



AERIAL VIEW

N.T.S.

Municipality: City of Knoxville

Project Address: 4705 Clinton Hwy., Knoxville, TN 37912

Lot Size: 2.59 acres / 112,820 sf.

Zone: C-4 Highway & Arterial Commercial & R-1 Low Density Res.

Adjacent Zoning: N- C-4 – Highway & Arterial Commercial
E- C-4 – Highway & Arterial Commercial
S- R-1 – Low Density Residential
W- C-4 – Highway & Arterial Commercial/ R-1 Low Density Res.

Uses: Truck / trailer rental, Self-Storage & Retail

Setbacks:	Required	Provided
Front yard:	50 ft.	50'-0"
Side yard:	12 ft.	12'-0"
Rear yard:	50 ft. abutting residential	50'-0" from residential

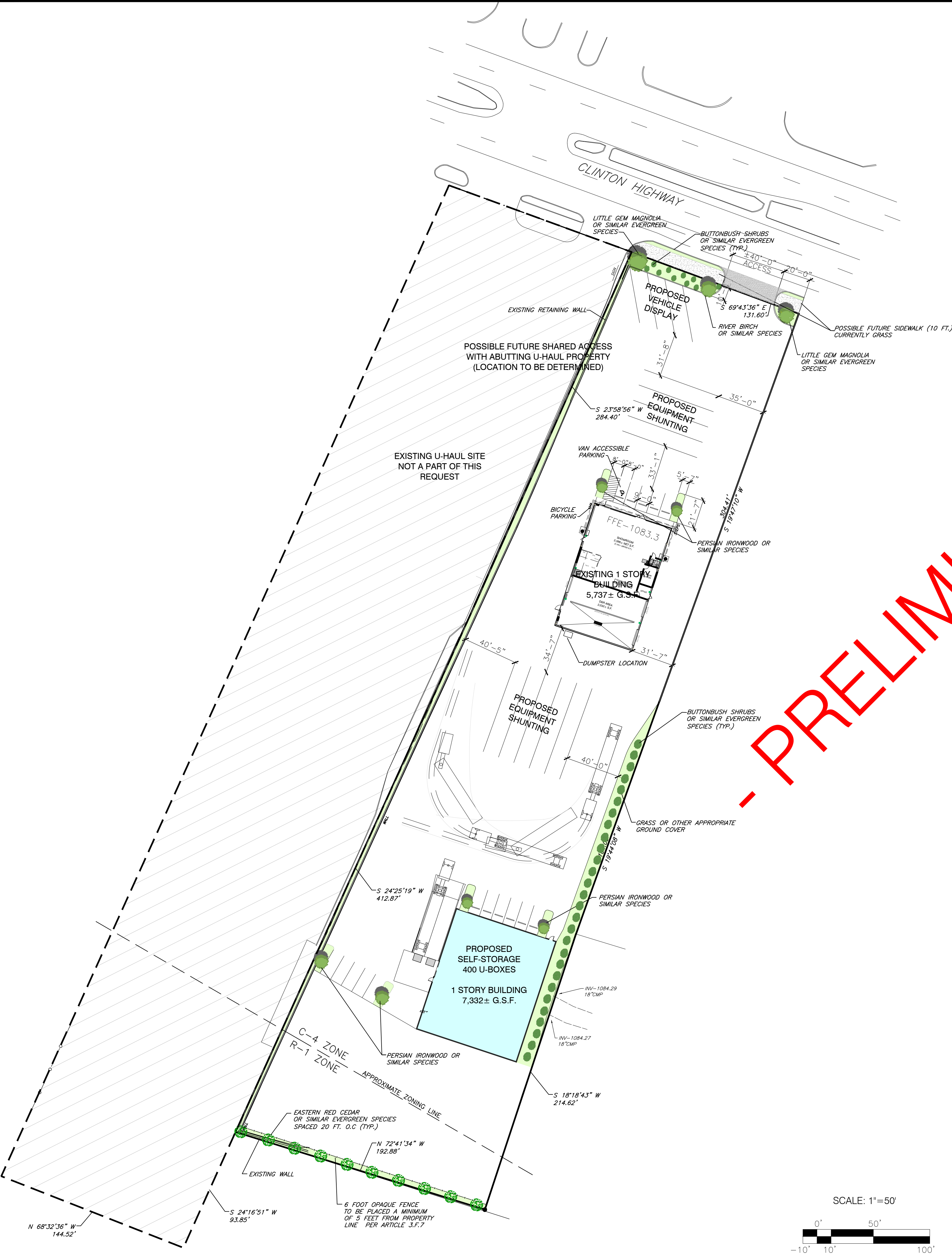
FAR: 1.60
112,820 x 1.60 = 180,512 sf allowed
13,069 sf or .11 proposed

Height and Lot Coverage for structures in this district shall be governed by this floor area ratio except that all front, side and rear yard requirements will limit the total amount of lot which may be covered with structure.

Parking Table			
	Requirement	Required	Provided
Parking Spaces	Self-Storage facility: 5 sp adjacent to the office/entry, plus 0.02 per unit	5 sp. + 0.02x400 units = 8 spaces 13 total spaces required	16 spaces
Accessible	1 to 25 spaces = 1 van accessible space (8 ft. wide stall + 8 ft. wide pedestrian access isle)	1 van accessible space	1 space
Bicycle	Non-residential uses: Less than 50 spaces= 4 spaces required	4 spaces	4 spaces

Landscape Table		
	Requirement	Proposed
Perimeter	North- Parking lots & rights-of-way. Perimeter screening of at least 10 feet. Article 5.7.J.2.c A minimum of 3 deciduous and/or evergreen trees & 10 shrubs for every 100 linear feet, 92 linear ft of frontage = 3 trees & 10 shrubs.	10 feet provided per requirement. 10 buttonbush shrubs, 2 little gem Magnolia trees (evergreen), 1 River Birch (deciduous). May be substituted by similar species from City of Knoxville approved planting list
	South- Minimum 6 foot high opaque fence a min. of 5 ft. from property line. Area between property line and fence to be landscaped. Article 3.F.7.f	Provided per requirement 10 Eastern Red Cedar trees planted 20 ft. on-center. May be substituted by similar species from City of Knoxville approved planting list
	East- Screening no less than 5 ft. wide when abutting a non-residential use. Article 5.7.J.2.c Screening to be planted to be continuous when plants reach maturity	10 foot landscape buffer provided in location of new site development. Additional landscaping on remainder of site would encumber vehicle maneuverability Buttonbush shrubs to be planted 9-10 ft. apart or a distance appropriate to ensure continuity when mature. May be substituted by similar species from City of Knoxville approved planting list
	West- Screening no less than 5 ft. wide when abutting a non-residential use. Article 5.7.J.2.c Screening to be planted to be continuous when plants reach maturity	Approximately 3-4 feet existing at retaining wall. Due to existing narrow lot configuration, location of retaining wall, and existing building, additional landscaping would encumber vehicle maneuverability
Off-street Parking	Parking rows to be terminated at both ends with terminal islands, min. area of 120 sf. Article 5.7.G.5. Planted with one deciduous tree and ground cover of natural materials	120 sf. Islands provided per requirement. Landscape islands planted with Persian Ironwood or similar species from City of Knoxville approved planting list

Parking lots located on properties developed under a common or have a shared access agreement shall not be required to provide the perimeter screening area along common property lines where parking areas abut



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	1	1	1
2	1	1	1
3	1	1	1
4	1	1	1
5	1	1	1
6	1	1	1
7	1	1	1
8	1	1	1

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;
NOT FOR CONSTRUCTION;
FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul at Clinton Hwy
4705 Clinton Hwy
Knoxville, TN 37912

SHEET CONTENTS:

Proposed
Site Plan

774057

DRAWN: BLC/ME

CHECKED: NH

DATE: 06/27/2019

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