



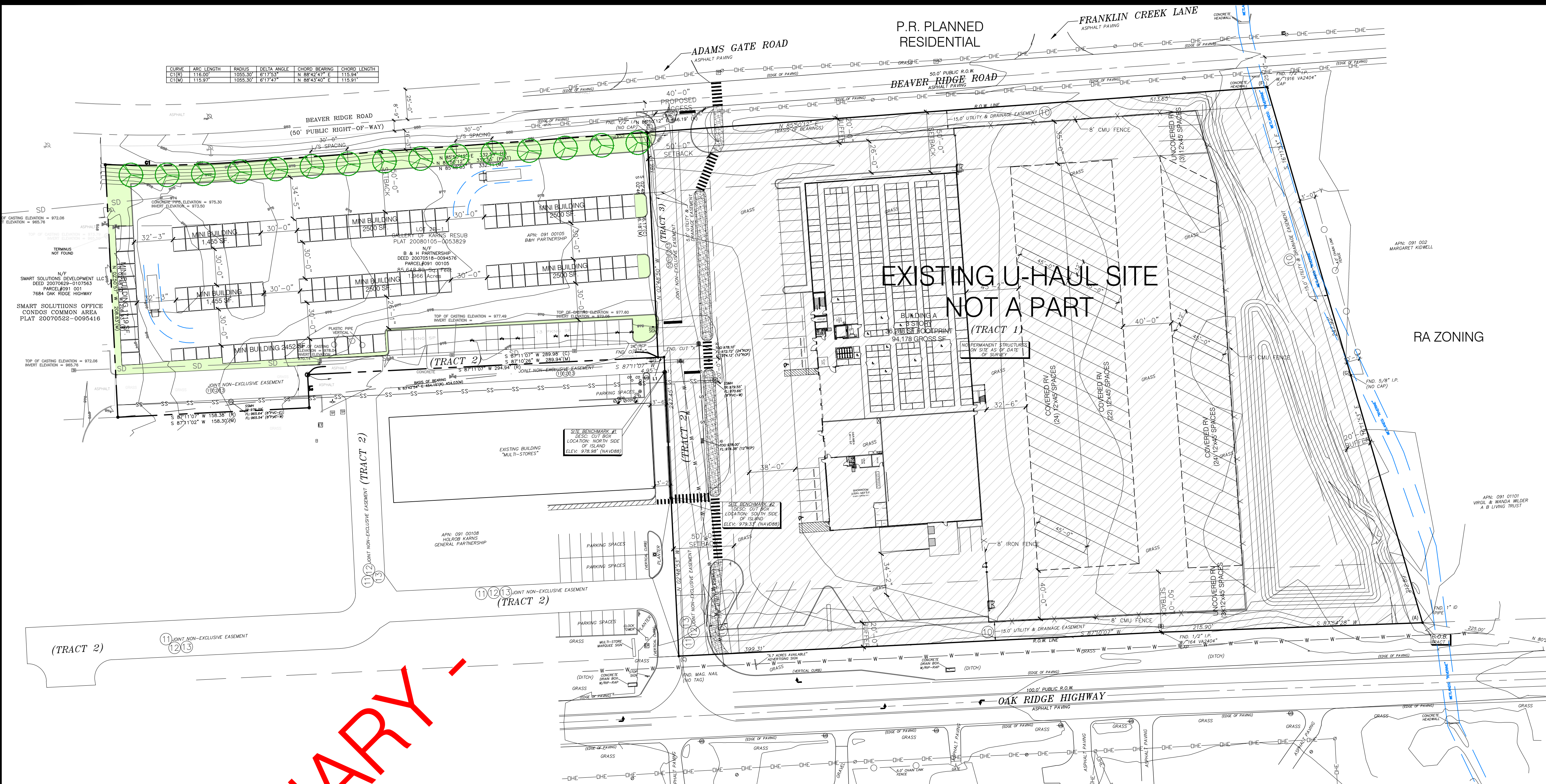


File No. 6-I-21 UR

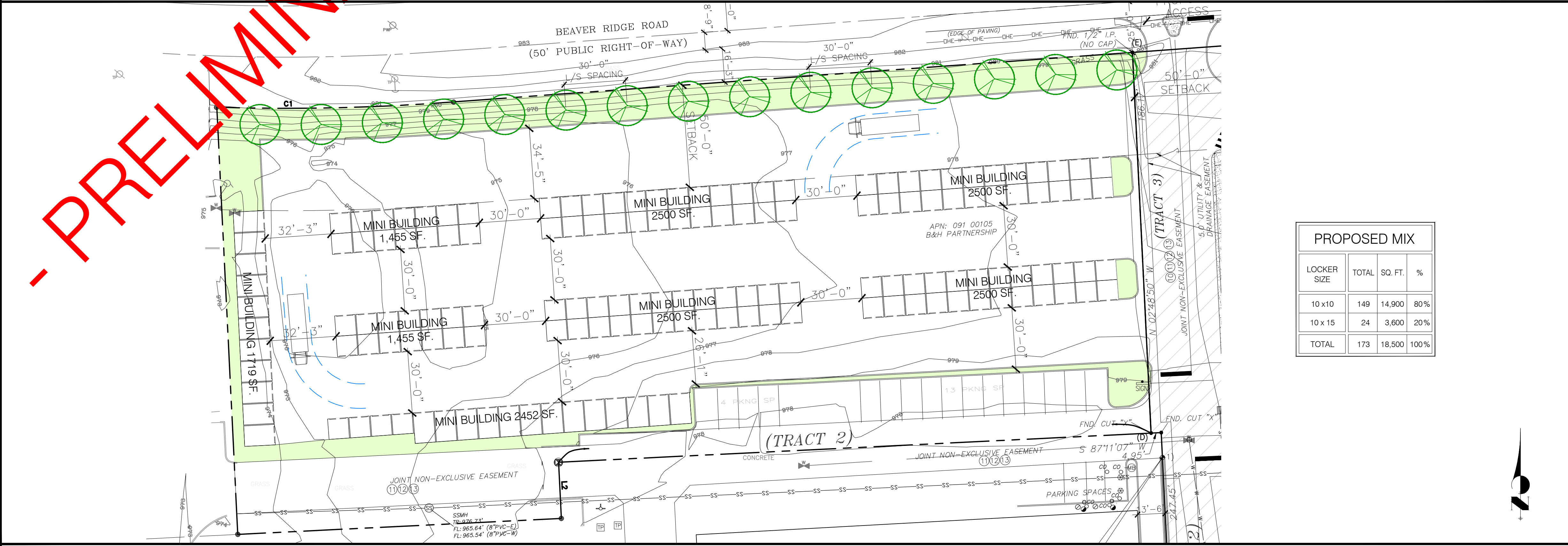
Date submitted: 6/23/2021

These plans have not been reviewed by
Planning Staff and may not be finalized.

U-Haul Moving & Storage of Trotwood
5331 Salem Ave. Trotwood, OH 45426



PROPOSED SITE PLAN



PROPOSED ENLARGED SITE PLAN



SITE SCALE: NTS

ZONING INFORMATION

PROJECT NAME: ABUTTING 774072 U-HAUL MOVING & STORAGE OF KARNS

MUNICIPALITY: KNOX COUNTY, TN

PROJECT ADDRESS: 0 BEAVER RIDGE RD, KNOXVILLE, TN 37931

APN / ACRE / AREA: 091-00105/ 1.97 ACRES/ 85,813 SF.

ZONE: PC - PLANNED COMMERCIAL

ADJACENT ZONING:
N- PR 1-4 DU/AC - PLANNED RESIDENTIAL
E- PC - PLANNED COMMERCIAL
S- PC - PLANNED COMMERCIAL
W- PC - PLANNED COMMERCIAL

USES: USES PERMITTED ON REVIEW

SETBACKS:
ALL BUILDINGS SHALL BE SET BACK AT LEAST 50-FT. FROM ANY PERIPHERAL BOUNDARY OF THE PROJECT, OR ANY PUBLIC STREET OR ROAD EXISTING PRIOR TO THE PC, PLANNED COMMERCIAL ZONE.

HEIGHT LIMIT:
IN GENERAL, HEIGHT SHALL BE LIMITED TO 45-FT. HOWEVER, TO PERMIT THE GREATEST FLEXIBILITY OF DESIGN THE PLANNING COMMISSION MAY APPROVE GREATER HEIGHTS PROVIDED SUCH HEIGHT IS AN INTEGRAL PART OF THE BUILDING GROUPING AND ENHANCES THE DESIGN OF THE ENTIRE PROJECT.

MAX LOT COVERAGE: 50% MAX (42,907SF) 9.8% PROP (16,971SF)

PARKING: (SUBJECT SITE)
RETAIL = 1 SP./ 100 SF. OF RETAIL FLOOR SPACE

PARKING: (ADJACENT SITE)
SELF STORAGE = 5+.02 (794 rooms) = 21 SPACES
REQUIRED = 21 SPACES
PROVIDED = 22 SPACES (+ 9 display)

LANDSCAPE CALCULATION:
REQUIRED 1 TREE PER 5,000 SF OF PAVEMENT
TOTAL PAVED AREA = 68,996 SF
TOTAL TREES REQUIRED = 14
TOTAL TREES PROVIDED = 15 TREES @ 30'-0" ON CENTER

PROPOSED MIX

LOCKER SIZE	TOTAL	SQ. FT.	%
10 x 10	149	14,900	80%
10 x 15	24	3,600	20%
TOTAL	173	18,500	100%

*LANDSCAPING TO MATCH ADJACENT SITE USING ANY COMBINATION OF RED MAPLE, LEYLAND CYPRESS, TULIP TREE & SAWLEAF ZELKOVA TREES AND GROUND COVERS SUCH AS GLOSSY ABELIA, DWARF MOUNTAIN LAUREL, OR FIRE CHIEF ARBORVITAE

Planning
KNOXVILLE & KNOX COUNTY

File No.: 6-I-21-UR

Date submitted: 6/23/2021

These plans have not been reviewed by Planning Staff and may not be finalized.

774072

FILE NUMBER 6-I-21-UR

SP1

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	05/26/21	MM	UPDATED PER CITY COMMENTS FROM 5/18/21
2	06/17/21	MM	UPDATED PER CITY COMMENTS FROM 6/15/21
3	06/18/21	MM	ADJ. MINIS
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-HAUL OF KARNS
0 BEAVER RIDGE RD
KNOXVILLE, TN 37931

SHEET CONTENTS:
PROPOSED ABUTTING SITEPLAN

774072

SP1

774072_A1D_ABUTTING.DWG