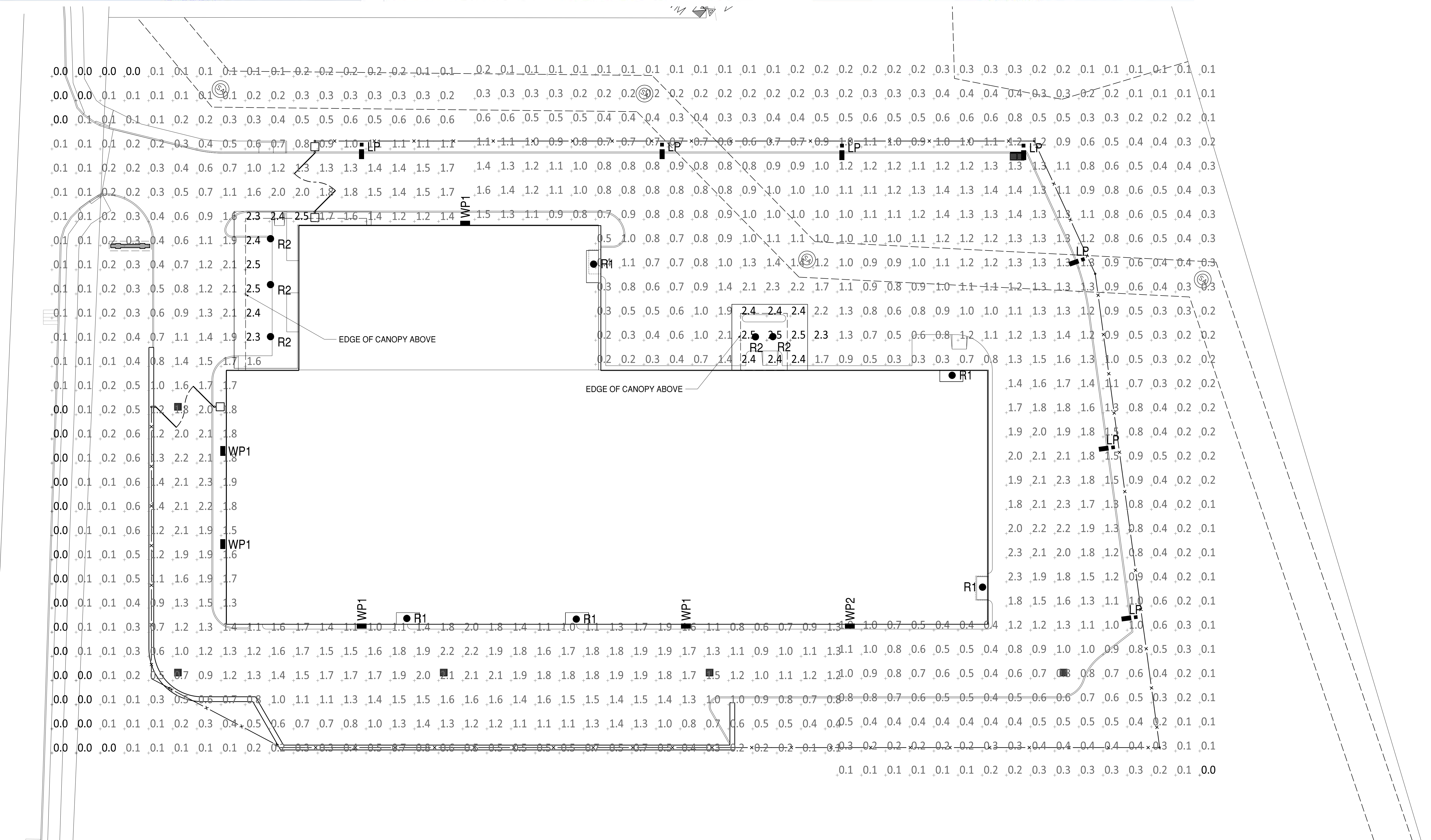
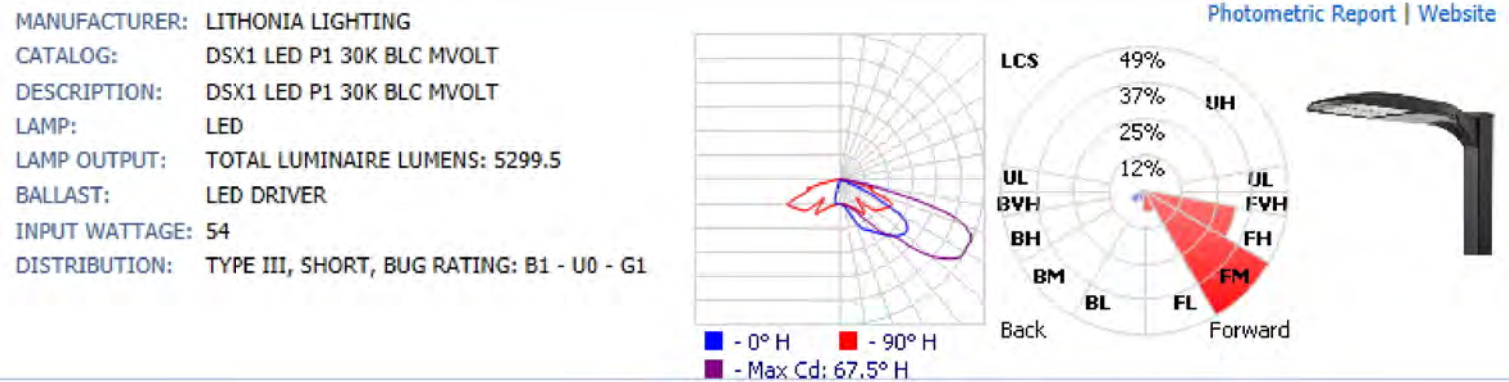
R2 - Canopy Lighting



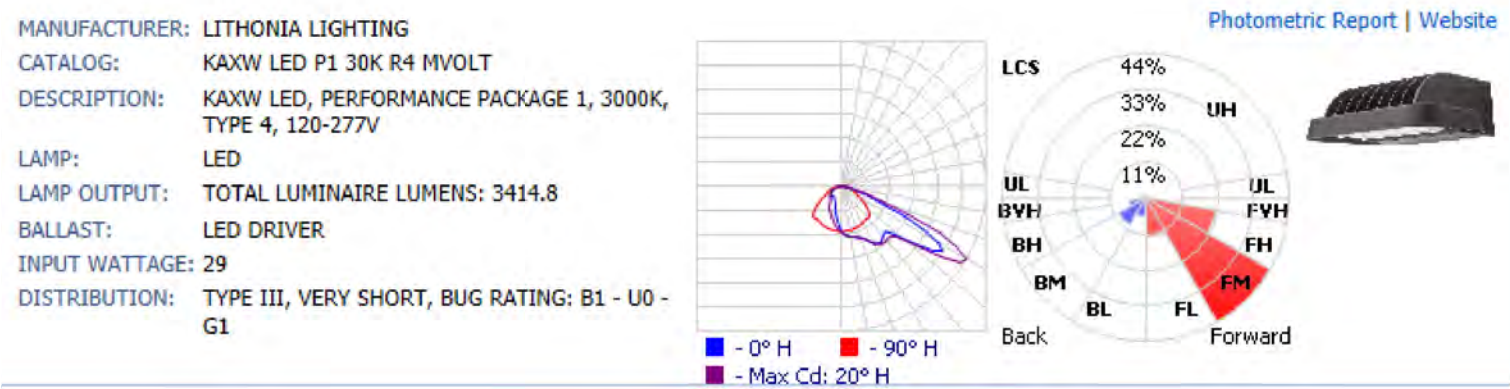
R1 - Recessed Door Light



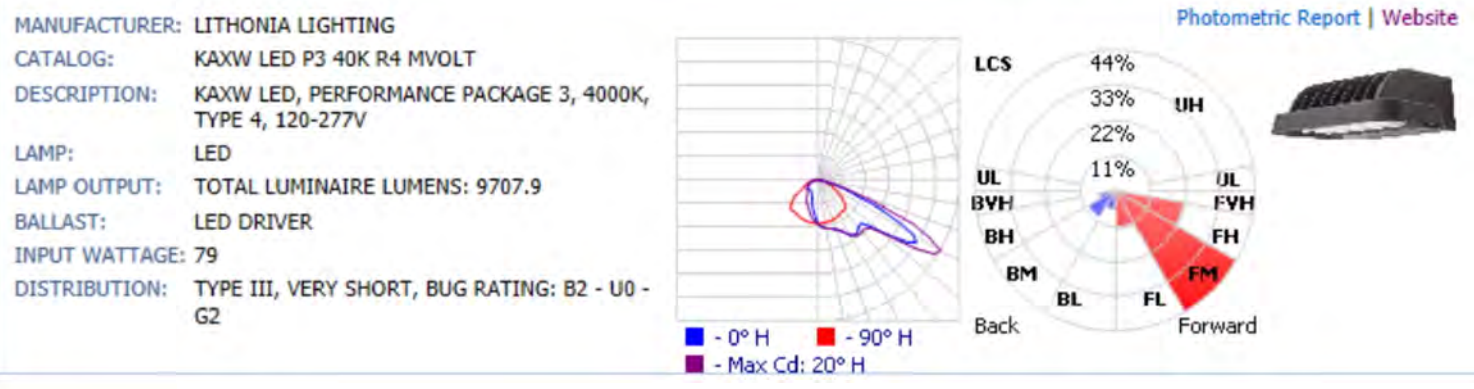
LP - Light Pole



WP1 - Building Light



WP2 - Building Light



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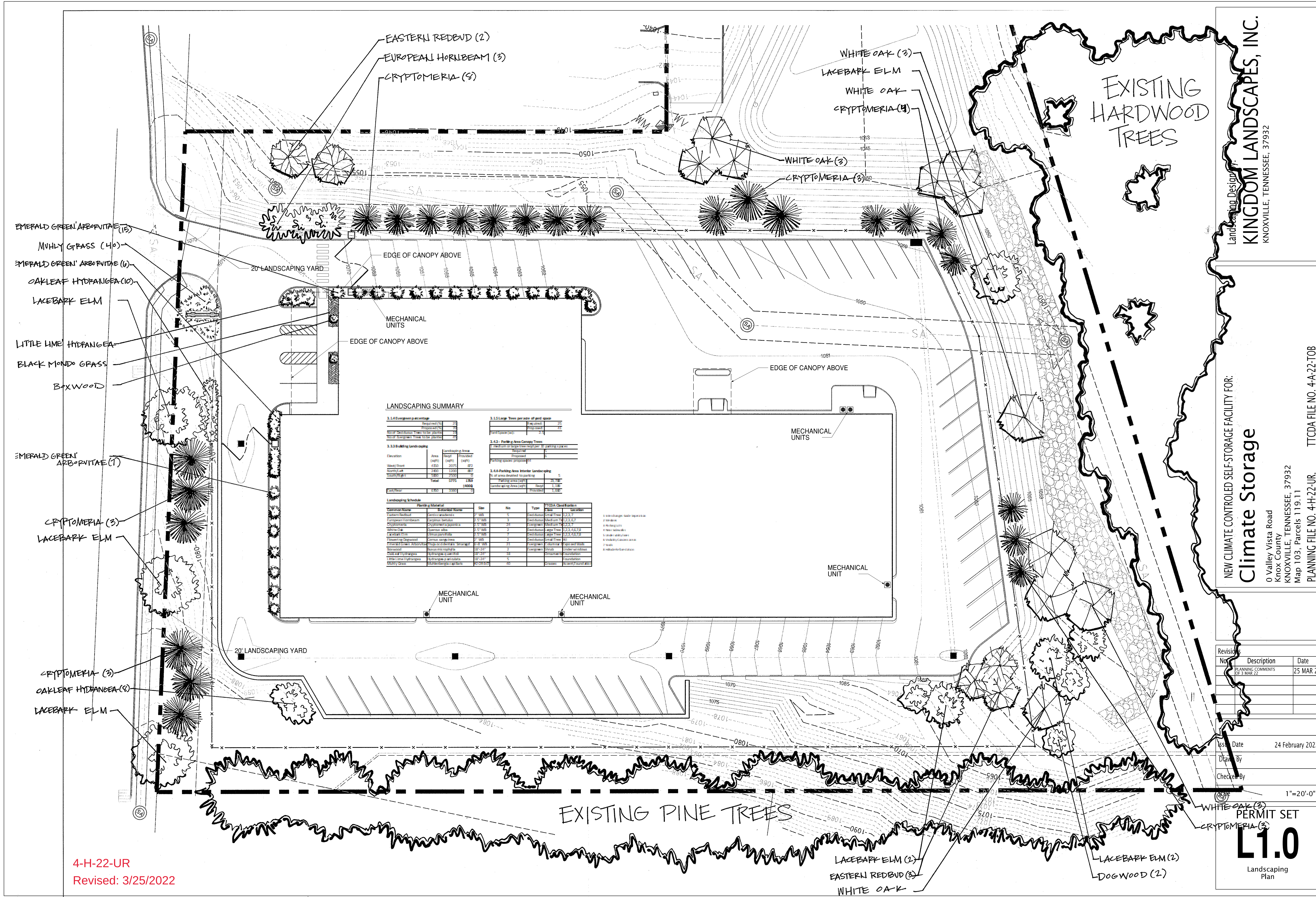
PLANNING FILE NO. 4-H-22-UR, TTODA FILE NO. 4-A-22-T08

Revisions		
No	Description	Date
1	PLANNING COMMENTS OF 3 MAR 22	25 MAR 22

Issue Date	24 February 2022
Drawn By	M.D. KAWCZYNSKI
Checked By	M.D. KAWCZYNSKI
Scale	

PERMIT SET

4-H-22-UR
Revised: 3/25/2022



Landscaping Design:
KINGDOM LANDSCAPES, INC.
KNOXVILLE, TENNESSEE, 37932

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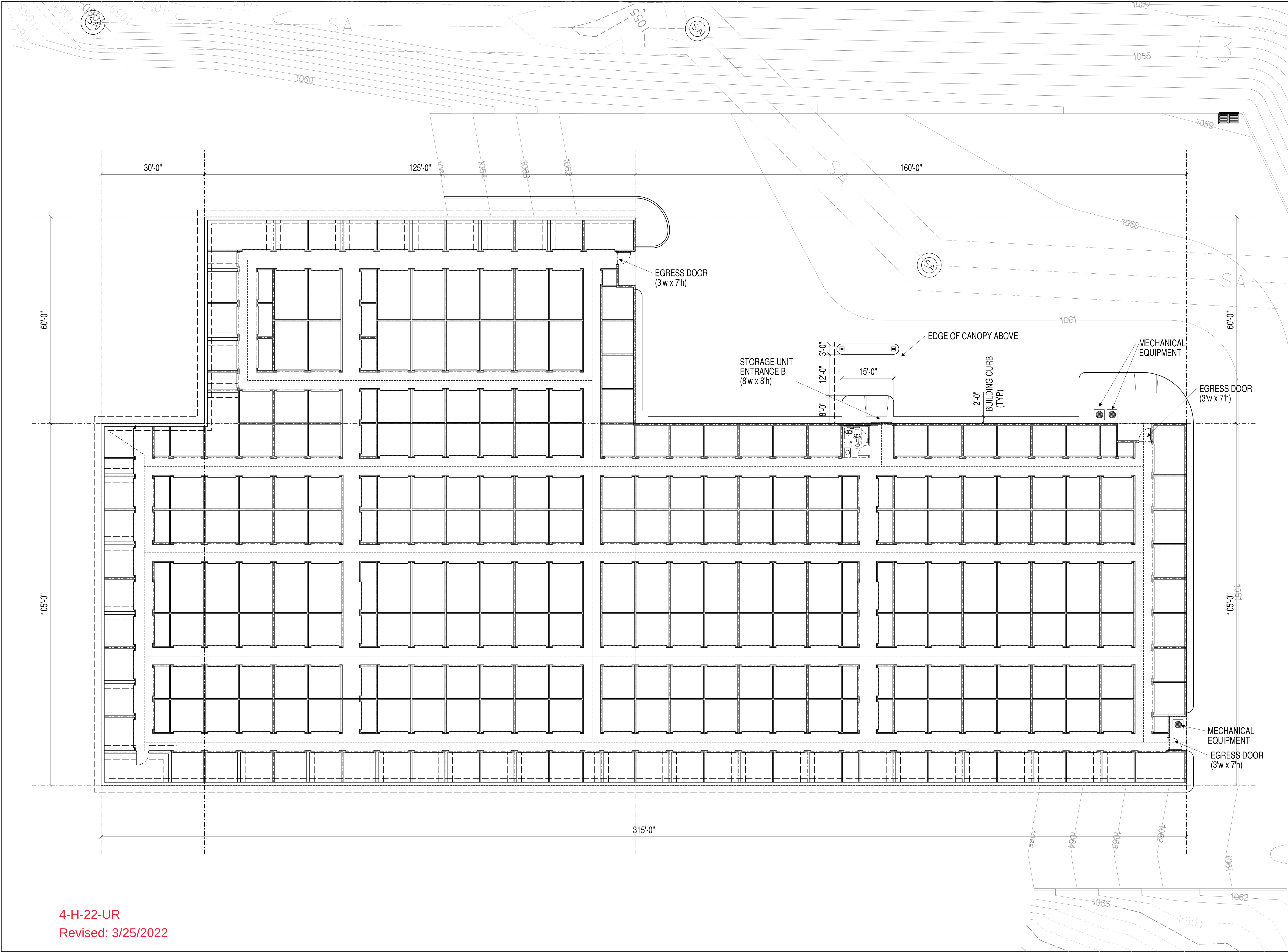
Revision	No.	Description	Date
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100	100		

1"=20'-0"

WHITE OAK (3)
CRYPTOMERIA (3)

PERMIT SET
L1.0
Landscaping Plan

4-H-22-UR
Revised: 3/25/2022



4-H-22-UR
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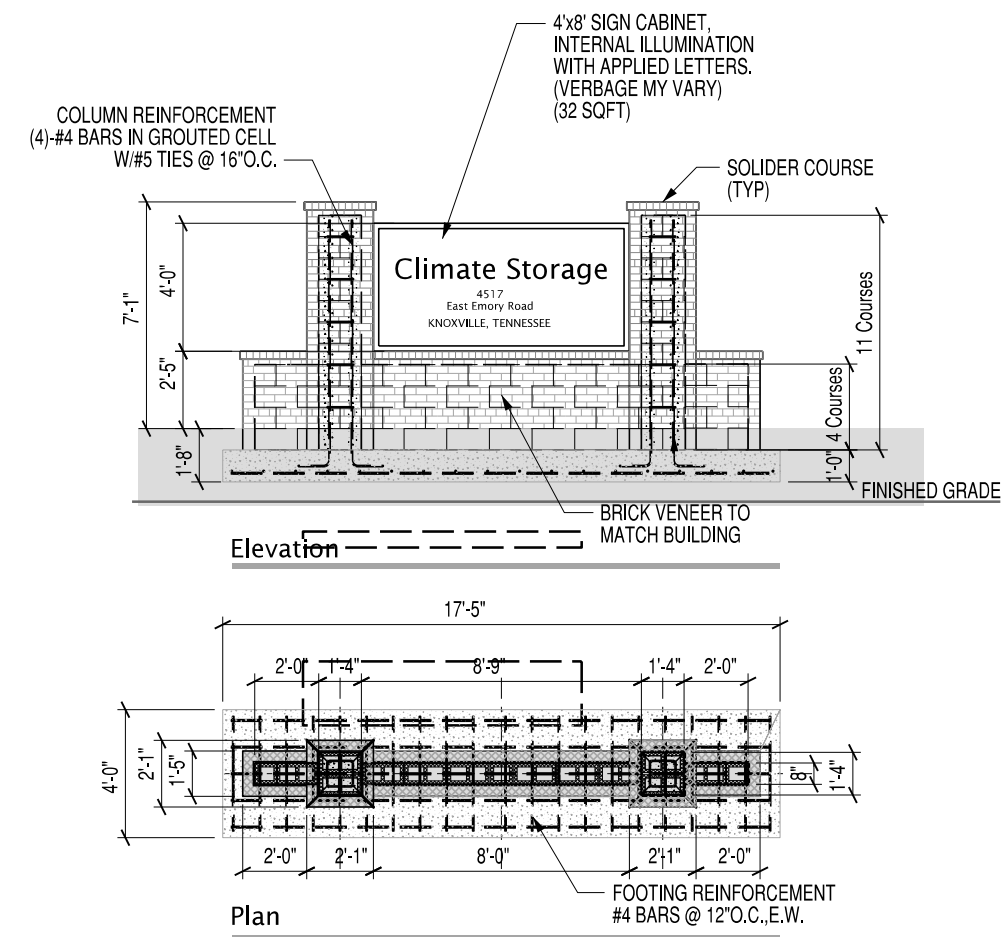
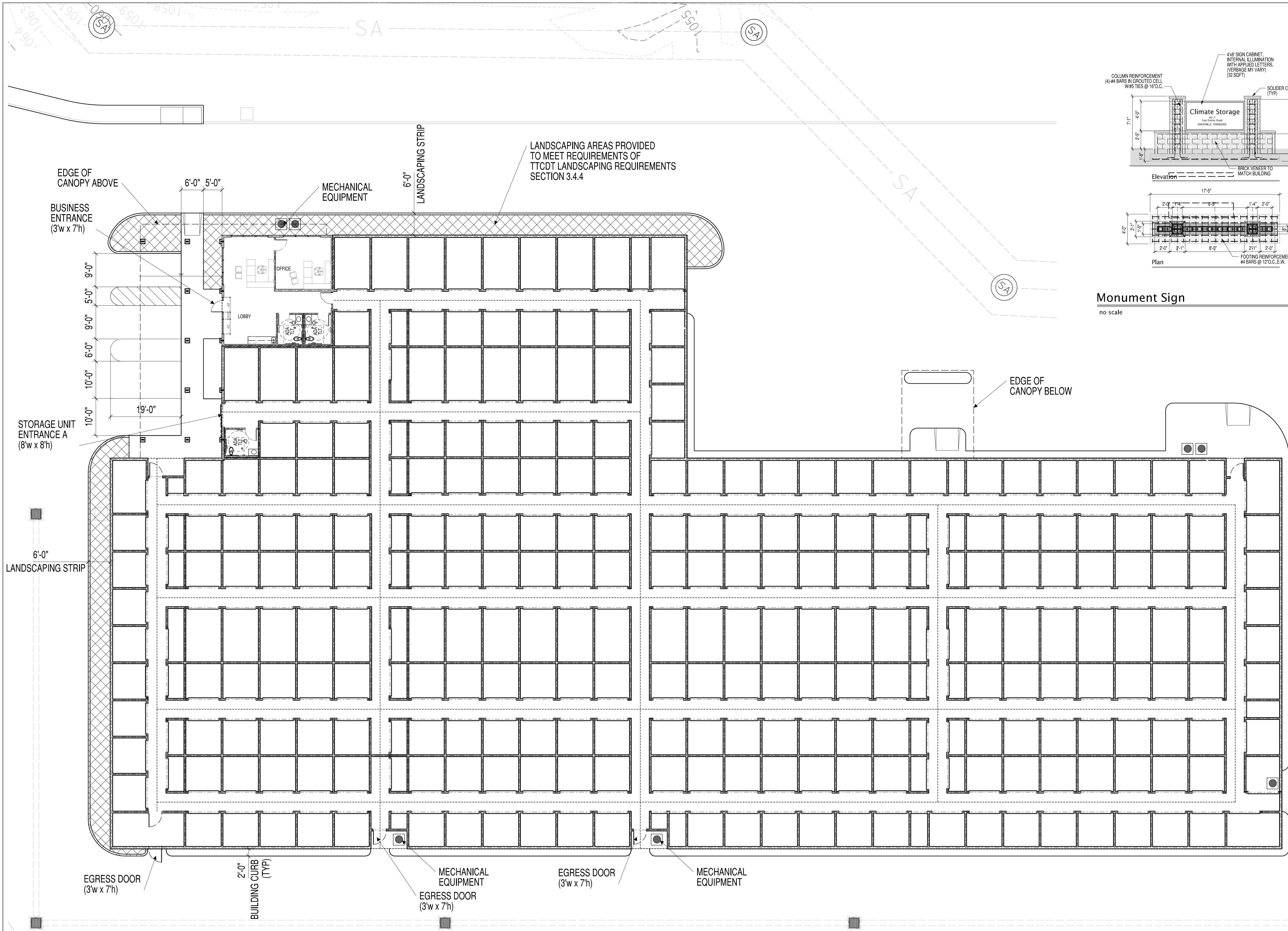
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Scale	1/16"=1'-0"

PERMIT SET

A1.0

First Floor
Plan



Monument Sign
no scale

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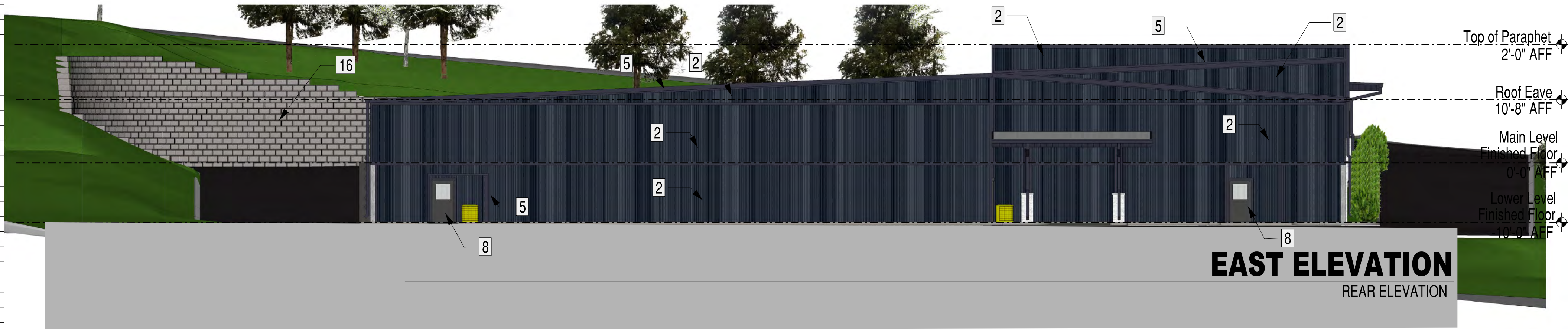
PERMIT SET

A1.1

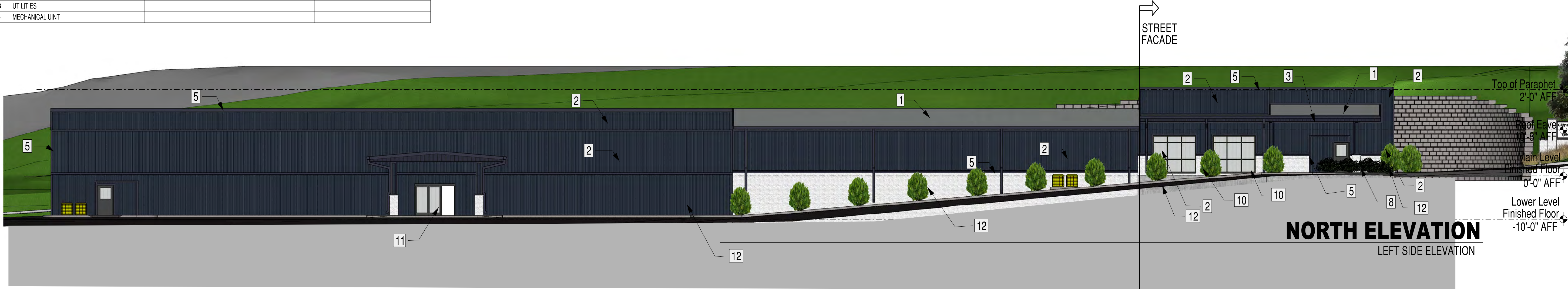
Second Floor Plan

4-H-22-UR
Revised: 3/25/2022

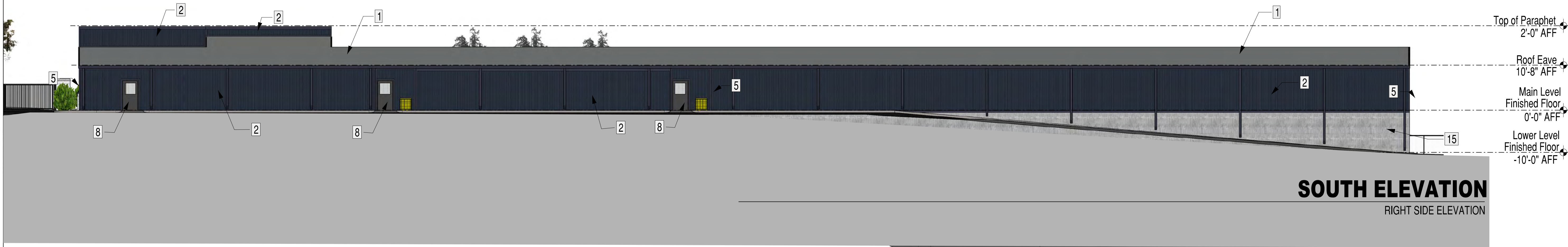
KEY	ITEM	FINISH	MFR	REMARKS
	EXTERIOR MATERIAL AND FINISH SCHEDULE			
	PRE-ENGINEERED METAL BUILDING COMPONENTS			
1	PREFINISHED STANDING SEAM METAL ROOFING	POLAR WHITE		
2	#2- PREFINISHED METAL WALL PANEL	CHARCOAL GREY		
3	#3- PREFINISHED METAL WALL PANEL	CHARCOAL GREY		
4	#4- PREFINISHED METAL WALL PANEL	CHARCOAL GREY		
5	PREFINISHED TRIM COMPONENT	CHARCOAL GREY		
6	PREFINISHED GUTTER	CHARCOAL GREY		
7	PREFINISHED DOWNSPOUT	CHARCOAL GREY		
8	INSULATED HOLLOW METAL DOOR AND FRAME	CHARCOAL GREY		
10	ALUMINUM STOREFRONT SYSTEM	CHARCOAL GREY		
11	POWER OPEN DOOR	CHARCOAL GREY		
12	FULL THICKNESS BRICK VENEER	OYSTER WHITE		
13	BRICK ROWLOCK	OYSTER WHITE		
14	BRICK SOLDIER COURSE	OYSTER WHITE		
15	PRECAST CONCRETE WALL PANEL- PAINTED	CONCRETE GREY		
16	SEGMENTAL BLOCK RETAINING WALL SYSTEM	CONCRETE GREY		
17	SECURITY FENCING			SEE DETAIL
18	SECURITY GATE	MATTE BLACK		
19	MONUMENT SIGNAGE			
20	BUILDING SIGNAGE			
21	LIGHT FIXTURE #1	MATTE BLACK		
22	LIGHT FIXTURE #2	MATTE BLACK		
23	UTILITIES			
24	MECHANICAL UINT			



EAST ELEVATION
REAR ELEVATION



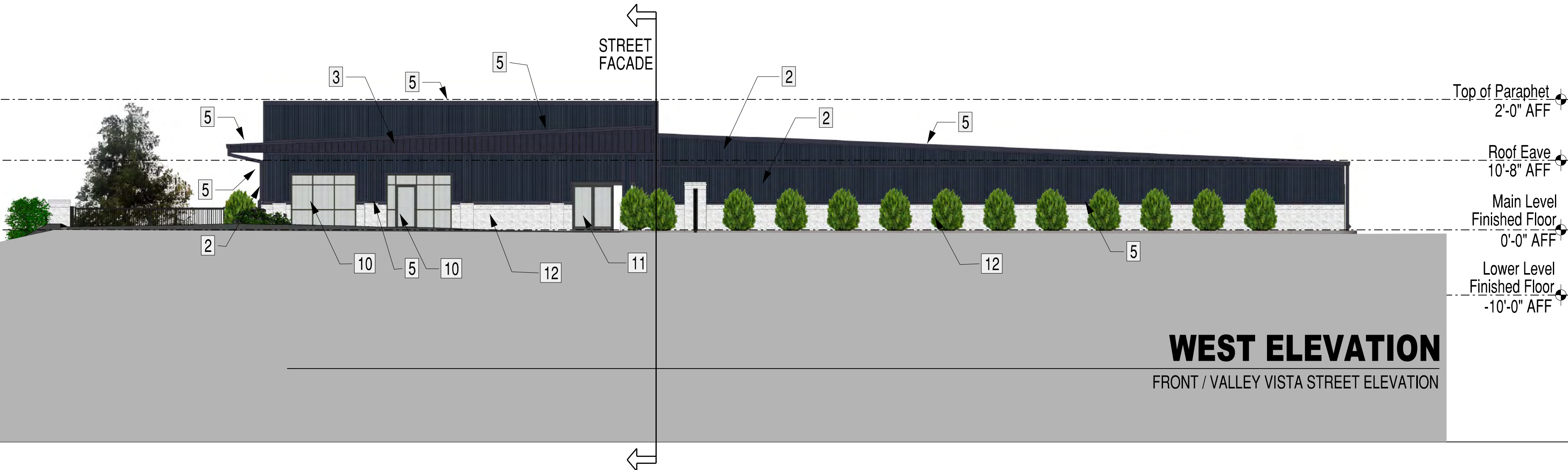
NORTH ELEVATION
LEFT SIDE ELEVATION



SOUTH ELEVATION
RIGHT SIDE ELEVATION

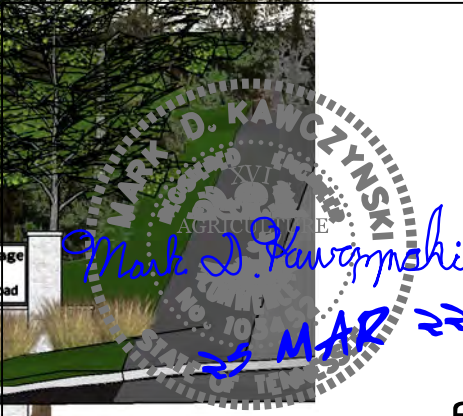
Material Usage Summary

Elevation	Area (sqft)	Glazing Area		Brick Area		Metal Area	
		(sqft)	(%)	(sqft)	(%)	(sqft)	(%)
Street Facing Façade	2389	398	17	300	13	1691	71
West/Front	2555	200	7.8	535	20.9	2355	92.2
North/Left	6727	173	2.6	925	13.8	6554	97.4
South/Right	5000	0	0	0	0.0	5000	100.0
East/Rear	6760	0	0	0	0.0	6760	100.0



WEST ELEVATION
FRONT / VALLEY VISTA STREET ELEVATION

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Scale	SCALE: 1/16" = 1'-0"

PERMIT SET
A3.1
Building
Elevations

4-H-22-UR

Revised: 3/25/2022



View from Valley Vista Looking South



View from Valley Vista Looking South

4-H-22-UR
Revised: 3/25/2022

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Scale	

PERMIT SET
A3.2
Building
Isometrics