

Applicant: BEN MULLINS
Request: BUILDING PERMIT
Meeting Date: 4/11/2022

Address: multiple addresses; see list provided with application
Map/Parcel Number: 118 SEE LIST WITH APPLICATION
Location: East side of Lovell Rd, north of High Meadow Dr, east of Lovell Rd, south of Bob Gray Rd
Existing Zoning: PC (Planned Commercial), RA (Low Density Residential) and TO (Technology Overlay)
Proposed Zoning: N/A
Existing Land Use: Vacant land
Proposed Land Use: Self-storage facility
Appx. Size of Tract: 7.77 acres
Accessibility: Access is via Lovell Road, a 5-lane minor arterial with a 58-ft pavement width inside a 95-ft right-of-way.
Surrounding Zoning and Land Uses:
North: A (Agricultural) / TO (Technology) - Vacant land
South: RA (Low Density Residential) / TO (Technology Overlay) - Vacant land
East: RB (General Residential) / TO (Technology Overlay) and RA (Low Density Residential) / TO (Technology Overlay) - Vacant land and single family residences
West: PC (Planned Commercial) / TO (Technology Overlay) and CA (General Business) / TO (Technology Overlay) - Car repair facility and office building

Comments: The applicant is requesting approval of a self-storage facility on Lovell Road in the PC (Planned Commercial) / TO (Technology Overlay) zones. Per Section 5.33.13 of the Knox County Zoning Ordinance, applications in the PC zone require approval through the use on review process, and the application is on the April 14, 2022 meeting agenda.

This item has been postponed since the January meeting as staff has attempted to help the applicant bring the plans into compliance with both the TTCDA Design Guidelines and the Knox County Zoning Ordinance. As noted in the staff report, the applicant has opted to seek waivers for several of the criteria.

Proposal Description:

1) Site Acreage. According to KGIS, the site is 6.41 acres, and the slope analysis and all calculations are based on that acreage. The application states that there are 7.77 acres, so there is a discrepancy between the two measurements, though this does not affect the overall recommendation.

2) Multiple-Parcel Site. The site consists of several properties on the east side of Lovell Road south of Bob Gray Road. The properties would need to be platted and combined into one property since some of the proposed structures cross over property lines. The applicant has stated that a plat would be forthcoming; this would be required prior to permitting so that the setbacks would be met.

3) Overall Layout. The proposed plans include four buildings spread out over the property with

drive lanes and parking placed along the perimeter and between the buildings. Buildings 1 and 2 are a combination of interior and exterior storage, while Buildings 3 and 4 are entirely exterior. Building 1 also houses the office. No floor plans have been provided for the building, so the size of the office is unknown. The size and number of storage units are also unknown at this time.

4) Access. Access is off of Lovell Road directly across from the access for the European Auto Garage facility. There is an existing driveway at this location, and the plans propose to utilize this access point.

5) Peripheral Boundary. A variance reducing the peripheral boundary along the Lovell Road frontage was approved by the Knox County Board of Zoning Appeals, and the 50-ft peripheral boundary at Lovell Road was reduced to 35-ft. The TTCDA's front setback is 20 feet when there is no parking proposed between the building and the street, so in this case, the 35-ft peripheral setback is larger, making it the applicable front setback requirement for the site.

6) Building Setbacks. Once the properties are combined, the proposal would meet all building setback requirements. The adjacent lots to the south and east are single-family residential, so a 100-ft setback is required along those property lines. The property to the north is zoned A (Agricultural) but is a vacant lot. For setback purposes, the County does not consider A zoned properties to be residential unless they contain a residential structure, so the standard 20-ft side setback applies here.

7) Parking Lot Setbacks. The Knox County zoning ordinance requires a 10-ft parking lot setback for when a parking lot abuts residential properties. This standard applies to the southern and eastern property lines.

8) Building Size. The proposed new buildings have a combined footprint of 31,000 sq ft in area. All buildings are two-story structures with a combined floor area of 62,000. In most cases, the buildings are built into the hills so that the second story is only accessible from one side of the building.

9) Hillside Protection Area. The site is in the Hillside and Ridgetop Protection Area (HP) and contains slopes within the 25%-40% range and slopes over 40%. The TTCDA has a set of guidelines for properties within the HP area.

10) Disturbable Area. The maximum disturbable area recommended by the slope analysis is 4.2 acres. The site plan proposes to disturb 4.18 acres.

11) Development Intensity Metrics. There are more stringent criteria for sites in HP areas with regard to the GAC, FAR, and IAR. The site plans incorrectly cite the standard measures under Section 1.3, Development Intensity. However, because the site is in the Hillside and Ridgetop Protection Area (HP), it must utilize the standards in the HP section of the Guidelines. They are asking for a waiver from the HP sections of the requirement, but the HP section is still the governing criteria until or unless a waiver is granted. The proposed plans currently exceed the development intensity metrics as noted below:

a) GAC. The maximum ground area coverage (GAC) for sites in HP areas is 5,000 sq ft / 2 acres (a ratio of 5.4%), which would equate to 17,050 sq ft on the 6.41 acre property. The proposed GAC is 31,000 sq ft, resulting in a 14.71% ratio. The proposal is an 80% increase over the GAC allowed in Hillside and Ridgetop Protection Areas.

b) FAR. Floor Area Ratio (FAR) in HP areas is a ratio of the building square footage to the disturbable area of the site (compared with the standard metric, which is the ratio of the building square footage to the total site). The proposed 62,000 building square footage yields a FAR of 33.89%, which exceeds the 30% maximum.

c) IAR. In HP areas, the proposed Impervious Area Ratio (IAR) is not to exceed 50% on slopes ranging from 15% to 25% (land disturbance is prohibited and land conservation is to be 100% retained on slopes over 25%). Since he is requesting waivers from the IAR and the slope conservation requirements, the applicant has not provided any statistics on development within any of the slope ranges over 25%, so staff cannot determine the proposed IAR ratio in the prescribed sloped areas. However, georeferencing the plans into the slope map demonstrates where buildings are proposed in slopes ranging from 15-25% (see exhibit A).

12) Slope Conservation. Land disturbance is prohibited in areas with a slope greater than 25%, as is grading for parking lots on land with natural slopes of 25% or greater. The georeferenced site plan on the slope map shows that parking lots and grading are proposed on land with slopes over 25%.

13) Use of Retaining Walls. The proposal features a high number of retaining walls. Site plans

label 5 retaining walls, but each “wall” is actually a cluster of walls. There are 14 retaining walls in total, measuring over 900 linear feet in all. TTCDA Guidelines call for use of retaining walls to be minimized.

14) Retaining Wall Height. Several standards are in place for when retaining walls are to be constructed:

- a) Side yard height maximum: 6 ft
- b) Rear yard height maximum: 8 ft
- c) If greater height is required, 2 retaining walls shall be terraced with a minimum horizontal separation width of 4 ft and maximum separation horizontal width of 8 ft., with the maximum slope occurring between the separated walls having a ratio of 2:1. An alternative design may be approved if it is consistent with County Engineering requirements such that the amount of land disturbance does not exceed the maximum allowed under 12.4. The applicant has proposed an alternative design but has not met the requirements of 12.4 (pertaining to slope conservation, item 12 above), and a waiver would be required.

15) Retaining Walls between Buildings and Rights-of-Way. The Design Guidelines prohibit retaining walls in the front yard. The Guidelines make no distinction between retaining walls that are upslope or downslope from the right-of-way. However, staff believes the intent of this guideline is to prohibit walls that are upslope from a street, creating a blank wall along the street frontage. In this instance, the retaining wall is below the street and not visible from the street. The top of the building would be visible from this vantage point, but not the retaining wall. The site plan requires a waiver from this requirement, and staff supports approval of this waiver since it will not be visible from the street.

16) Drive Aisles. The site plan shows a number of drive aisles branching off toward the different buildings. This creates a situation where each building must have a drive aisle wide enough to accommodate moving truck maneuvers. Section 4.93.01.B of the ordinance states that “a minimum twenty-six (26) foot parking/driveway lane shall be provided adjacent to all buildings when the buildings open only to one side of the lane and a minimum thirty (30) foot lane when the buildings open to both sides of the lane.” This standard has been met. However, most self-storage facilities provide drive aisles that circle the buildings, increasing the ease of maneuverability. In this case, the truck turning templates show that almost all drive aisles and parking areas require a 3-point turn to turn around and get out of the site, which could be dangerous in situations where another party is loading or unloading nearby, since it is not probable that everyone driving these trucks on the site will be professional truck drivers. It is feasible to assume that not all drivers on the site will be used to the maneuverability of a moving truck.

17) Parking. Neither the Knox County Zoning Ordinance nor the TTCDA regulations address self-storage facilities with regard to the number of parking spaces required, so applicants must use the closest use to determine the minimum number of parking spaces needed. In this case, that is “All Other Required Uses” which requires a minimum of 2 parking spaces and allows a maximum of 3.5 spaces per 1,000 sq ft of gross floor area. The minimum number of parking spaces required under this category is 124 spaces; proposed parking consists of 92 spaces (the site layout plan says 127 spaces are provided, but this is not correct). The applicant requires a waiver from the minimum number parking spaces required by the TTCDA Guidelines. Since self-storage facilities do not generate a lot of traffic or parking and in that way are not an intense use, the facility would likely never have a full parking lot. It is staff’s opinion that following the TTCDA Guidelines in this instance would result in an overabundance of parking, so staff supports a waiver from the minimum requirement, though staff would like to see even fewer spaces. However, the parking is spread throughout the site, which lessens the visual impact of so many spaces.

18) RV Storage. There are several RV storage spaces adjacent to Building 3. The spaces are carport structures, with poles located at each corner. Loading doors face the RV parking. There is a 38-ft drive aisle here, which meets the Ordinance requirements and should provide enough space for a truck to bypass one that is stationary as it is loaded or unloaded.

19) Building Elevations. Elevations have been provided showing the typical façade for the outdoor storage units (buildings 3 and 4), which feature loading doors along the long facades. The short facades will be blank walls. Building 1 is to be an office and indoor storage. Building 2 is to be indoor storage units only. No elevations were provided for buildings 1 or 2; however, a

photograph was submitted in lieu of the elevations. The applicant has stated the proposed structures would incorporate this same aesthetic with loading doors on the lower level of one side of the building accessed from one side with blank walls above, and loading doors on the opposite side of the building at a higher elevation. No floor plans have been provided, so it is not possible to see how the interior of the building would function, where the pedestrian or loading doors for the internal units are located, what they look like, or how many units are internal or external.

20) Building Materials. The building features metal siding walls with metal loading dock doors and a flat metal roof. Metal panels are discouraged within the TO zones, but not prohibited. Typically, this issue is mitigated through some type of screening along the façade with the metal panels, like taller trees and plantings in foundation landscape beds. Columnar landscaping along the building perimeter is not possible in this case due to the loading doors along the length of the facade. Staff requested additional landscaping along the front property line to visually screen view of the buildings from the street, and this was added to the plans. However, Building 3 is located at a higher elevation than the street, making that building's façade a prominent feature of the site.

21) Fence. The Knox County Zoning Ordinance requires a minimum 6-ft tall opaque fence setback a minimum of 5 feet from residential properties (Section 4.93.01.F). This would apply to the southern and eastern lot lines. The applicant is proposing an 8-ft high wooden stockade fence as shown in the fence detail on Sheet LP500, though the site plans themselves do not show the location of the fence line. Condition 3 requires for site plans to meet the requirements of Section 4.93 of the Knox County Zoning Ordinance pertaining to self-storage facilities, so the fence location can be finalized during the permitting phase.

22) Landscaping. The landscaping plans meet the TTCDA Guidelines. Staff requested supplementing the originally proposed landscape screening at the ROW with evergreen trees to screen the metal buildings and loading doors from the ROW during the winter months. The current proposal utilizes 20 deciduous trees and 5 evergreen trees along the 883-ft frontage. Staff recommends additional evergreen trees to provide more screening.

23) The proposed lighting plan consists of 37 light poles around the perimeter of the parking areas. All light poles meet the 20-ft height requirement and feature full-cutoff fixtures.

24) Lighting levels exceed the maximum footcandles (fc) allowed along shared lot lines with other zoning, and the lighting plans will require two waivers as described below. The applicant has stated that the photometric plan does not take the tree buffer or 8-ft wooden fence into account in the calculations. Therefore, the actual light level at the lot line will be less than what is shown on the plans, and staff supports approval of this waiver.

a) Waiver of Section 1.8.5(E) requirements to allow 1.8 fc within 20 ft of a residential zone (versus the 0.2 maximum allowed in the Guidelines).

b) Waiver of Section 1.8.5(F) requirements to allow 1.9 fc within 20 ft of non-residential zoning other than PC.

25) No signage is proposed at this time. Should signage be desired, it should be submitted in a separate application at a future time.

Hillside and Ridgetop Protection Development within TTCDA

The applicant has requested waivers from several of the Hillside and Ridgetop Development (HP) requirements. Staff believes that waivers of a relatively modest increase or decrease are more in keeping with the Guidelines and allow for flexibility in development. It is staff's opinion that waivers should not provide a means to bypass entire sections of the Guidelines unless there is a hardship present, the site has been previously graded, or the site is flat and not indicative of an HP area. Staff does not find that any of these conditions have been met. There is no hardship present. In a sense, the site plan proposes a sprawling complex of buildings, thereby creating a situation in which the HP Guidelines are difficult to meet. It is possible to develop the site for this use with a fair number of storage units and still meet the Guidelines. With regard to previous grading, a sliver of the site along Lovell Road was previously graded as part of the road widening project, but the bulk of the site was not touched and the slopes are naturally occurring.

The TTCDA Guidelines describe waivers (p.5) as follows: “The TTCDA may grant waivers when strict application would be infeasible...” Compliance is feasible in this instance.

The applicant has cited a case from 2017 for which a waiver from all HP requirements was approved. The staff report recommended approval of that waiver from the HP section of the Guidelines for the following reasons:

1. The site’s varying topography
2. TDOT’s plans for changes in access to Pellissippi Parkway
3. Existing development pattern
4. Larger-scale development that is permitted by the site’s BP zoning

It is staff’s position that an approval of this type without other extenuating circumstances should not be repeated. There is more precedent for following the TTCDA Guidelines than the cited decision waiving these requirements. As for naming a site’s varying topography as a reason to waive the guidelines, staff believes this is a reason to adhere to the Guidelines – that slope protection is part of the purpose of the Guidelines.

Further, if consideration of the other 3 criteria were pivotal in the approval of the 2017 case, those issues are not present in this instance. For example, the existing development pattern is largely single family homes. And the site’s PC (Planned Commercial) zone intent statement states the objective of the zone is to “achieve the highest quality site design, building arrangement, landscaping, and traffic circulation patterns possible.” It is arguable whether the proposed plans meet this intent statement.

Mr. Mullins states that the primary focus of the HP regulations is protection of the viewshed. Staff respectfully disagrees with that statement. Section 12 of the TTCDA Guidelines pertains to hillside and slope development. This section of the Guidelines state, “Portions of the Technology corridor are characterized by moderate to steep slopes which present challenges for development in regard to public safety, environmental concerns and visual continuity. All development within or partially within hillside and ridgetop protection areas shall be subject to TTCDA approval.” Visual continuity, one of the three prongs of the HP focus in TTCDA, when taken in the context of the quoted statement, refers to dimensional site design and the quality of site design within the corridor more so than it does the protection of the viewshed.

The Guidelines go on to state that the hillside standards are meant to provide the “proper development guidance for such areas.” The purpose statement of the HP section acknowledges the challenges inherent in developing sloped land, and the criteria within this section have those challenges in mind. The criteria are meant to guide development in sloped areas and protect the subject property and surrounding properties.

Staff would argue that protection of the viewshed is a tertiary concern of the regulations and occupies a very small amount of the regulations within the Guidelines. The TTCDA Guidelines state (p. 5) “The purpose of these design guidelines is to shape future development and to ensure quality in the development process. By building on existing assets, the guidelines attempt to achieve functional, aesthetic, and visual unity, while maintaining individual user expression.”

The TTCDA standards for hillside areas are loosely based on the Hillside and Ridgetop Protection Area Plan of Knox County. The Hillside and Ridgetop Protection Plan cites “massive hillside scarring and significant forest loss” as factors contributing to the need to “analyze and create recommendations for development and protection” (p. 1). The plan addresses a myriad of issues including, but not limited to, erosion, reforestation, stormwater control, and water quality. Viewshed protection is a small component of the HP plan.

In the County, the plan is a recommendation, not a requirement. However, the TTCDA has a specific set of guidelines that pertain to development within the HP area, and compliance with these Guidelines is a requirement. The option of a waiver is available, but sufficient evidence of the need for a waiver has not been submitted to justify a waiver to the TTCDA HP standards for

this application.

**Design Guideline
Conformity:**

The plans are not in compliance and a number of waivers have been requested.

**Waivers and Variances
Requested:**

1. Waiver to allow a high number of retaining walls measuring over 900 linear feet (1.12.1.B).
 2. Waiver to allow a retaining wall between the building and the street (1.12.1.B).
 3. Waiver to allow an alternative retaining wall design without meeting the HP requirements (1.12.1.B).
 4. Waiver to allow new development on slopes in excess of 25% (1.12.4.1).
 5. Waiver to allow disturbance of slopes of 25% or greater (1.5.4 and 1.12.4.B), and to allow parking lot grading to occur on land with slopes of 25% or greater (1.12.C).
 6. Waiver to increase the maximum allowed GAC within HP areas from 17,000 square feet to 31,000 sq ft (1.12.2.B).
 7. Waiver to increase the allowed FAR within HP areas to 33.89% or waive the HP requirement (1.12.2.C).
 8. Waiver to allow the standard IAR in lieu of the IAR requirement in HP areas (1.12.2.D).
 9. Waiver to increase the allowable amount of area devoted to roadways and driveways from 50% to 71.82% (1.12.5.B).
 10. Waiver to increase the allowable footcandles to 1.8 fc within 20 ft of a residential zone (1.8.5.E).
 11. Waiver to increase the allowable footcandles to 1.9 fc within 20 ft of non-residential zoning other than PC (1.8.5.F).
 12. Waiver to reduce the number of parking spaces required to 92 spaces.
-

Staff Recommendation:

Staff recommends the following actions on the required waivers from the Design Guidelines:

1) Staff supports some of the waivers listed above, most of which are consistent with waivers the Board considers fairly regularly for other waiver requests. These waivers are:

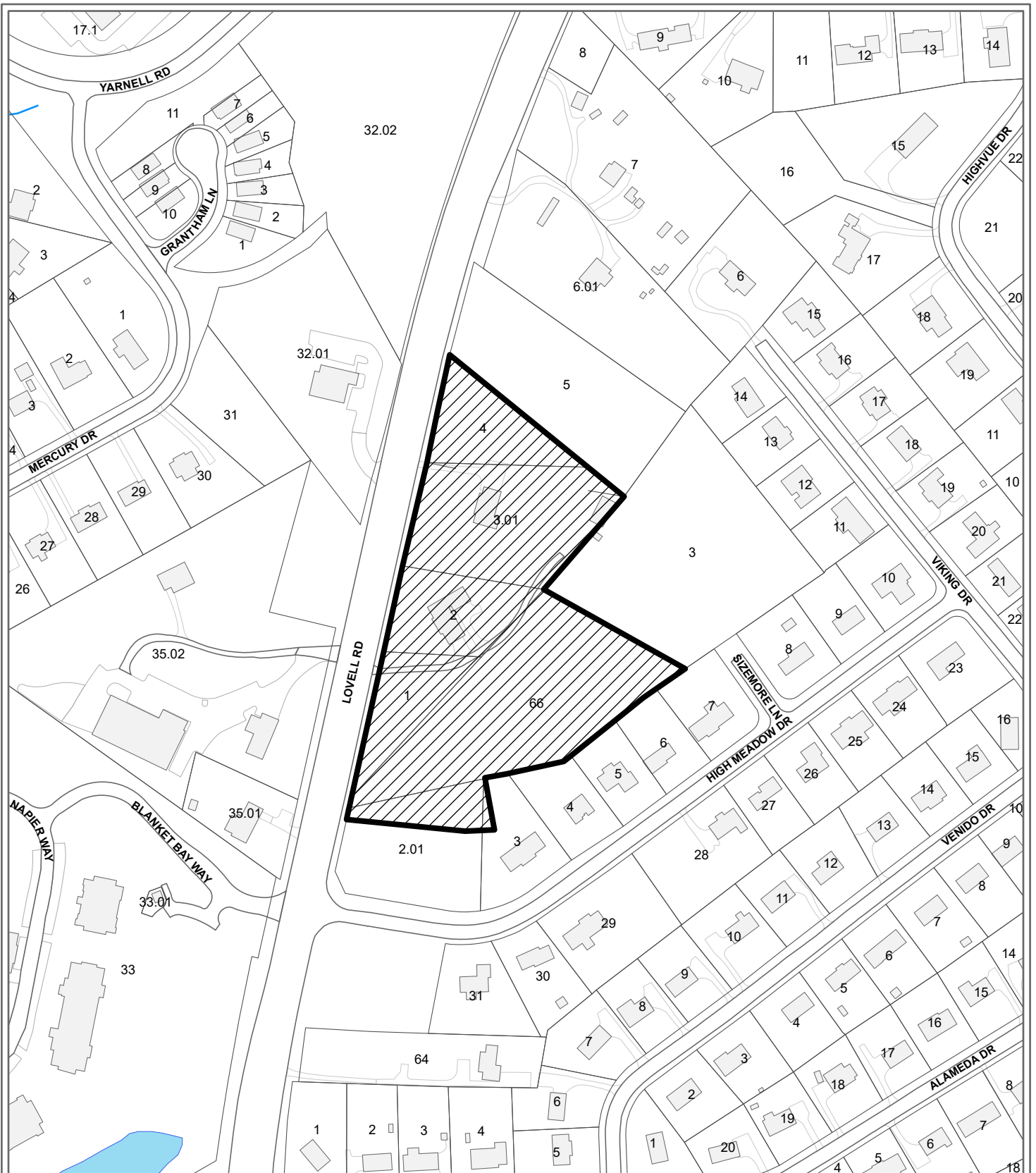
- a) Waiver 2 to allow a retaining wall between the building and the street (1.12.1.B)
- b) Waiver 7 to increase the FAR by 3.89% since it is a minimal increase and since meeting this metric tends to facilitate plans that build outward versus up, and less land disturbance is preferred.
- c) Waiver 10 to increase the allowable lighting levels to 1.8 footcandles (fc) since the photometric plan does not take into account the landscape buffer or the 8-ft high fence and the lighting levels at the lot line will be less than shown on the plans.
- d) Waiver 11 to increase the allowable lighting levels to 1.9 for the same reason as stated above.
- e) Waiver 12 to reduce the required parking spaces below that required by the TTCDA Guidelines, though staff recommends an even lower number than that proposed in the site plans. This will likely warrant further discussion by the board.

Staff does not support waivers 1, 3, 4, 5, 6, 8, or 9, and recommends denial of said waivers. These waiver requests will warrant further discussion at the meeting.

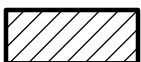
Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to ten conditions:

- 1) Approval of a final plat combining the properties prior to applying for permits.
- 2) Any mechanical equipment installed shall be screened to meet the requirements of the TTCDA. No mechanical equipment is currently shown on the plans.
- 3) Meeting all conditions of the Knox County Zoning Ordinance, specifically pertaining to Section 4.93, Standards for Self-Service Storage Facilities.
- 4) Meeting all other applicable conditions of the Knox County Zoning Ordinance.
- 5) Planting of additional evergreens to the landscaping along the right-of-way to provide screening during winter months.
- 6) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 7) Meeting the requirements of the Knox County Department of Engineering and Public Works.

- 8) Coming into compliance with Section 1.12 of the TTCDA Guidelines pertaining to the HP area.
- 9) Meeting other conditions as may be prescribed by the TTCDA.
- 10) Obtaining Planning Commission approval of the use on review case associated with this request (Case 1-C-22-UR).



**1-A-22-TOB
CERTIFICATE OF APPROPRIATENESS**

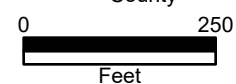


Purpose of Request: Building Permit

Original Print Date: 12/6/2021 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Mullins, Benjamin C.

Map No: 0
 Jurisdiction: County



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	0.45	100%	0.45
0-15% Slope	3.04	100%	3.04
15-25% Slope	2.07	50%	1.04
25-40% Slope	0.83	20%	0.17
Greater than 40% Slope	0.02	10%	0.00
Ridgetops	0		
Subtotal: Sloped Land	5.96	Recommended disturbance budget within Hillside Protection Area (acres)	4.2
Total Acreage	6.41		4.69

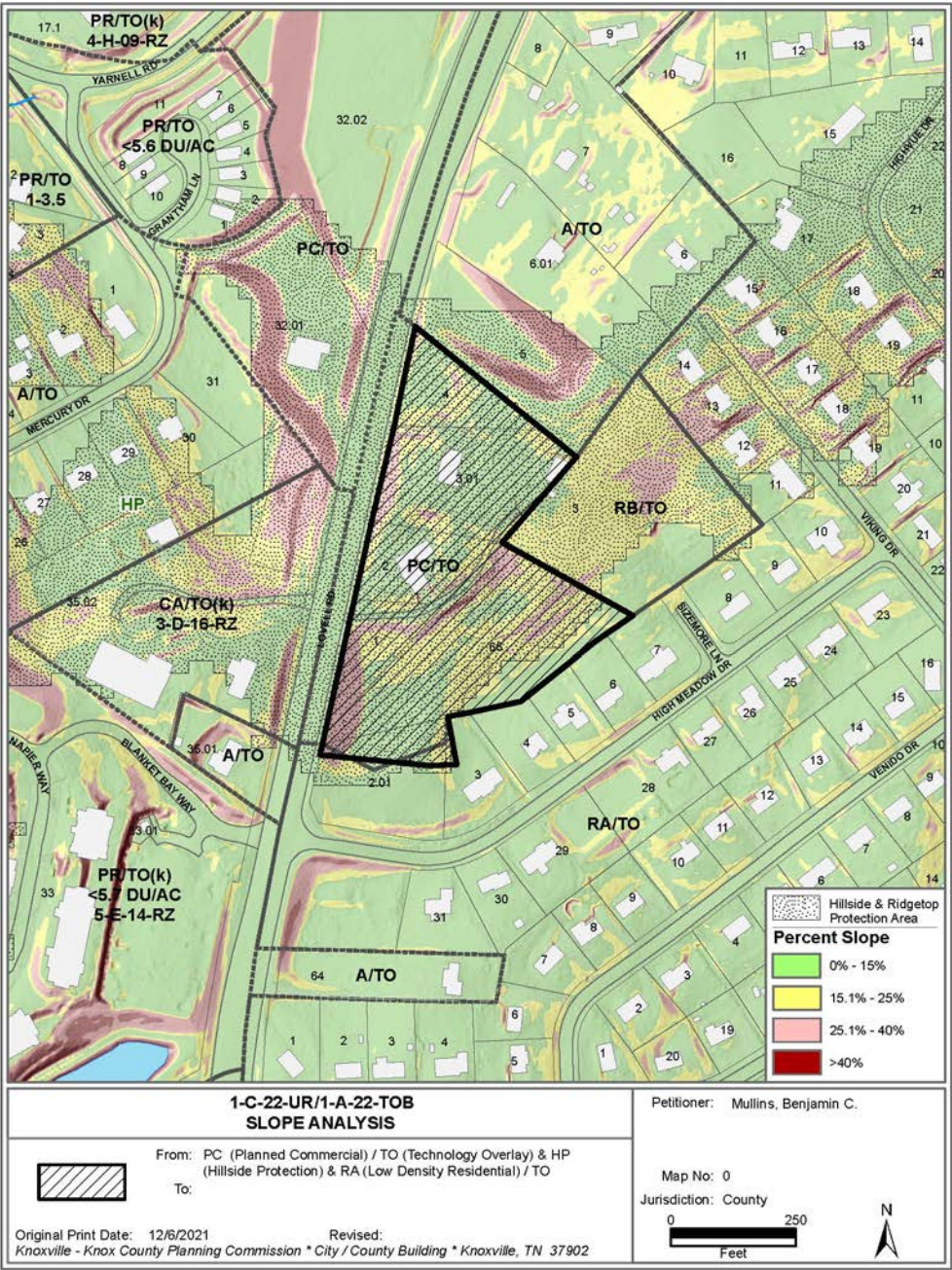
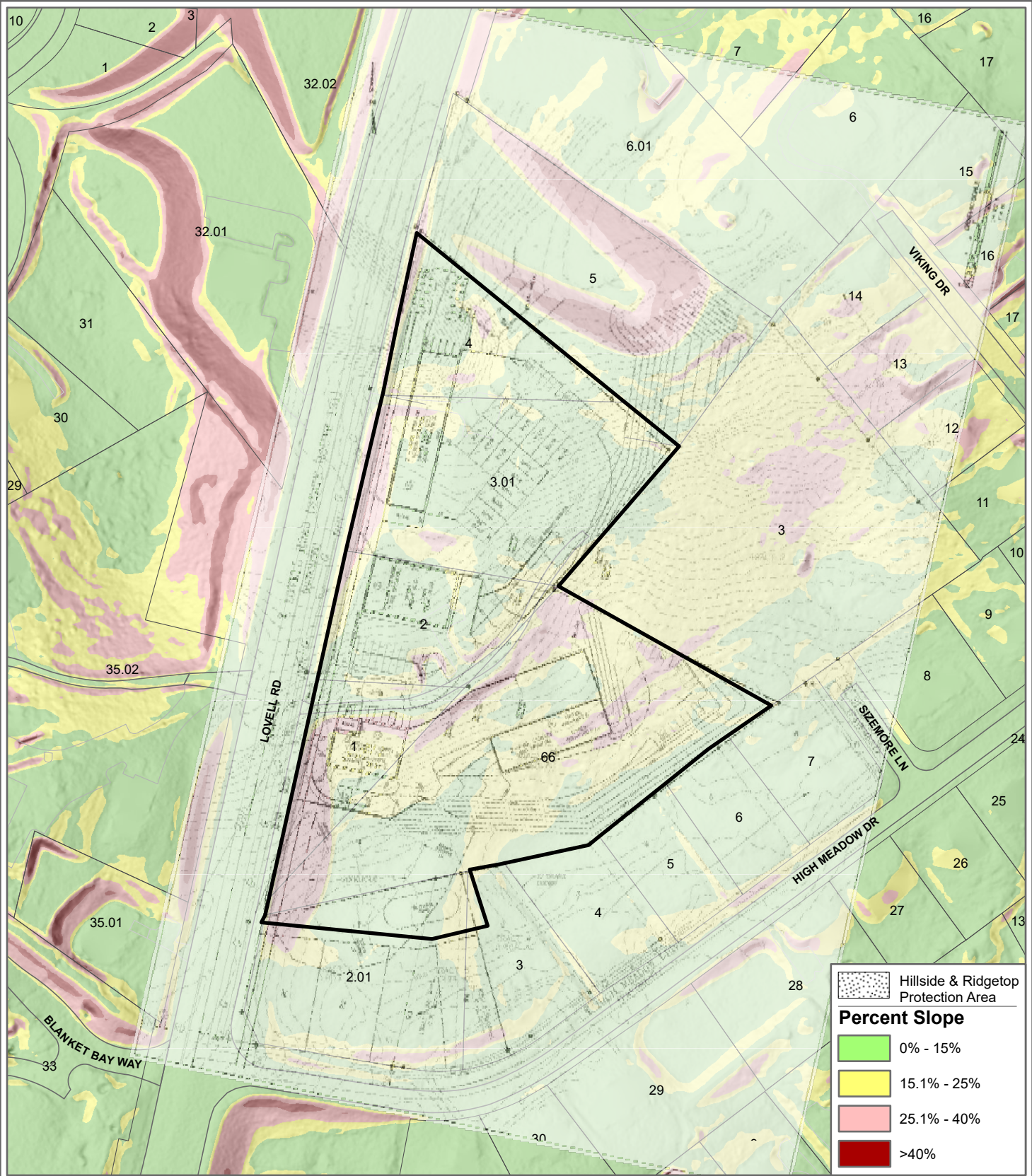
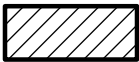


Exhibit A. Site Plan Superimposed over Slope Map



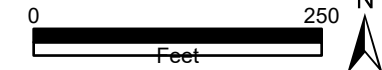
1-C-22-UR/1-A-22-TOB

Petitioner: Mullins, Benjamin C.

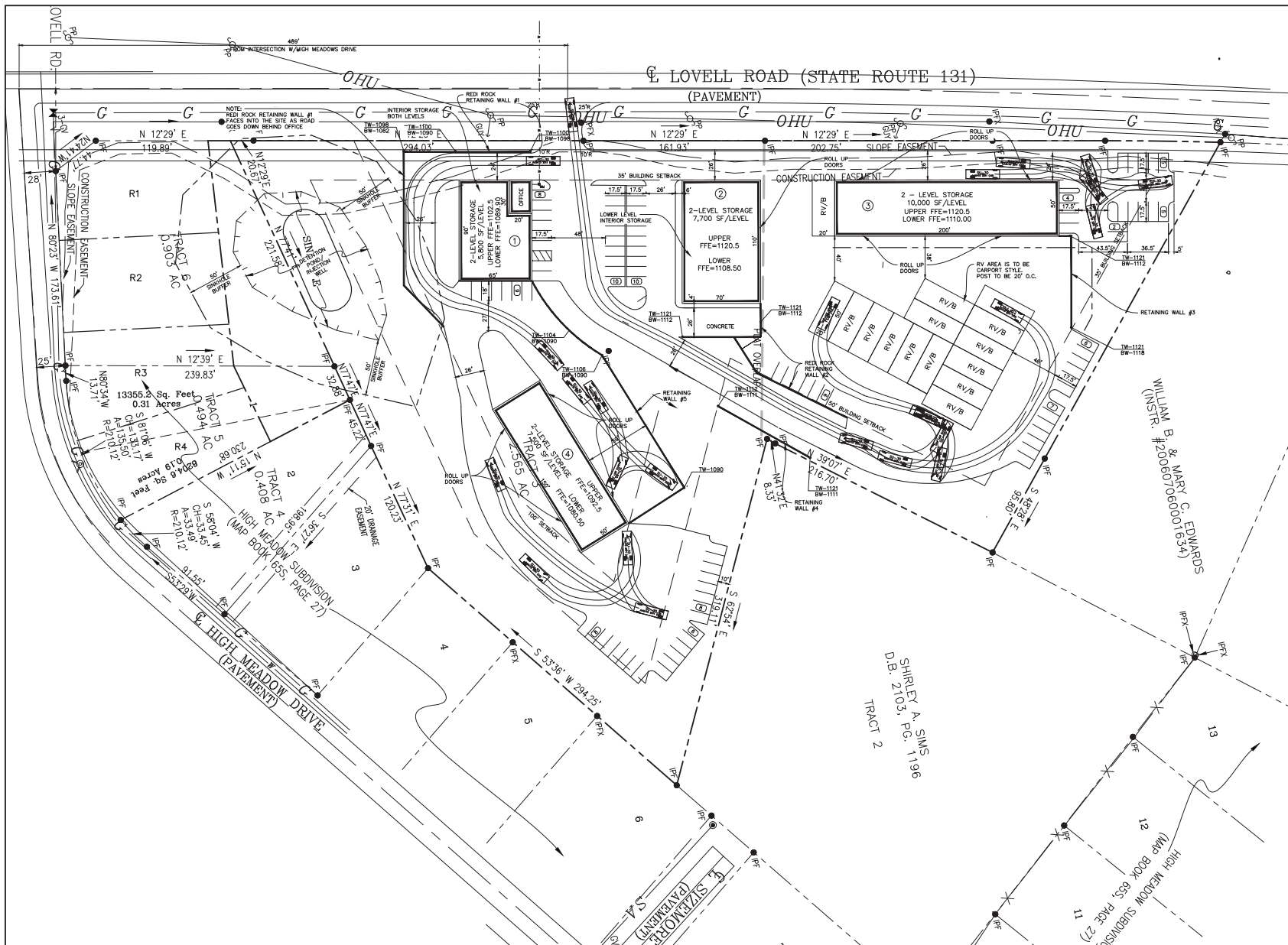


From: PC (Planned Commercial), RA (Low Density Residential), TO (Technology Overlay), and HP (Hillside Protection)
To:

Map No: 0
Jurisdiction: County



Original Print Date: 12/22/2021
Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



GROUND AREA COVERAGE [GAC] MAX ALLOWED

FLOOR AREA RATIO [FAR] MAX ALLOWED

IMPERVIOUS AREA RATIO MAX ALLOWED

GENERAL NOTES

TOTAL SF OF BUILDINGS 62,000 SF

THE TENNESSEE TECHNOLOGY CORRIDOR PARKING REQUIREMENTS

2 SPACES/1000 SF MIN TO 3 SPACES/ 1,000 SF MAX

TOTAL PARKING REQUIRED 124

TOTAL PROVIDED 127

SETBACK VARIANCE 50' OFF RESIDENTIAL

35' FRONT SETBACK ON LOVELL ROAD


30' OF LOADING ACCESS @ OUTSIDE DOORS

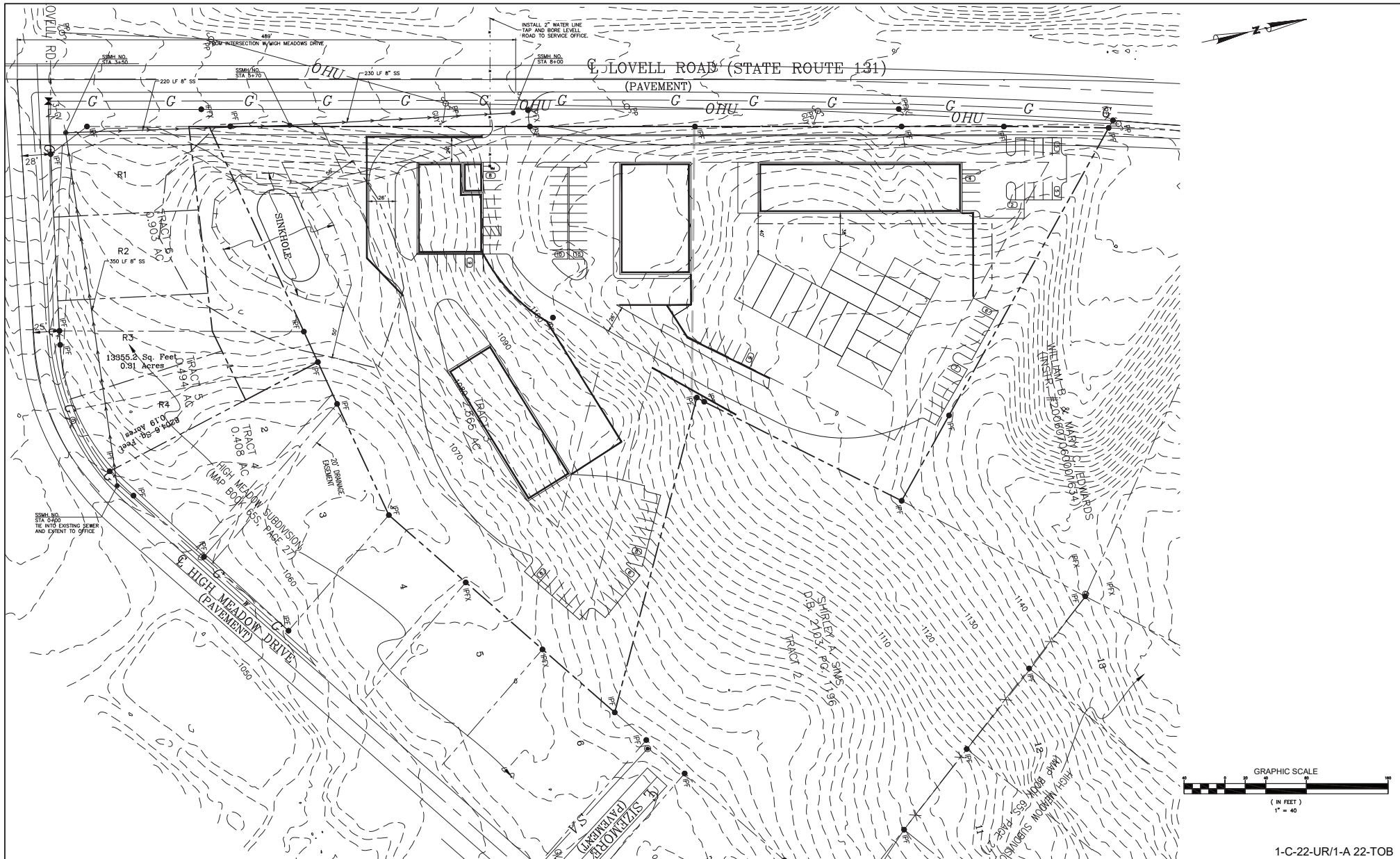
DISTURBED AREA = 182,400 SF

GRAPHIC SCALE

(IN FEET)

1" = 40'

			<div>WELROC ENTERPRISES LLC</div> <div>Consulting • Development • Engineering</div> <div>376 LOCHMERE DRIVE MORRISTOWN, TENNESSEE, 37814</div>	SITE LAYOUT PLAN			SCALE: 1"=40'
				1-A 22-TOB-STORAGE LOVELL ROAD			DATE: 3/31/22
				KNOXVILLE, TENNESSEE			DRAWN BY: SH
							CHECKED BY: RC
							SHEET: 1 OF 4
4	REVISED PER REVIEW COMMENTS	3-31-22					
3	REVISED PER REVIEW COMMENTS	2-18-22					
2	REVISED PER REVIEW COMMENTS	1-12-22					
1	REVISED PER REVIEW COMMENTS	12-20-21					
0	ORIGINAL DRAWING RELEASE	10-25-21					
NUMBER: DESCRIPTION OF REVISION:		DATE:					

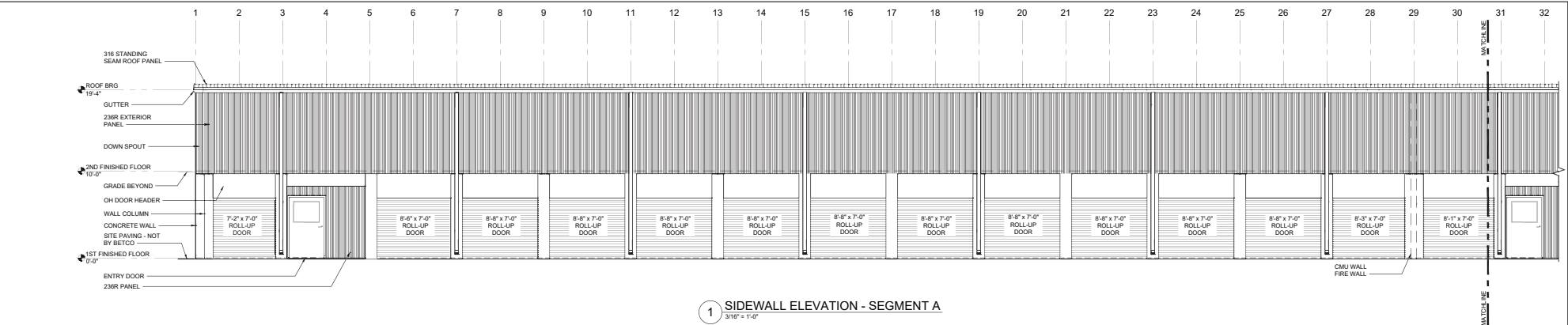


3	REVISED PER REVIEW COMMENTS	2-18-22
2	REVISED PER REVIEW COMMENTS	1-12-22
1	REVISED PER REVIEW COMMENTS	12-20-21
0	ORIGINAL DRAWING RELEASE	10-25-21
NUMBER	DESCRIPTION OF REVISION	DATE

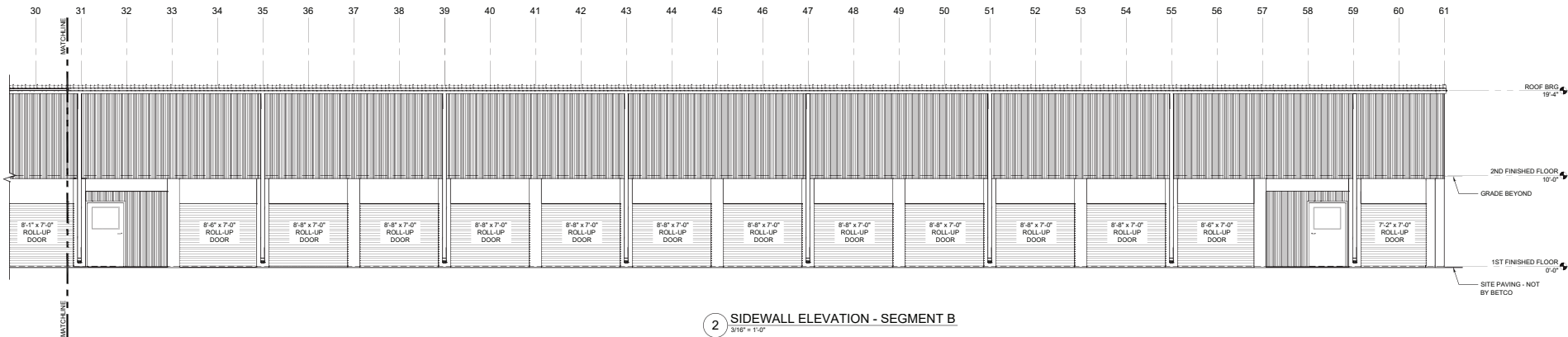
WELROC ENTERPRISES LLC
Consulting • Development • Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

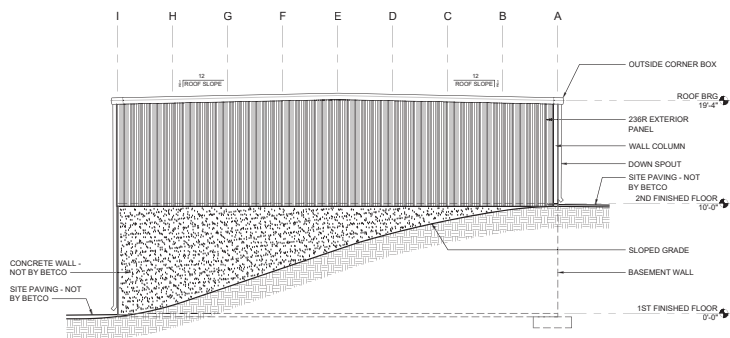
SITE UTILITY PLAN	1-C-22-UR/1-A 22-TOB
1-A 22-TOB-STORAGE LOVELL ROAD	SCALE: 1"=40'
KNOXVILLE, TENNESSEE	DATE: 3/31/22
	DRAWN BY: SH
	CHECKED BY: RC
	SHEET: 4 OF 4



1 SIDEWALL ELEVATION - SEGMENT A
3/16" = 1'-0"




2 SIDEWALL ELEVATION - SEGMENT B
3/16" = 1'-0"



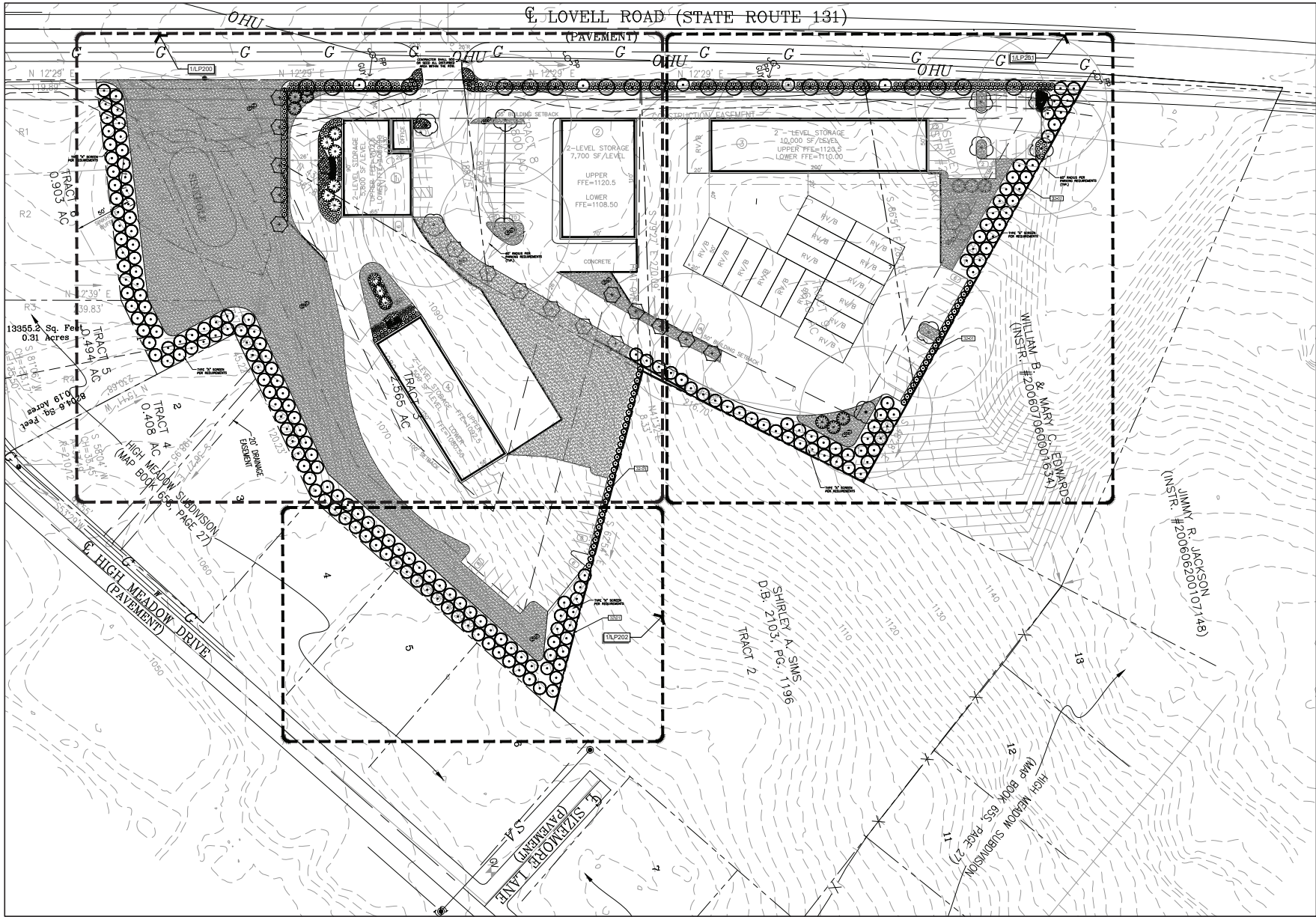
3 ENDWALL ELEVATION - SEGMENT B
3/16" = 1'-0"

NOT FOR
CONSTRUCTION

				DATE	04/28/2021
				DRAWN BY	AK
				SCALE	AS NOTED
				APPROVED BY	
				DATE	04/28/2021



228 COMMERCE BLVD.
STATESVILLE, NC 28625
(800)654-7813



1 OVERALL PLANTING PLAN
Scale: 1" = 40'



NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Lovell Road Self Storage
Hardin Valley, Tennessee

Revisions		
No.	Date	Revisions / Submissions
01.21.22		REVISED PER CITY COMMENTS
02.10.22		REVISED PER CITY COMMENTS
03.03.22		REVISED PER CITY COMMENTS
03.31.22		REVISED: SITE DATA CALC.; FENCE

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JS	Registration
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JS	
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Principal	
212031-009	
Project No.	
12.10.21	
Date	



Sheet Title

**OVERALL
LANDSCAPE PLAN**

Sheet No.

LP100


















A Landscape Development Plan for
Lovell Road Self Storage
Hardin Valley, Tennessee

Drawn	Registration
JS	
Project Manager	
LCW	
Principal	
212031-009	
Project No.	
12.10.21	
Date	

Sheet Title


PLANTING PLAN ENLARGEMENT

Sheet No. **LP200**

PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
	CV	18	CHIONANTHUS VIRGINICUS FULL FORM AND SPECIMAN QUALITY	WHITE FRINGETREE	B&B OR CONT		6'
	CW	201	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER' FULL TO GROUND, AND SPECIMAN QUALITY	CLAUDIA W. MAGNOLIA	B&B OR CONT		8'
	LG	5	MAGNOLIA GRANDIFLORA 'LITTLE GEM' FULL TO GROUND, AND SPECIMAN QUALITY	LITTLE GEM SOUTHERN MAGNOLIA	B&B OR CONT		8'-10'
	GB	20	MALE GINKGO BILOBA SINGLE STRAIGHT TRUNK AND SPECIMAN QUALITY	MAIDENHAIR TREE	B&B OR CONT	2" CAL	10'-12' HT
	QP	10	QUERCUS PHELLOS SPECIMAN QUALITY	WILLOW OAK	B&B OR CONT	2" CAL	10'-12' HT
	TG	54	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	15 GAL		8'
	ZO	21	ZELKOVA SERRATA 'GREEN VASE' SINGLE STRAIGHT TRUNK, SPECIMAN QUALITY AND FULL FORM	GREEN VASE SAWLEAF ZELKOVA	B&B OR CONT	2" CAL	10-12' HT
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W
	IC	161	ILEX CORNUTA 'CARISSA' FULL FORM	CARISSA CHINESE HOLLY	3 GAL		48" o.c.
	SS	18	ITEA VIRGINICA 'HENRY'S GARNET' FULL FORM	HENRY'S GARNET SWEETSPIRE	3 GAL		36" o.c.
	LP	214	LOROPETALUM CHINENSE 'PURPLE DIAMOND' FULL FORM	PURPLE DIAMOND LOROPETALUM	3 GAL		48" o.c.
	AM	44	MISCANTHUS SINENSIS 'ADAGIO' FULL FORM	ADAGIO MISCANTHUS	3 GAL		36" o.c.
	PO	20	PRUNUS LAUROCEARUS 'OTTO LUYKEN' FULL FORM	LUYKEN'S LAUREL	3 GAL		48" o.c.
	TS	12	THUJA OCCIDENTALIS 'SMARAGO' FULL FORM AND SPECIMAN QUALITY	EMERALD GREEN ARBORVITAE	7 GAL		48" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W
	JP	90	JUNIPERUS CHINENSIS 'PARSONI' FULL FORM	PARSONI JUNIPER	3 GAL		36" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	
	SOD	70,901 SF	CYNODON DACTYLON 'TIFWAY 419'	TIFWAY 419 BERMUDA GRASS	SOD		

QUANTITY TAKEOFF DISCLAIMER:
QUANTITIES NOTED ON PLANS ARE OFFERED AS A
CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES
ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND
REPORT ANY DISCREPANCIES TO THE LANDSCAPE
ARCHITECT.

REFERENCE NOTES SCHEDULE

SYMBOL	33 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
	8' WOODEN FENCE	963 LF	7/LP500

Knox County Landscape Requirements

SITE INFORMATION:

TOTAL SITE AREA:

289,763 SF or 6.65 AC

Parking Spaces: 58 Spaces

Site Requirements:

10 Large Trees per 1 AC of yard space

Total Yard Space: 125,064 SF or 2.87 AC

Large Trees Required: 29 Trees

Large Trees Proposed: 29 Trees

Parking Requirements

5% of parking area shall be plant beds

Total Parking Area: 47,432 SF

Required Plant Bed Area: 2372 SF

Proposed Plant Bed Area: 7,583 SF

1 Large Tree per 10 Spaces

Parking Lot Trees Req.: 6 Trees

Proposed Parking Lot Trees: 9 Trees

25% of new trees shall be evergreen

Total Trees: 322 Trees

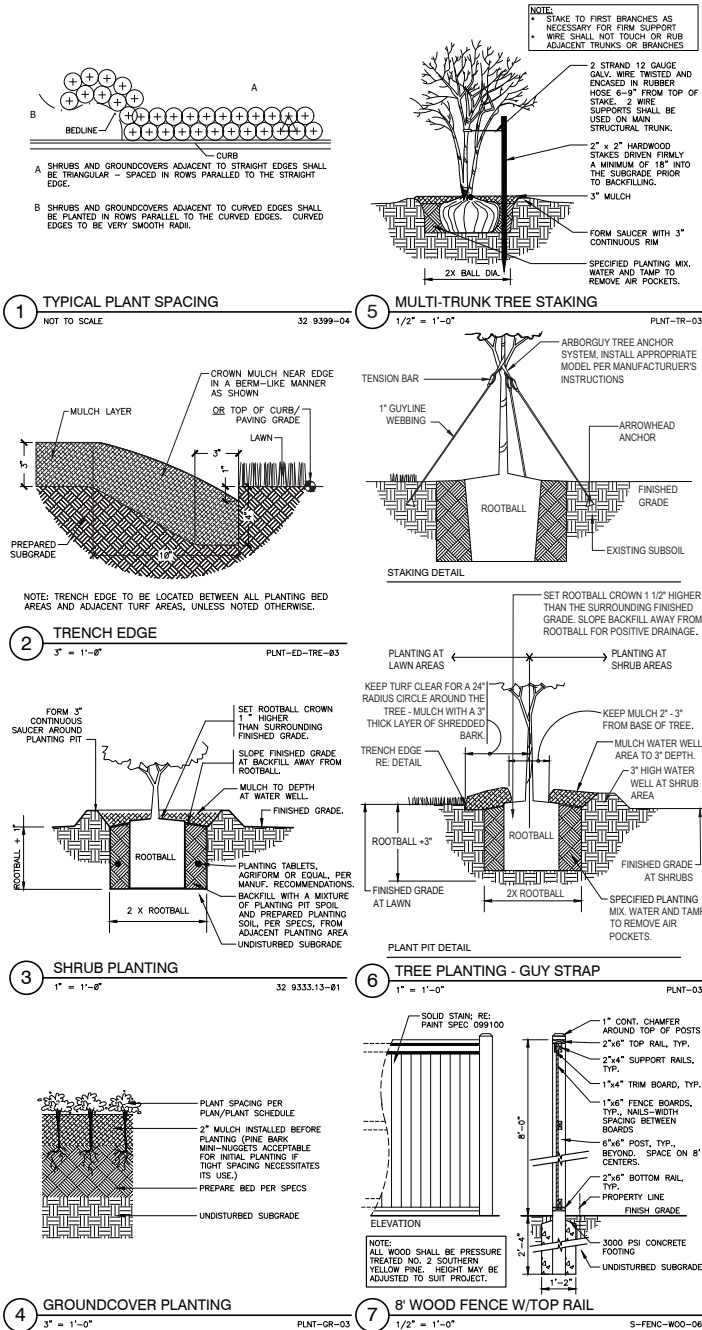
Total Evergreens: 254 Trees or 79%

Shall be approximately equal numbers of
Large, Small and Medium Trees

Total Large Trees: 29 Trees

Total Med. Trees: 21 Trees

Total Small Trees: 18 Trees



NOT
FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Lovell Road Self Storage
Hardin Valley, Tennessee

Revisions	No.	Date	Revisions / Submissions
	01.21.22		REVISED PER CITY COMMENTS
	02.10.22		REVISED PER CITY COMMENTS
	03.03.22		REVISED PER CITY COMMENTS
	03.31.22		REVISED: SITE DATA CALCS; FENCE

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Drawn	Registration
Project Manager	JARED L. ACY REGISTERED LANDSCAPE ARCHITECT Tennessee No. 1000000000000000
242831-009	
10/10/24	
Date	
Sheet Title	

**LANDSCAPE
PLANTING DETAILS**

Sheet No.
LP500

SECTION 12000 - TREES AND GRASSES

- 1.1. RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 11 Specification Sections, apply to this Section.

- 1.2. SUMMARY
A. Section Includes
1. Sodding
B. Related Requirements
1. Section 12020 "Plants" for trees, shrubs, ground covers, and other plants as well as border edgings and mow strips.

- 1.3. DEFINITIONS
A. Sod: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Practices include insecticides, miticides, herbicides, fungicides, insecticides, and molluscicides. They also include substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.
B. Plants: Living organisms that occur where they are found, regardless of their form, size, plants, annuals, or perennials. Plants include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), and nematodes.
C. Planting: The process of installing a plant, seed, or seedling into the ground, and the subsequent care and maintenance of the plant.
D. Planting Soil: Existing, on-site soil, imported soil, or manufactured soil that has been modified with soil amendments and pesticides to produce a soil mixture best for plant growth. See Section 329113 "Soil Preparation" and drawing designations for planting soils.

- 1.4. PREINSTALLATION MEETINGS
A. Preinstallation Conference: Conduct conference at Project site.

- 1.5. INFORMATIONAL SUBMITTALS
A. Product Certificates: For fertilizers, from manufacturer.

- 1.6. CLOSEOUT SUBMITTALS
A. Maintenance Data: Recommended procedures to be established by Owner for maintenance of turf during a calendar year. Submit before acceptance of required maintenance plans.

- 1.7. DELIVERY, STORAGE, AND HANDLING
A. Soil: Harvest, deliver, store, and handle in accordance to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" sections in "Turfgrass Guidelines Specifications for Turfgrass Sodding." Deliver soil within 24 hours of harvesting and in time for planting projects. Protect soil from breakage and drying.
B. Bulk Materials
1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf or on bare soil.
2. Accompany each delivery with materials with appropriate certificates.

- 1.8. FIELD CONDITIONS
A. Weather: Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions.

- 1.9. TURFGRASS SOD
A. Turfgrass Sod: Certified, complying with "Specifications for Turfgrass Sod Materials" in "Turfgrass Guidelines Specifications for Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture that is strongly rooted and capable of vigorous growth and development when planted.
B. Turfgrass Species: Those 410 Bermuda grasses specified in "Table 410."

- 1.10. FERTILIZERS
A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea, formaldehyde, phosphorus, and potassium in the following composition:
1. Composition: 1:8:10:50 by ft. of actual nitrogen, 4 percent phosphorus, and 2 percent potassium by weight.
B. Slow-Release Fertilizer: Granular or pelletized fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
1. Composition: 20 percent nitrogen, 10 percent phosphorus, and 10 percent potassium by weight.
2. Composition: Nitrogen, phosphorus, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory.

- 1.11. PESTICIDES
A. General: Pesticides, registered and approved by the EPA, acceptable to authorities having jurisdiction, and of the type recommended by manufacturer for use for specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.
B. Post-emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas of the soil level directly beneath the main layer.
C. Pre-emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated.
1. Examine areas to be planted for compliance with requirements and other conditions affecting installation and performance of the Work.
2. Verify that no foreign or deleterious material or liquid such as paint, paint washcoat, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, turp, roofing compounds, or any other hazardous materials are present in the planting area.
3. Suspend planting operations for periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
3. Uniformly moisten excessively dry soil that is not workable or which is dry.
4. Proceed with installation after the soil moisture has been corrected.
5. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Architect and replace with new planting soil.

- 1.12. PREPARATION
A. Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
1. Protect grade areas by use of others until disturbed to remove them.

- 1.13. TURF AREA PREPARATION
A. Prepare the turf area and grade and close of drains to allow for a smooth planting surface. Adjust elevation of planting soil to accept finishedness of soil to achieve a smooth plane for optimal mowing equipment.
B. Prepare prepared area and grade and close of drains to allow for a smooth planting surface. Do not create muddy soil.
C. Before planting, obtain Architect's acceptance of finish grading, remove planting areas if eroded or otherwise disturbed after finish grading.
1.15. SODDING
A. Lay and within 24 hours of harvesting unless a suitable preservation method is approved by Architect prior to delivery. Time to lay soil is 24 hours or less if ground is frozen or muddy.
B. Lay and to form a solid mass with tightly fitted joints. Seal and sides of soil, do not settle or overlap. Flatten joints or gaps or gaps to fill joints in adjacent courses. Avoid damage to soil or soil during installation.
C. Saturate and lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work until soil is firm and into minor cracks between pieces of sod, remove excess to avoid smothering soil and adjacent grass.
1. Lay and across slopes exceeding 1:3.
2. Anchor on soil with slopes exceeding 1:6 with wood pegs spaced as recommended by soil manufacturer but not less than two anchors per sq ft to prevent sliding.
3. Saturate and soil with fine water spray with two people during planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches below surface.
1.16. TURF MAINTENANCE
A. General: Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regulate, and repair bare areas and remove to produce a uniform smooth turf. Provide materials and installation the same as those used in the original installation.
1. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace materials and turf damaged or lost in areas of subsidence.
2. Apply treatments as required to keep turf and the feet of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards.
B. Watering: Install and maintain temporary piping, hoses, and turf-watering equipment to convey water from sources and to deliver turf uniformly moist to a depth of 4 inches.
1. Schedule watering to prevent wetting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system in avoid wetting over muddy or newly planted areas.
2. Water turf with fine spray at a minimum rate of 1 inch per week unless rainfall precipitation is adequate.
3. Mow turf as soon as grass grows to a length enough to cut. Repeat mowing to maintain specified height without cutting more than one-third of grass height. Remove no more than one-third of grass height. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain the following grass height:
1. Mow Turf 410 Bermuda grasses to a height of 1-1/2 to 1-3/4 inches.
2. Turf Preparation: Apply commercial fertilizer after initial mowing and when grass is dry.
1. Use fertilizer that provides actual nitrogen of 10 to 18 lb/1000 sq ft. to turf area.

- 1.17. SATISFACTORY TURF
A. Turf installations shall meet the following criteria as determined by Architect:
1. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-covered, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.
B. Use specified materials to reestablish turf that does not comply with requirements, and continue maintenance until turf is satisfactory.

- 1.18. PESTICIDE APPLICATION
A. Apply pesticides and other chemical products and biologic control agents according to requirements of authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.
B. Post-emergent Herbicides (Selective and Nonselective): Apply only as necessary to treat already-germinated weeds and according to manufacturer's written recommendations.

- 1.19. CLEANUP AND PROTECTION
A. Promptly remove soil and debris created by turf work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil into roads, walkways, or other paved areas.
B. Remove surplus soil and waste material, including excess sod, unusable soil, trash, and debris, and legally dispose of them from Owner's property.
C. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after plantings are established.

- 1.20. MAINTENANCE SERVICE
A. Turf Maintenance Service: Provide full maintenance by skilled employees of landscape Institute. Maintain as required in "Turf Maintenance" Article. Begin maintenance immediately after each area is planted and continue until acceptable turf is established, but for not less than the following periods:
1. Sodded Turf: 30 days from date of Substantial Completion.

SECTION 12300 - PLANTS

- 1.1. RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 11 Specification Sections, apply to this Section.

- 1.2. SUMMARY
A. Section Includes
1. Plants
2. Planting soils
B. Related Sections
1. Section 311000 "Site Clearing" for protection of existing trees and plantings, topsoil stripping and stockpiling, and site clearing
2. Section 320200 "Turf and Grasses" for turf (sod) and meadow planting, hydroseeding, and erosion-control materials

- 1.3. UNITS
A. Work of this Section is affected by unit prices specified in Section 012200 "Unit Prices."

- 1.4. PREINSTALLATION MEETINGS
A. Preinstallation Conference: Conduct conference at Project site.

- 1.5. INFORMATIONAL SUBMITTALS
A. Product Certificates: For fertilizers, from manufacturer.

- 1.6. CLOSEOUT SUBMITTALS
A. Maintenance Data: Recommended procedures to be established by Owner for maintenance of turf during a calendar year. Submit before acceptance of required maintenance plans.

- 1.7. DELIVERY, STORAGE, AND HANDLING
A. Soil: Harvest, deliver, store, and handle in accordance to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" sections in "Turfgrass Guidelines Specifications for Turfgrass Sodding." Deliver soil within 24 hours of harvesting and in time for planting projects. Protect soil from breakage and drying.
B. Bulk Materials
1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf or on bare soil.
2. Accompany each delivery with materials with appropriate certificates.

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A. Weather: Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions.

- 1.9. TURFGRASS SOD
A. Turfgrass Sod: Certified, complying with "Specifications for Turfgrass Sod Materials" in "Turfgrass Guidelines Specifications for Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture that is strongly rooted and capable of vigorous growth and development when planted.
B. Turfgrass Species: Those 410 Bermuda grasses specified in "Table 410."

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B. Slow-Release Fertilizer: Granular or pelletized fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
1. Composition: 20 percent nitrogen, 10 percent phosphorus, and 10 percent potassium by weight.
2. Composition: Nitrogen, phosphorus, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory.

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1. Examine areas to be planted for compliance with requirements and other conditions affecting installation and performance of the Work.
2. Verify that no foreign or deleterious material or liquid such as paint, paint washcoat, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, turp, roofing compounds, or any other hazardous materials are present in the planting area.
3. Suspend planting operations for periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
3. Uniformly moisten excessively dry soil that is not workable or which is dry.
4. Proceed with installation after the soil moisture has been corrected.
5. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Architect and replace with new planting soil.

- 1.12. PREPARATION
A. Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
1. Protect grade areas by use of others until disturbed to remove them.

- 1.13. TURF AREA PREPARATION
A. Prepare the turf area and grade and close of drains to allow for a smooth planting surface. Adjust elevation of planting soil to accept finishedness of soil to achieve a smooth plane for optimal mowing equipment.
B. Prepare prepared area and grade and close of drains to allow for a smooth planting surface. Do not create muddy soil.
C. Before planting, obtain Architect's acceptance of finish grading, remove planting areas if eroded or otherwise disturbed after finish grading.
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A. Lay and within 24 hours of harvesting unless a suitable preservation method is approved by Architect prior to delivery. Time to lay soil is 24 hours or less if ground is frozen or muddy.
B. Lay and to form a solid mass with tightly fitted joints. Seal and sides of soil, do not settle or overlap. Flatten joints or gaps or gaps to fill joints in adjacent courses. Avoid damage to soil or soil during installation.
C. Saturate and lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work until soil is firm and into minor cracks between pieces of sod, remove excess to avoid smothering soil and adjacent grass.
1. Lay and across slopes exceeding 1:3.
2. Anchor on soil with slopes exceeding 1:6 with wood pegs spaced as recommended by soil manufacturer but not less than two anchors per sq ft to prevent sliding.
3. Saturate and soil with fine water spray with two people during planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches below surface.
1.16. TURF MAINTENANCE
A. General: Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regulate, and repair bare areas and remove to produce a uniform smooth turf. Provide materials and installation the same as those used in the original installation.
1. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace materials and turf damaged or lost in areas of subsidence.
2. Apply treatments as required to keep turf and the feet of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards.
B. Watering: Install and maintain temporary piping, hoses, and turf-watering equipment to convey water from sources and to deliver turf uniformly moist to a depth of 4 inches.
1. Schedule watering to prevent wetting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system in avoid wetting over muddy or newly planted areas.
2. Water turf with fine spray at a minimum rate of 1 inch per week unless rainfall precipitation is adequate.
3. Mow turf as soon as grass grows to a length enough to cut. Repeat mowing to maintain specified height without cutting more than one-third of grass height. Remove no more than one-third of grass height. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain the following grass height:
1. Mow Turf 410 Bermuda grasses to a height of 1-1/2 to 1-3/4 inches.
2. Turf Preparation: Apply commercial fertilizer after initial mowing and when grass is dry.
1. Use fertilizer that provides actual nitrogen of 10 to 18 lb/1000 sq ft. to turf area.

- 1.17. SATISFACTORY TURF
A. Turf installations shall meet the following criteria as determined by Architect:
1. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-covered, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.
B. Use specified materials to reestablish turf that does not comply with requirements, and continue maintenance until turf is satisfactory.

- 1.18. PESTICIDE APPLICATION
A. Apply pesticides and other chemical products and biologic control agents according to requirements of authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.
B. Post-emergent Herbicides (Selective and Nonselective): Apply only as necessary to treat already-germinated weeds and according to manufacturer's written recommendations.

- 1.19. CLEANUP AND PROTECTION
A. Promptly remove soil and debris created by turf work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil into roads, walkways, or other paved areas.
B. Remove surplus soil and waste material, including excess sod, unusable soil, trash, and debris, and legally dispose of them from Owner's property.
C. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after plantings are established.

3. Coloration of metals, metal finishes, and other materials beyond normal weathering.

2. Warranty Periods: From Date of Substantial Completion
A. Trees, Shrubs, Vines, and Ornamental Grasses: 12 months.
B. Ground Covers, Berberis, Perennials, and Other Plants: 12 months.
C. Annuals: Three months.

3. Include the following removal actions as a minimum:
A. Immediately remove dead plants and replace unless required in the succeeding planting list.
B. Replace plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
C. A list of one replacement of each plant will be required except for losses or replacements due to failure to comply with requirements.
D. Provide extended warranty for period equal to original warranty period, for replaced plant material.

- 1.11. MAINTENANCE SERVICE
A. Initial Maintenance Proposal: From Installer to Owner and Bid Administrator. In the form of a standard yearly (or other period) maintenance agreement as an addendum to Bid Proposal or Bid Form (not requested otherwise in bidding documents, starting on date that maintenance begins as defined in the Section. This service, obligations, conditions, and terms for agreement period and for future renewal options.
B. Initial Maintenance Proposal for Trees and Shrubs: Provide maintenance by skilled employees of landscape Institute. Maintain as required in Part 3. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established but for not less than maintenance period below.
1. Maintenance Period: 12 months from date of Substantial Completion.
C. Initial Maintenance Proposal for Ground Cover and Other Plants: Provide maintenance by skilled employees of landscape Institute. Maintain as required in Part 3. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established but for not less than maintenance period below.
1. Maintenance Period: Six months from date of Substantial Completion.
D. Continuing Maintenance Proposal: From Installer to Owner and Bid Administrator. In the form of a standard yearly (or other period) maintenance agreement, starting on date initial maintenance service is concluded. State services, obligations, conditions, and terms for agreement period and for future renewal options.

- 1.12. PLANT MATERIAL
A. General: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant Schedule of Planting List and agreed upon on Drawings and complying with ANSI Z60.1, and with healthy root systems developed by transplanting or root pruning. Provide well-developed, fully leaved, healthy plants, densely branched, and well established when in leaf. Plants shall be free of insect damage, such as knots, stem, soil, insects, injuries, abrasions, and displacement.
B. Plants with damaged, cracked, or multiple leaders: Light vertical branches where bark is separated between two branches or between trunk and fluted ("included bark") causing cracks; cut-off limbs more than 3/4 inch in diameter.
C. Collected Stock: Plants to be planted harvested from the wild, from native stands, from an established source, or from a nursery.
D. Provide plants of sizes, grades, and ball or container sizes complying with ANSI Z60.1 for types and forms of plants.
E. Plants of a larger size may be acceptable to Architect, with a proportionate increase in size of roots or balls.
F. Root-Ball Label: Furnish trees and shrubs with root balls measured from top of root ball, which shall begin at root base according to ANSI Z60.1. Root balls shall be viable before planting.
G. Labeling: Label at least one part of each variety, size, and cultivar with a securely attached, waterproof tag bearing legible designation of common name and full scientific name including genus and species. Include nomenclature for hybrid, variety, or cultivar, if applicable for the plant as shown on Drawings.
H. Final Arrangement or consecutive order of plants as shown on Drawings, select stock for uniform height and spread, and number the labels to allow accurate identification in the planting area.
I. Annuals: Provide healthy, disease-free plants of species or varieties shown or listed, with well-established root systems regarding soil depth of the container to maintain a firm ball, but not with excessive root growth encircling the container. Provide plants that are acclimated to outdoor conditions before delivery.

- 1.13. ORGANIC SOIL AMENDMENTS
A. Compost: Well-composted, stable, and weed-free organic material, pH range of 5.5 to 6.5, moisture content 35 to 50 percent by weight, 100 percent passing through 1/8-inch sieve, available soil content of 1:3 to 1:4 decomposition, not exceeding 0.5 percent total organic matter and the substances toxic to plants, and as follows:
1. Organic Matter Content: 50 to 60 percent of dry weight.
2. Fertilizers: Agricultural, not industrial, readily bioavailable plant nutrients, or source-separated or composted animal waste.
B. Water: Well-decomposed and odorless, free of chemicals, ground bark, or wood waste, of uniform texture and free of chips, stones, sticks, soil, or toxic materials.
C. Fertilizers: Agricultural, not industrial, readily bioavailable plant nutrients, or source-separated or composted animal waste.
D. Fertilizers: Agricultural, not industrial, readily bioavailable plant nutrients, or source-separated or composted animal waste.
E. Fertilizers: Agricultural, not industrial, readily bioavailable plant nutrients, or source-separated or composted animal waste.
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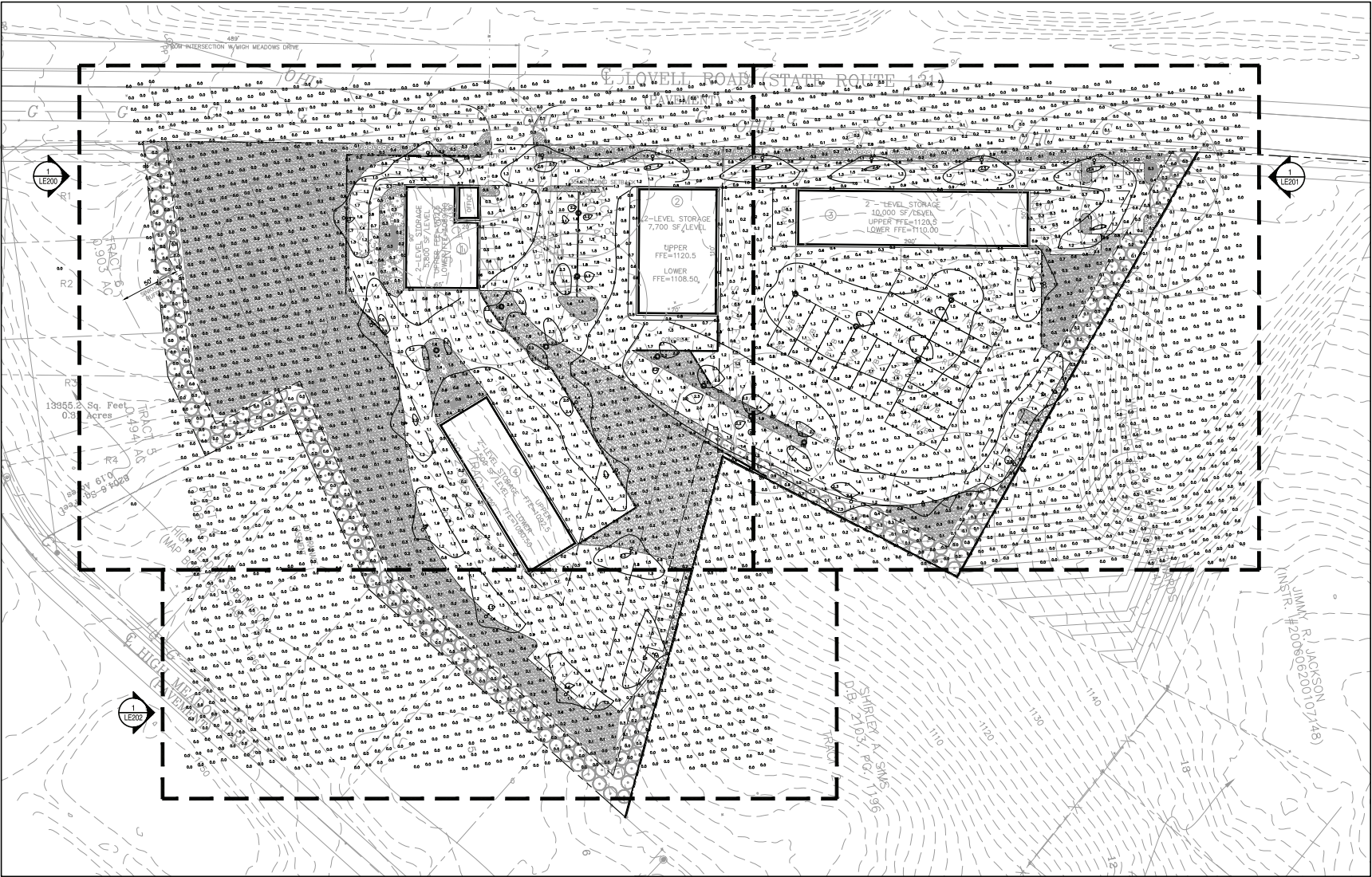
LUMINAIRE SCHEDULE									
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 3	QUANTITY
P1	○➔	(1)	LSO-M-T3-5L-3K-PTD-CLS	ELECTRONIC	POLE	Visionaire Lighting LLC	120V 1P 2W	Visionaire Lighting Photometric Laboratory, 06/26/2020, 06/17/20, 5058, 120 VAC, 52W, B1-U3-G2	24
P2	◎	(1)	LSO-M-T5-10L-3K-PTD	ELECTRONIC	POLE	Visionaire Lighting LLC	120V 1P 2W	Visionaire Lighting Photometric Laboratory, 10/28/2020, 06/25/20, 8821, 120 VAC, 67.28W, B3-U0-G3	13
DEFAULT ELEVATION									20'

STRUCTURAL ENGINEERING NOTE

STRUCTURAL ENGINEERING DESIGN IS NEITHER EXPRESSED NOR IMPLIED IN THIS DRAWING. STRUCTURAL ENGINEERING DESIGN RESPONSIBILITY IS DELEGATED TO THE CONTRACTOR, AND SHALL BE DONE BY A PROFESSIONAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL AS REQUIRED FOR CODE COMPLIANCE, PERMITTING, ETC.

LIGHTING NOTE:

ALL LIGHT FIXTURES NEAR PROPERTY LINE TO HAVE CUTOFF LOWER SHIELD TO MINIMIZE LIGHT SPILLAGE ONTO ADJACENT PROPERTIES.



1 SITE LIGHTING PLAN
Scale: 1" = 40'



NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Lovell Road Self Storage
Hardin Valley, Tennessee

Revisions		Revisions / Submissions	
No.	Date	Revised	Per
01.21.22		REVISED	PER CITY COMMENTS
02.10.22		REVISED	PER CITY COMMENTS
03.03.22		REVISED	PER CITY COMMENTS
03.31.22		REVISED	SITE DATA CALC'S, FENCE

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Registration	
BH	Drawn
DCT	Project Manager
JA	Principal
212031-009	Project No.
12.10.21	Date



SITE LIGHTING PLAN

Sheet No. LE100



NOT
FOR CONSTRUCTION
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A Landscape Development Plan for
Lovell Road Self Storage
Hardin Valley, Tennessee

Revisions		
No.	Date	Revisions / Submissions
01.21.22		REVISED PER CITY COMMENTS
02.10.22		REVISED PER CITY COMMENTS
03.03.22		REVISED PER CITY COMMENTS
03.31.22		REVISED: SITE DATA CALC'S, FENCE

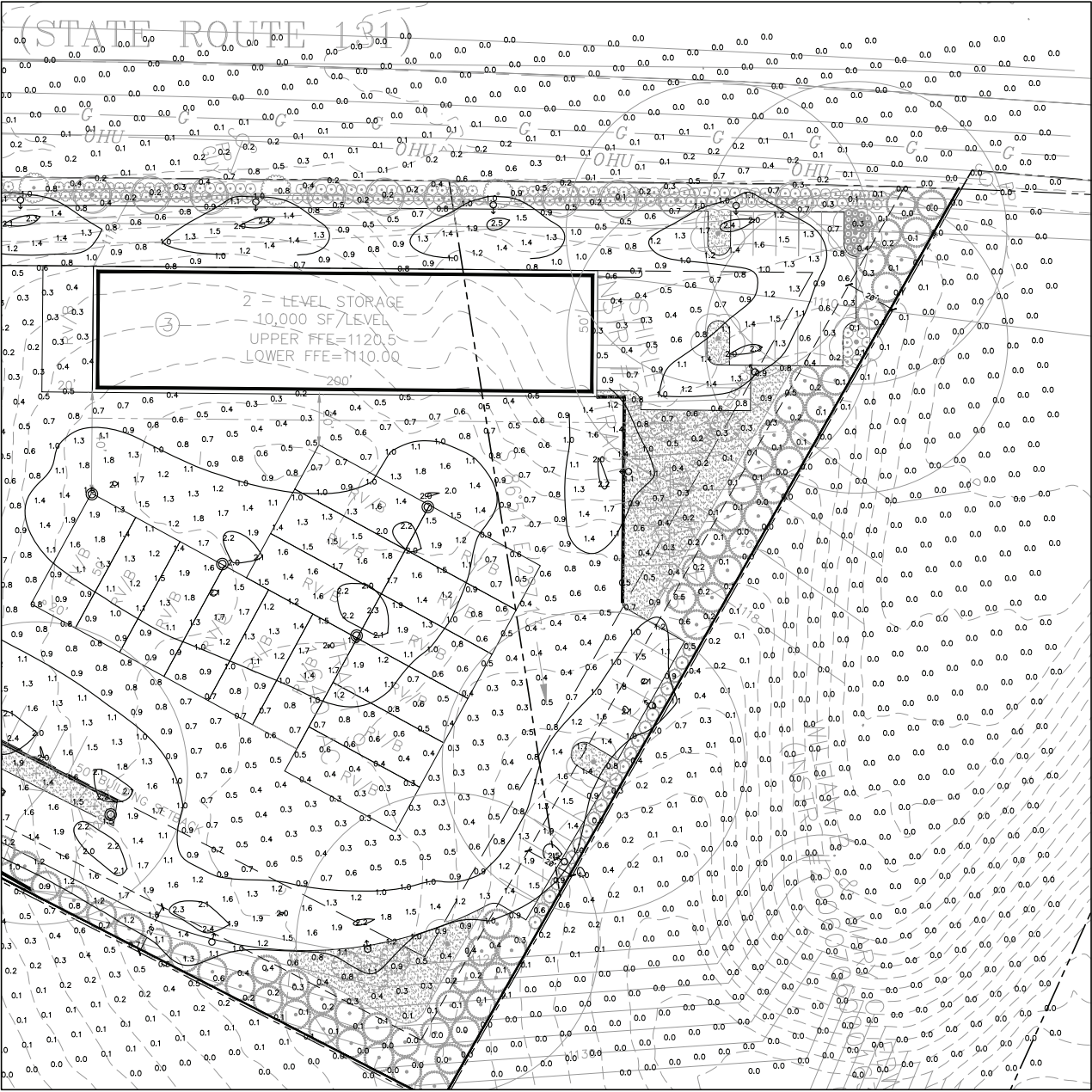
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BH	Registration
DCT	JARED L. ACTY
Project Manager	JA
Principal	212031-009
Project No.	12.10.21
Date	

Sheet Title

**SITE LIGHTING PLAN
ENLARGEMENT**

Sheet No.
LE200



1 SITE LIGHTING PLAN ENLARGEMENT
Scale: 1" = 20'

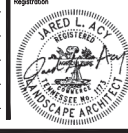
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BH	Registration
Drew	
DCT	
Project Manager	
JA	
Principal	
212031-009	
Project No.	
12.10.21	
Date	



**SITE LIGHTING PLAN
ENLARGEMENT**

LUSSO ARRAY M-PT LED Specifications



Project Name: _____

Catalog Number: _____

Type: _____

Contemporary design meets the new generation of LED beam technology in this stunning luminaire, the **Lusso Array**. The Lusso Array series provides over 700,000 lumens per foot of light source, and offers excellent beam control and LED life beyond 100,000 hours for 1400 millamp systems. The Lusso Array is a perfect complement to any outdoor lighting system.

The Lusso Array's fully-rated housing features an exceptionally well-designed thermal management system that provides superior heat dissipation.

The Lusso Array is built with cast aluminum.

The **Lusso Array** is the perfect complement to any university campus, business park, or roadway project where contemporary, architectural design is desired.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
LSO-M	T3	5L	3K	UNV	PTD	BK		CLS
T1	SL	5L	3K	UNV	PTD	BK	PCR-120	WSC-5
T2	SL	10L	4K	3K	PTD	BK	PCR-240	WSC-5
T3	SL	20L	4K	3K	PTD	BK	PCR-480	WSC-5
T4	SL	40L	4K	3K	PTD	BK	PCR-960	WSC-5
T5	SL	80L	4K	3K	PTD	BK	PCR-1920	WSC-5
T6	SL	160L	4K	3K	PTD	BK	PCR-3840	WSC-5
T7	SL	320L	4K	3K	PTD	BK	PCR-7680	WSC-5
T8	SL	640L	4K	3K	PTD	BK	PCR-15360	WSC-5
T9	SL	1280L	4K	3K	PTD	BK	PCR-30720	WSC-5
T10	SL	2560L	4K	3K	PTD	BK	PCR-61440	WSC-5
T11	SL	5120L	4K	3K	PTD	BK	PCR-122880	WSC-5
T12	SL	10240L	4K	3K	PTD	BK	PCR-245760	WSC-5
T13	SL	20480L	4K	3K	PTD	BK	PCR-491520	WSC-5
T14	SL	40960L	4K	3K	PTD	BK	PCR-983040	WSC-5
T15	SL	81920L	4K	3K	PTD	BK	PCR-1966080	WSC-5
T16	SL	163840L	4K	3K	PTD	BK	PCR-3932160	WSC-5
T17	SL	327680L	4K	3K	PTD	BK	PCR-7864320	WSC-5
T18	SL	655360L	4K	3K	PTD	BK	PCR-15728640	WSC-5
T19	SL	1310720L	4K	3K	PTD	BK	PCR-31457280	WSC-5
T20	SL	2621440L	4K	3K	PTD	BK	PCR-62914560	WSC-5
T21	SL	5242880L	4K	3K	PTD	BK	PCR-125829120	WSC-5
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ARTHUR G. SEYMOUR, JR.
(1945 - 2019)

of counsel
JASON T. MURPHY

February 22, 2022

Via e-mail only

Michelle Portier, AICP
Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, TN 37902

Re: Waiver Requests for 1-A-22-TOB

Dear Michelle:

This letter is intended to serve as a formal Waiver Request from the strict application of the following Guidelines (See 1-24-22 Comments 3.b., 3.b., 3.d., 8, 9, 10). A subsequent letter from Randy Corlew regarding the remaining comments will be provided separately.

- A. Waiver from Hillside and Ridgetop Development
 - a. Waiver for FAR ratio (1.12.2.C)
 - b. Waiver for IAR ratio (1.12.2.D)
 - c. Waiver for GAC (1.12.2.B)
 - d. Waiver for Disturbed Area (1.12.4 Table 5)
 - e. Waiver for Building 1 on slope in excess of 25% (1.12.4.A & B)
 - f. Waiver for number and number of retaining walls (1.12.1.B)
- B. Waiver for lighting requirements (1.8.5)

A. Waiver from Hillside and Ridgetop Development

The TTCDA Guidelines for Hillside and Ridgetop development are similar to those provided by the advisory Knox County Hillside and Ridgetop Protection Plan (HRPP). In consideration of this project by both the TTCDA and the KKCPC, we request you please consider how we have addressed the *intent* of these plans, albeit not the letter of the Guidelines.

Over the last several years, Knox County has identified approximately 82,000 acres of undeveloped land to be considered for Hillside and Ridgetop protection. The decision to include the areas identified in the HRPP was based solely on the topography of the land. The selection of these areas did not take into consideration the designation of the land with the General Plan, Growth Policy Plan, or the Sector Plans. These plans are specifically crafted by the community and the professional land planners to encourage or discourage development within certain areas

throughout our community. As it happens, approximately 95% of the land within the HRPP in Knox County is restricted to low-density, low-intensity uses. Approximately 5% of the land within the HRPP (in very specific areas) is designated for other higher-intensity uses based upon its Sector Plan designation. Here, with the MU-SD, the property associated with our request lies within the 5% that encourages a higher intensity use.

The TTCDA Guidelines provide several development concepts for placing buildings and parking areas on sloped property. While these guidelines may be applicable in most locations within the Technology Overlay zone, this Property is not suitable for the application of Section 1.12 of the TTCDA Guidelines. The primary issue is that the concepts described in the Section 1.12 of the TTCDA Guidelines are linear in nature; describing how development could occur on property that is sloping in one direction. However, on this particular property, the land is sloping in multiple directions at once, including a large closed depression that must be designed and built around. These environmental challenges make development challenging under normal circumstances. With the application of the TTCDA Hillside Guidelines, reasonable development of this site is nearly impossible under Section 1.12 of the TTCDA Guidelines.

A primary focus of the Hillside and Ridgeway Guidelines is protection of the viewshed; however, the viewshed can be protected through a robust landscaping plan that shields the building façade from the street and from adjoining neighborhoods. This section of Lovell Rd is a 5 lane minor arterial with 58 ft pavement width inside a 95 ft right-of way. The immediate area is developed, or is developing into a commercial node along Lovell Rd. We have agreed to opaque fencing and additional landscaping to shield the development from the adjoining neighborhoods.

There is precedent for this waiver. See 11-A-17-TOB where 24.98 acres in the TO overlay were granted a COA with a blanket waiver of the Hillside Protection Guidelines adopted by the TTCDA Guidelines because the property was located in a mixed-use sector plan designation and the strict application of these guidelines would make development of the project nearly impossible.

In addition to the global waiver addressed above, specific waivers could be granted from the following guidelines for reasons noted about and for the following additional reasons:

a. Waiver for FAR ratio (1.12.2.C)

At 7.77 acres, the total sq. ft. of the property is 338,461 sq. ft. The maximum Floor Area Coverage allowed under Section 1.12.2.C of the Guidelines shall not exceed 30%. As calculated, the total FAR square footage is 62,000 sq.ft. which equates to 18.3%.

If the acreage is determined to be 6.41 acres, then the FAR percentage would be 22.2%

With the revised plans, it does not appear that a waiver of FAR ratio is required. To the extent it may be required, a waiver is requested for the reasons set forth above.

b. Waiver for IAR ratio (1.12.2.D)

At 7.77 acres, the total sq. ft. of the property is 338,461 sq. ft. The maximum Impervious Area Coverage allowed under Section 1.12.2.D of the Guidelines shall not exceed 70%. As calculated, the total IAR square footage is 182,400 sq. ft. which equates to 53.9%.

If the acreage is determined to be 6.41 acres, then the IAR percentage would be 65.3%

With the revised plans, it does not appear that a waiver of IAR ratio is required. To the extent it may be required, a waiver is requested for the reasons set forth above.

c. Waiver for GAC (1.12.2.B)

At 7.77 acres, the total sq. ft. of the property is 338,461 sq. ft. The maximum Ground Area Coverage allowed under Section 1.12.2.B of the Guidelines shall not exceed 20%. As calculated, the total GAC square footage is 31,000 sq.ft. which equates to 9.2%.

If the acreage is determined to be 6.41 acres, then the GAC percentage would be 11.1%

With the revised plans, it does not appear that a waiver of GAC ratio is required. To the extent it may be required, a waiver is requested for the reasons set forth above.

d. Waiver for Disturbed Area (1.12.4 Table 5)

Per Staff's Slope analysis, total acreage is 6.41 acres with a total disturbance area allowed of 4.2 acres. The total acreage of the property is +/- 7.77 acres, and staff's analysis does not include an additional 1.36 acres of property that is part of the development, but currently zoned RA/TO. This property remains as a buffer to the adjacent residential zones and may eventually be used consistent with its RA zoning. Notably, most of this additional acreage is outside the Hillside Protection area and would serve to increase the non-sloped land and the total allowable area of disturbance.

Per the applicant's calculations, the total disturbed area is 4.2 acres. Thus, even if none of the additional 1.36 acres is added to the total allowable disturbed area, the application would meet the guidelines in Section 1.12.4 and Table 5. A new slope analysis should be performed using the total acreage. To the extent a waiver is required, a waiver is requested for the reasons set forth above.

The overall number of buildings has been reduced from the 5 buildings to 4 buildings. These buildings are all able to comply with both the 50' peripheral setback of the PC zone and the 100' setback from residential zones; however, the number of buildings, the FAR, the IAR and the GAC cannot be further reduced for any development to be economically feasible for this site.

e. Waiver for height of retaining walls (1.12.1.B)

Additionally, under Section 1.12.1.B of the TTCDA Guidelines, retaining walls are to be minimized with a maximum height of (6) feet for a side yard. There are 5 proposed retaining walls with 4 walls to be internal so that there's no wall façade visible to the street. The total square footage of these retaining walls is estimated to be 8,560 sq. ft. with an estimated 570 linear feet of retaining walls.

The only external retaining wall is north of proposed building No. 3. It's proposed height is 20 feet which exceeds to 6 feet height maximum. The development cannot proceed with Building 3 absent a waiver of the height requirement for this retaining wall. The applicant has permission from the adjoining property owner to grade on this property and access this property during construction and the property line is appropriately screened and landscaped per the submitted landscaping plans.

The complex topographic, geological, and site configuration of the assemblage in conjunction with the PC zone and TO overlay setbacks make this waiver necessary to proceed with the development.

f. Waiver for Building 1 on slope in excess of 25% (1.12.4.A & B)

Building one is located in slopes which are in excess of 25% which is contrary to the Guidelines which state that slopes in excess of 25% shall be 100% conserved (Section 1.12.4.A & B); however, the slopes in question were recently created during the expansion of Lovell Road. Compare aerial from 2008, 2009, 2010 and the current where this area was intentionally cut and graded to create more intensive slopes.

B. Waiver for lighting requirements (1.8.5)

The fc in the parking area next to building 3 shows up to 3.5 fc, which exceeds the 2.5 fc allowed in parking areas. A waiver will be needed to allow the overage. This is an area where the waivers are more flexible to allow light levels that exceed the fc, within reason, in order to provide additional safety on sites. You can cite that as your reasoning for requesting waivers for the site lighting in the parking areas.

RESPONSE: The specified light fixture was changed to a fixture with a lower lumen output following the original round of comments. This lower lumen output reduced the highest footcandle reading on the plans from 3.5 fc to 2.5 fc, which is in compliance with Section 1.8.5.B.

b. b. Provide lighting specs so compliance with UOR and TTCDA lighting design requirements can be determined. Outdoor lights must be shielded to direct light onto only the self-service storage premises...(County Zoning Ordinance, Section 4.93.01.E pertaining to the use on review).

RESPONSE: All light fixtures along the perimeter of the property are specified with a cutoff louver shield and are directed away from adjacent properties per County Zoning Ordinance, Section 4.93.01.E. and TTCDA Section 1.8.

Waiver: We are requesting a waiver for the north and northeast property lines. According to TTCDA Section 1.8.5.F., light intensity within 20' of these property lines is required to be 0.5 fc or less. In the areas where parking and drive aisles are located within this 20' setback, lighting is provided to create a safe environment for vehicles and pedestrians. The waiver should be considered to allow these areas to have a safe lighting intensity that exceeds the 0.5 fc that are allowed by code. Specifically, there are two different areas that we have an overage that are graphically shown on the lighting plan markup that can also be downloaded with the link below.

The green highlighted area is adjacent to a residential property. We are not allowed to have more than 0.2 fc within 20' adjacent to residential zones per TTCDA Section 1.8.5.E. We have parking and a drive aisle within this 20' setback that requires lighting for vehicular and pedestrian safety, which is why we are providing the overage.

The yellow highlighted area is adjacent to a non-residential zone. For this area, we are not allowed to have more than 0.5 fc within 20' adjacent to all other zones per TTCDA Section 1.8.5.F. We also have parking within this 20' setback that requires lighting for vehicular and pedestrian safety, which is why we are providing the overage.

Given the more restrictive lighting standards of the TTCDA Guidelines, and the need for additional security as well as vehicular and pedestrian safety, we are asking for waivers from the strict requirements of Section 1.8.5.E. and 1.8.5.F. of the TTCDA Guidelines. The footcandle

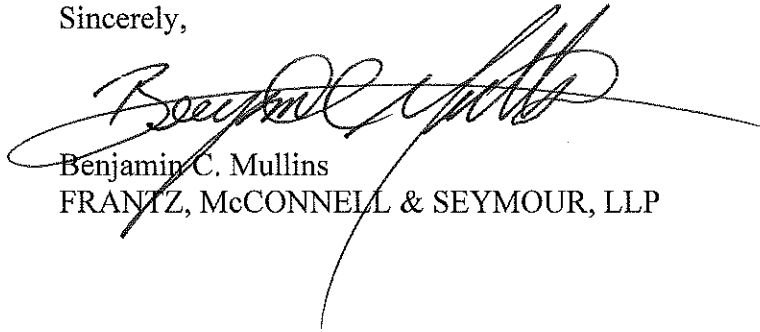
Re: Waiver Requests for 1-A-22-TOB

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calculations do not fully account for the landscaping at maturity or the fencing along the residential property line. The practical impact of the lighting waiver to the adjoining property owners are more in line with the intent of the guidelines while the waiver ensures that the area is safely lit and secure without adverse impact on the neighboring properties.

Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin C. Mullins", is written over the typed name and firm name.

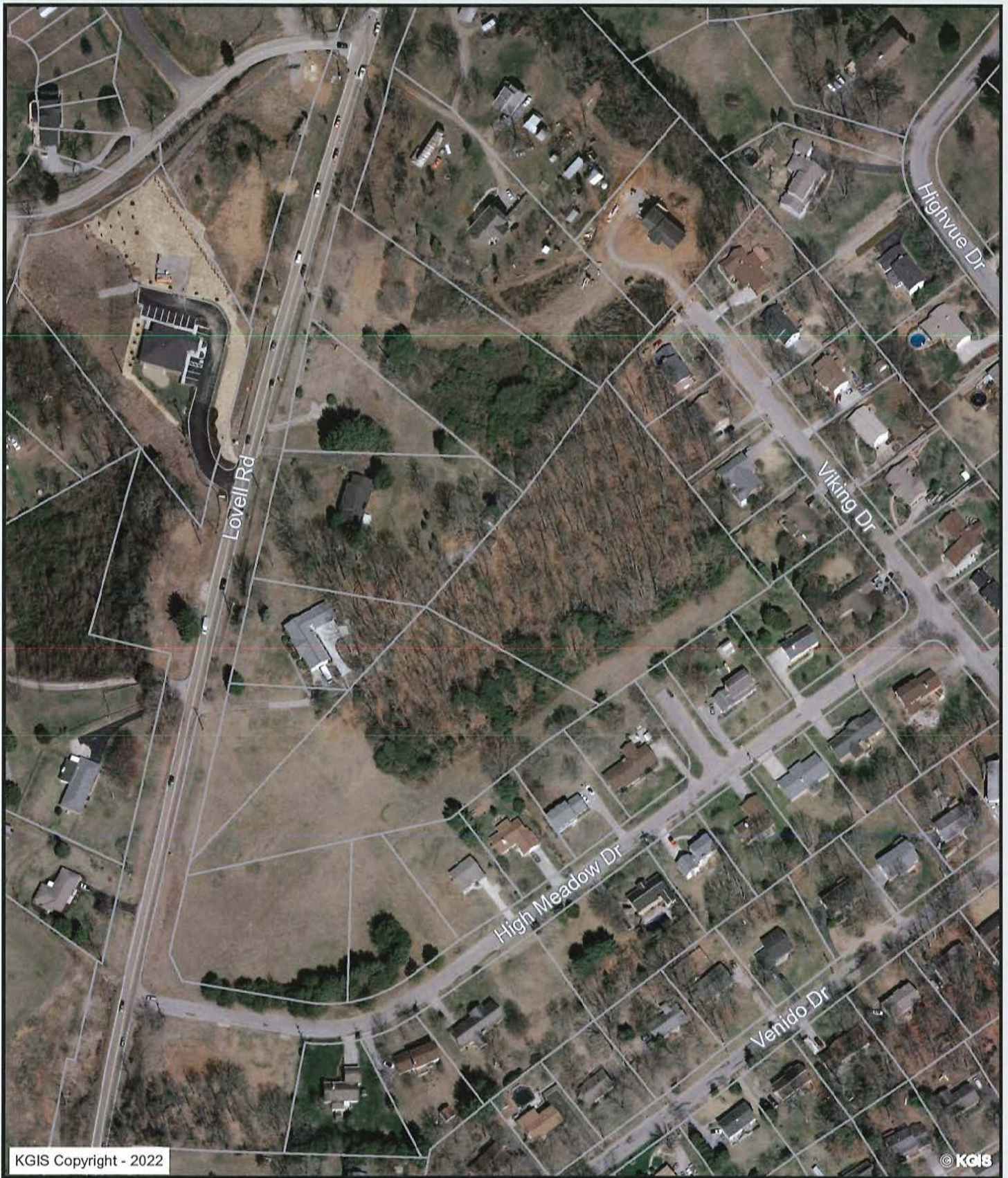
Benjamin C. Mullins

FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:erl

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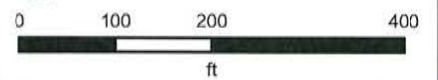


1-A-22-TOB
2008 Aerial

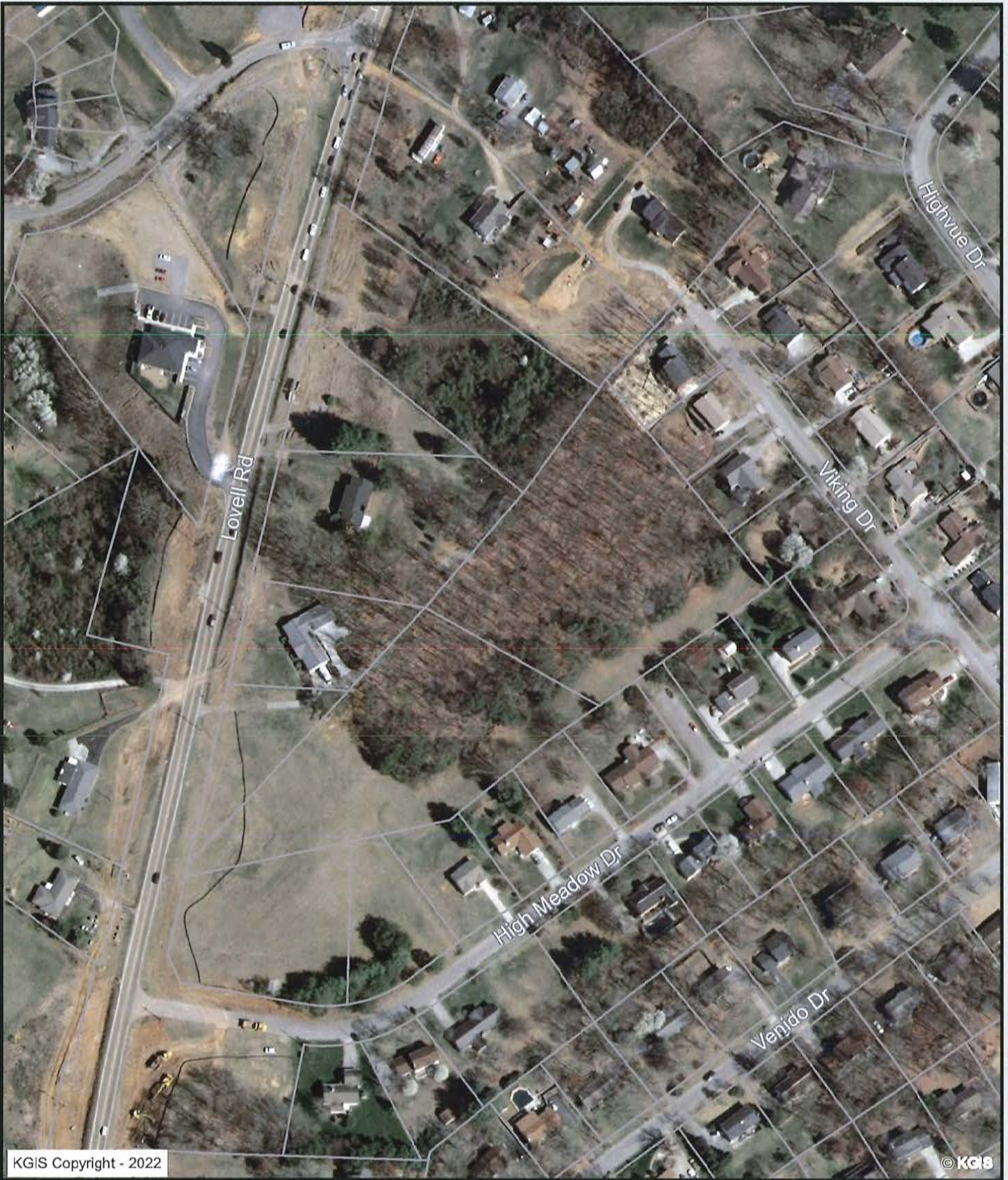
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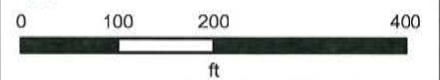


1-A-22-TOB
2009 Aerial

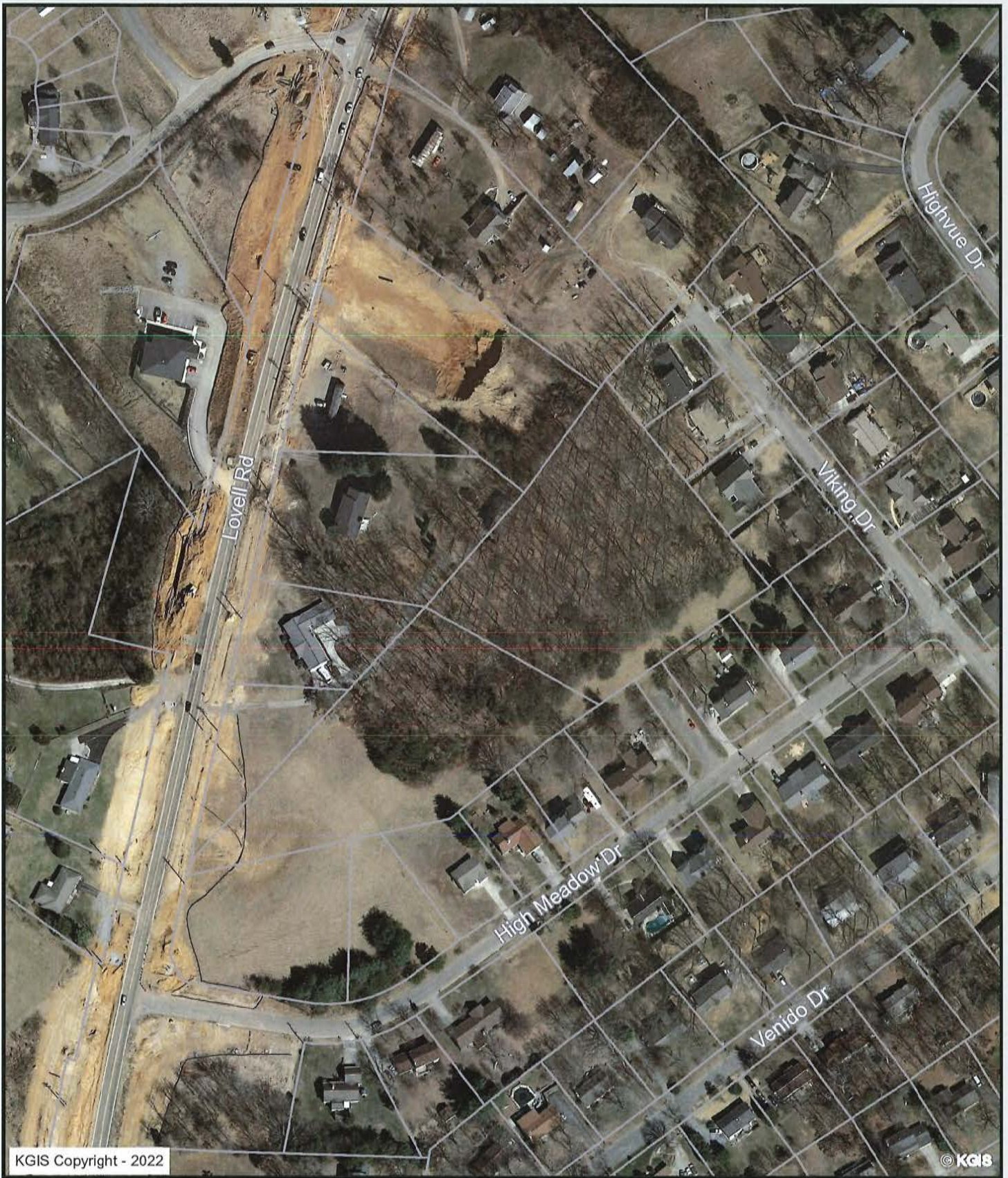
Knoxville - Knox County - KUB Geographic Information System



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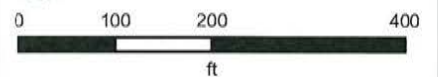


1-A-22-TOB
2010 Aerial

Knoxville - Knox County - KUB Geographic Information System



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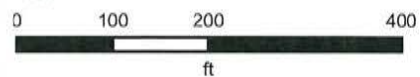


1-A-22-TOB
Current Aerial

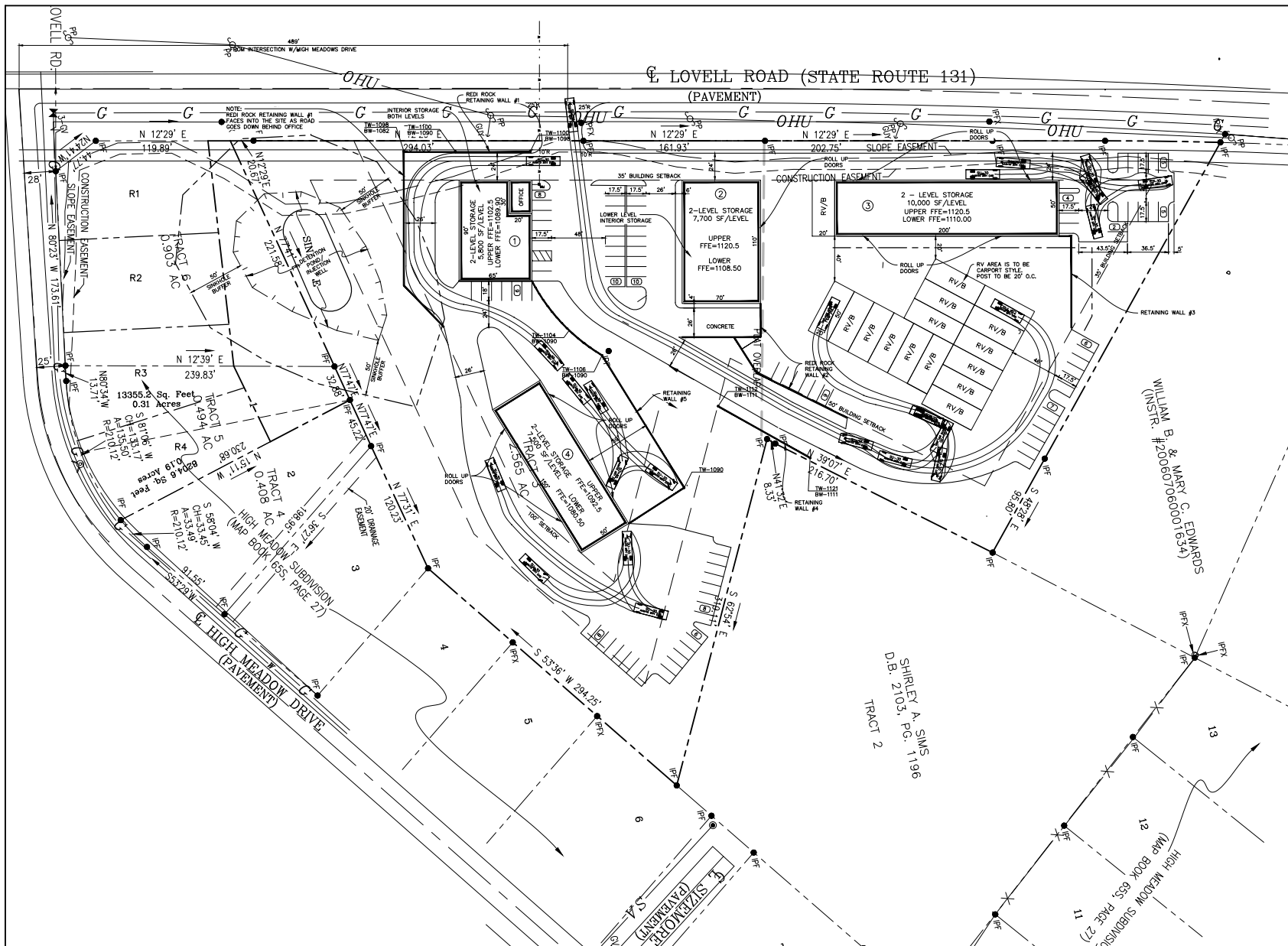
Knoxville - Knox County - KUB Geographic Information System



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GROUND AREA COVERAGE (GAC)	MAX ALLOWED
FLOOR AREA RATIO (FAR)	MAX ALLOWED
IMPERVIOUS AREA RATIO	MAX ALLOWED

GENERAL NOTES

TOTAL SF OF BUILDINGS 62,000 SF

THE TENNESSEE TECHNOLOGY CORRIDOR PARKING REQUIREMENTS

2 SPACES/1000 SF MIN TO 3 SPACES/ 1,000 SF MAX

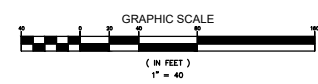
TOTAL PARKING REQUIRED 124

TOTAL PROVIDED 127

SETBACK VARIANCE 50' OFF RESIDENTIAL

30' OF LOADING ACCESS @ OUTSIDE DOORS

DISTURBED AREA = 182,400 SF



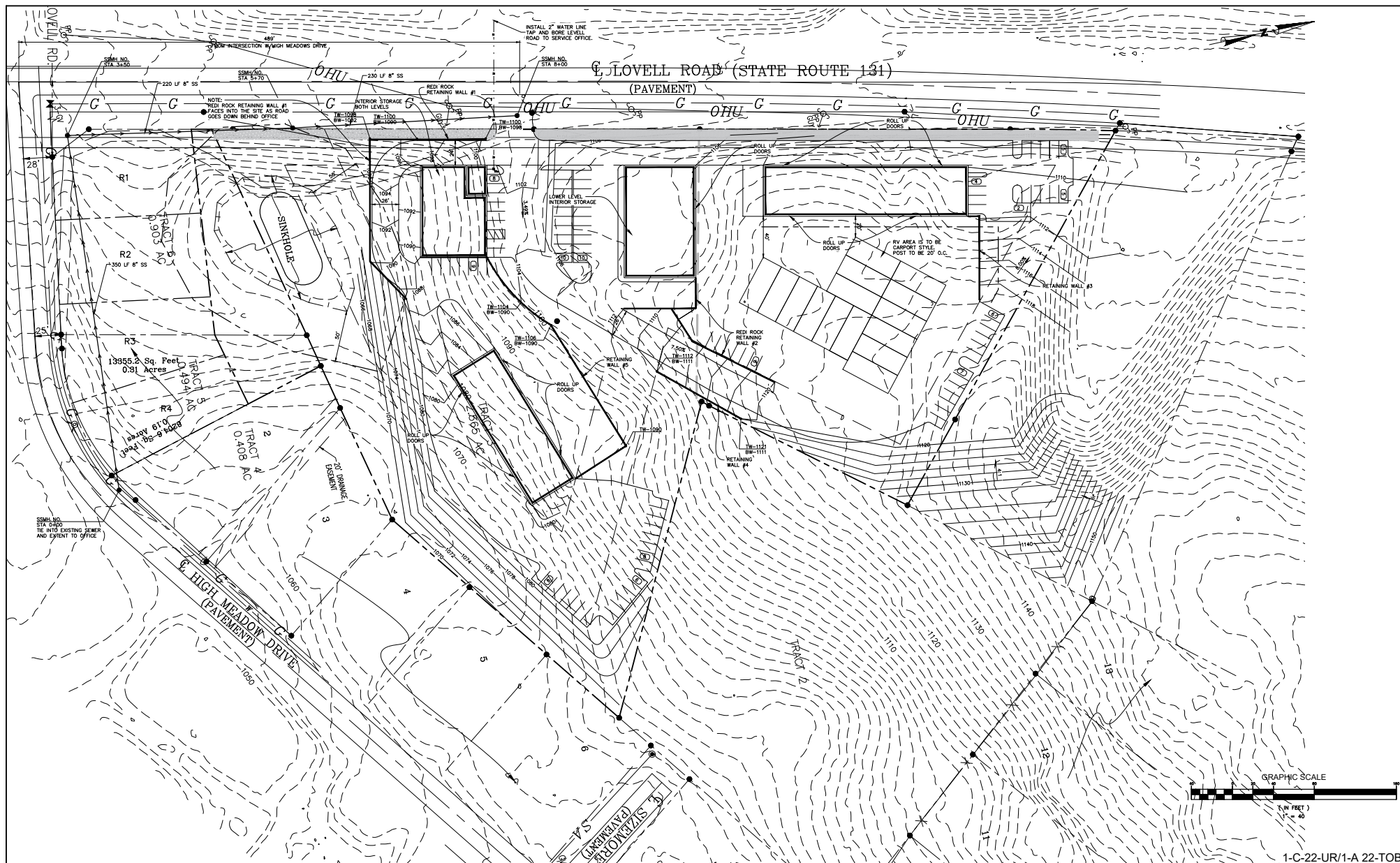
NUMBER	DESCRIPTION OF REVISION	DATE
3	REVISED PER REVIEW COMMENTS	2-18-22
2	REVISED PER REVIEW COMMENTS	1-12-22
1	REVISED PER REVIEW COMMENTS	12-20-21
0	ORIGINAL DRAWING RELEASE	10-25-21

WELROC ENTERPRISES LLC
Consulting • Development • Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

SITE LAYOUT PLAN
1-A 22-TOB-STORAGE LOVELL ROAD
KNOXVILLE, TENNESSEE

1-C-22-UR/1-A 22-TOB
SCALE: 1"=40'
DATE: 2/18/22
DRAWN BY: SH
CHECKED BY: RC
SHEET: 1 OF 4



3	REVISED PER REVIEW COMMENTS	2-18-22
2	REVISED PER REVIEW COMMENTS	1-12-22
1	REVISED PER REVIEW COMMENTS	12-20-21
0	ORIGINAL DRAWING RELEASE	10-25-21
NUMBER:	DESCRIPTION OF REVISION:	DATE:

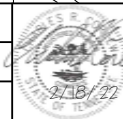
WELROC ENTERPRISES LLC
Consulting • Development • Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

SITE GRADING PLAN

1-A 22-TOB-STORAGE LOVELL ROAD

KNOXVILLE, TENNESSEE



1-C-22-UR/1-A 22-TOB

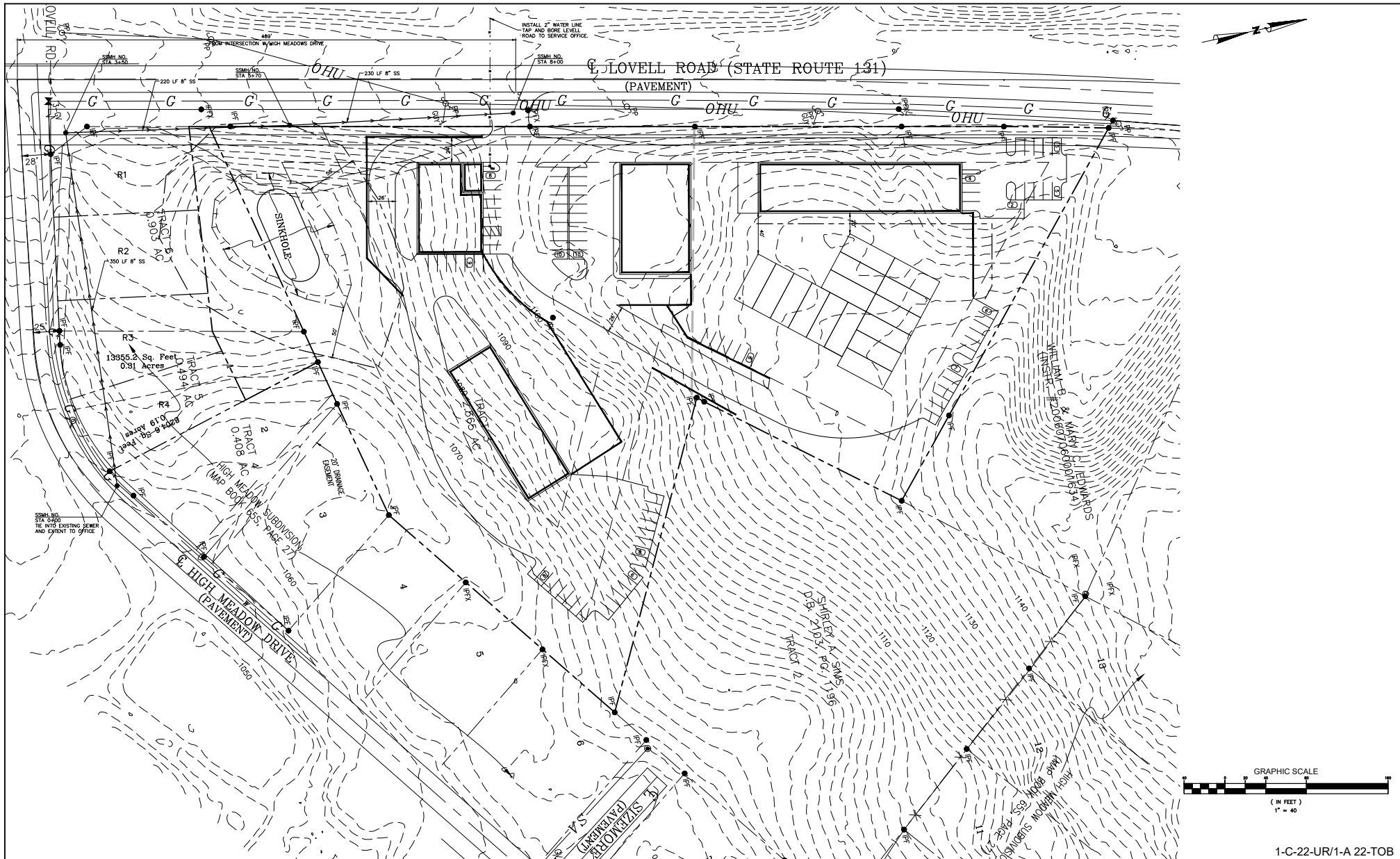
SCALE: 1"=40'

DATE: 2/18/22

DRAWN BY: SH

CHECKED BY: RC

SHEET: 3 OF



NUMBER	DESCRIPTION OF REVISION	DATE
3	REVISED PER REVIEW COMMENTS	2-16-22
2	REVISED PER REVIEW COMMENTS	1-12-22
1	REVISED PER REVIEW COMMENTS	12-20-21
0	ORIGINAL DRAWING RELEASE	10-25-21

WELROC ENTERPRISES LLC
Consulting • Development • Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

SITE UTILITY PLAN
1-A 22-TOB-STORAGE LOVELL ROAD
KNOXVILLE, TENNESSEE

1-C-22-UR/1-A 22-TOB
SCALE: 1"=40'
DATE: 2/18/22
DRAWN BY: SH
CHECKED BY: RC
SHEET: 4 OF 4

Additional Responses to Outstanding Questions
For the Proposed Lovell Road Self Storage Facility

1-C-22-UR/1-A-22-TOB

February 18, 2022

This project has received comments from various sources between the initial review and comments received by January 24, 2022, Michelle Portier, Bryan Bartnik, Edwin Deyton and Steve Elliot.

Comment # 1

- 1.) The date of revisions has been added into the title block

Comment # 2

- 2.) We have shown the drive aisle dimensions on this set of revision

Comment # 3

- 3.) We have noted GAC, and information placed this on the site plan sheet as well on the FAR and IAR

Comment # 4

- 4.) The Parking comments are based on the other nonresidential uses in the TTCA Design Guidelines which says there will be a minimum of 2 parking space per 1000 sf but a maximum of 3 parking space per 1,000 sf. Which means that 124 spaces are a minimum and 127 spaces have been provided on the property

Comment # 5

- 5.) The plans now show the RV area is a carport type of structure and the turning templates are provided to show the maneuverability in that area for the RVs

Comment # 6

- 6.) We have shown the turning templates to show the RV's can maneuver in and out of the covered parking spaces

Comment # 7

- 7.) We have placed the turning templates on the entire site so those areas that which was questioned has been corrected

Comment # 8

- 8.) Building # 1 is on a manmade slope that was created when Lovell Road was expanded, and we would ask for a variance on this issue and allow the inward facing retaining wall to correct this issue.

Comment # 9

- 9.) The proposed retaining walls show TW and BW for the top of wall elevation and bottom of wall elevations at several locations along the walls and the materials in the wall are depicted on the plans. Also note the wall in front of Building # 1 is only a foot above the grade as this wall faces inward and is parallel to the roadway going to the lower level and building # 5.

Comment # 10

- 10.) The lighting plan has been revised and already sent in for review again the bleed over is due to the relocation of the poles and we request a waiver for this issue.

Comment # 11

- 11.) The sidewalks have been dimensioned on the site plan and have been on the property

Comment # 12

- 12.) The fencing provided is an 8' wooden stockade fence as requested by the neighboring property owner and best depicted in the landscaping plans

Comment # 13

- 13.) The elevations have been depicted by the sheet from Bestco depicting the look for the two outside storage units
14.) The office building and building number 2 are interior storage and the HVAC units will be located on the backside of the building to screen from the corridor
15.) The side elevations are shown by Bestco note the photograph provided.

Comment # 14

- 16.) The landscaping plans have been submitted and tried to address the buffering but may request a waiver to ensure this issue has been addressed

The remaining TDOT and First Utility District comments were addressed and the developer is prepared to comply with the sewer requirements to bring this to the office area and also to bore Lovell Road to bring potable water and fire suppression from the other side of the road to address this issue.

The owner does not anticipate providing a dumpster area for the property as it makes an operational nightmare does

Comment # 16

17.)The new lighting plans attached have addressed the light bleed over on the adjacent property and been adjusted

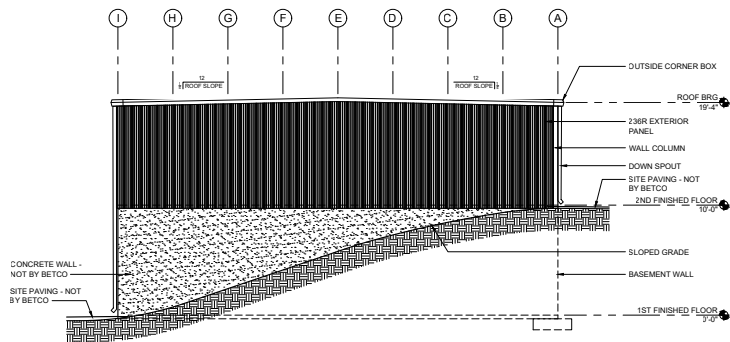
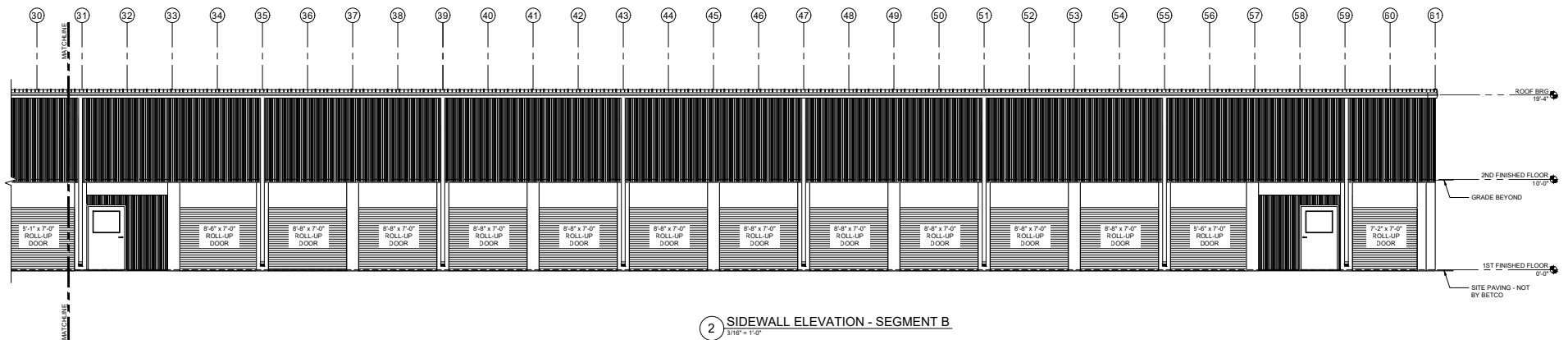
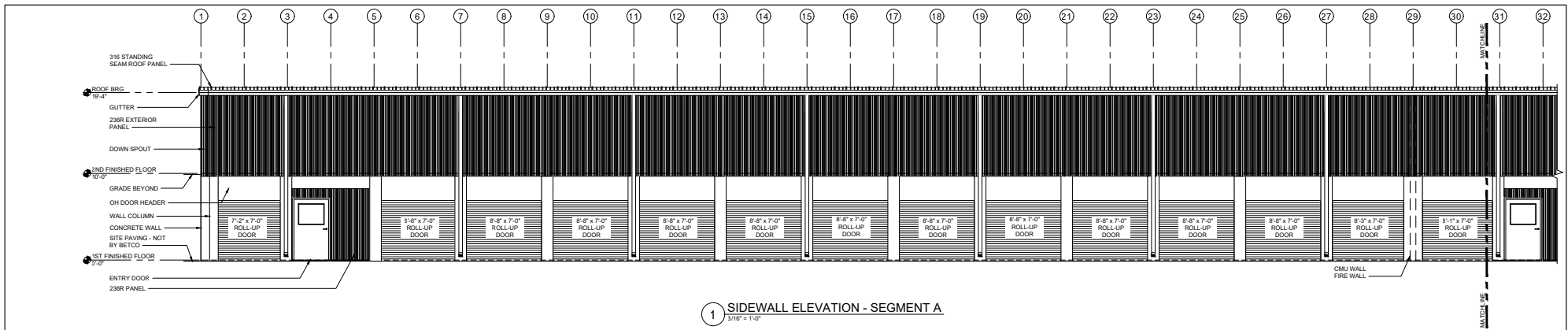
Comment # 17

18.)Interior sidewalks have been dimensioned

Comments # 18-22

19.)We have provided revised landscaping plans, lighting plans and building elevations that should answer the remaining questions for approval.





NOT FOR
CONSTRUCTION

			DATE: 04/28/2021	
			DRAWN BY: AK	
			CHECKED: AS NOTED	
			APPROVED BY:	
REVISED		DATE	BY	

BETCO
228 COMMERCE BLVD.
STATESVILLE, NC 28625
(800)654-7813



Michelle Portier <michelle.portier@knoxplanning.org>

Self-storage facility on Lovell Rd (cases 1-C-22-UR and 1-A-22-TOB)

2 messages

Michelle Portier <michelle.portier@knoxplanning.org>

Wed, Mar 2, 2022 at 12:30 PM

To: "Benjamin C. Mullins" <bmullins@fmsllp.com>

Cc: "Brooks, Amy" <amy.brooks@knoxplanning.org>

Ben,

We are going to recommend another 30-day postponement of the self-storage facility to both the TTCDA and Planning Commission this month since we haven't yet received the revisions and therefore have not been able to finalize the staff reports and recommendations, which would put it on the April agenda for both boards.

Thank you,

--

Michelle Portier, AICP

Principal Planner

865.215.3821

Knoxville-Knox County Planning

400 Main Street, Suite 403 | Knoxville, TN 37902

Benjamin C. Mullins <bmullins@fmsllp.com>

Thu, Mar 3, 2022 at 7:08 AM

To: Michelle Portier <michelle.portier@knoxplanning.org>

Cc: "Brooks, Amy" <amy.brooks@knoxplanning.org>, Steve Bethel <sbethel.bethel@gmail.com>, Randy Corlew <corlewcr@icloud.com>

Michelle,

I acknowledge receipt of the email below and staff's recommendations for a postponement. I'm remain hopeful that we can address the remaining comments and provide the necessary revisions today, and that a postponement but I understand staff's position on this matter.

Ben Mullins

From: Michelle Portier <michelle.portier@knoxplanning.org>

Sent: Wednesday, March 2, 2022 12:31 PM

To: Benjamin C. Mullins <bmullins@fmsllp.com>

Cc: Brooks, Amy <amy.brooks@knoxplanning.org>

Subject: Self-storage facility on Lovell Rd (cases 1-C-22-UR and 1-A-22-TOB)

Ben,

We are going to recommend another 30-day postponement of the self-storage facility to both the TTCDA and Planning Commission this month since we haven't yet received the revisions and therefore have not been able to finalize the staff reports and recommendations, which would put it on the April agenda for both boards.

Thank you,
--

Michelle Portier, AICP

Principal Planner

865.215.3821

Knoxville-Knox County Planning

400 Main Street, Suite 403 | Knoxville, TN 37902



Michelle Portier <michelle.portier@knoxplanning.org>

Postponement of 1-A-22-TOB

Benjamin C. Mullins <bmulkins@fmsllp.com>

Thu, Dec 30, 2021 at 2:05 PM

To: Michelle Portier <michelle.portier@knoxplanning.org>

Michelle,

Please allow this e-mail to serve as my formal request to postpone this application from the January meeting until the February meeting of the TTCDA. Please let me know if you have any questions or need a more formal request.

Thank you for your help.

Ben Mullins



- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input type="checkbox"/> SIGNAGE | <input type="checkbox"/> BOARD REVIEW |
| <input checked="" type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

Benjamin C. Mullins

PUBLISHED APPLICANT NAME - no individuals on behalf of -

November 29, 2021

January 10, 2022

1-A-22-TOB

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- ☒ APPLICANT ☐ OWNER ☐ OPTION HOLDER ☐ SURVEYOR ☐ ENGINEER ☐ ARCHITECT/LANDSCAPE ARCHITECT ☒ ATTORNEY

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

NAME

COMPANY

550 West Main St., Suite 500

Knoxville

TN

37902

ADDRESS

CITY

STATE

ZIP

865-546-9321

bmullins@fmsllp.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- ☒ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

David Eubanks

1049 Bird RD Lenoir City, TN 3777 865-363-9323

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

Multiple Parcels (see attached info sheet)

PROPERTY ADDRESS

Multiple Parcels (see attached info sheet)

N

+/- 7.77 acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

North of High Meadow Dr., East of Lovell Rd., South of Bob Gray Rd.

☐ CITY ☐ COUNTY

6

GENERAL LOCATION

DISTRICT

PC/TO & HP; RA/TO & HP

MU-SD-NWCO-4

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

Agricultural/forestry/vacant

PLANNING SECTOR

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- ☒ NEW CONSTRUCTION
☐ EXPANSION OR RENOVATION
☒ GRADING PLAN

- ☐ REZONING
☐ SIGNAGE
☒ ZONING VARIANCE

PLAN MATERIALS:

- ☐ DEVELOPMENT PLAN
☐ BUILDING ELEVATIONS
☐ FLOOR PLAN
☐ LANDSCAPE PLAN
☐ SIGNAGE PLAN
☐ OFF-STREET PARKING

☐ OTHER:

WAIVERS OR VARIANCES REQUESTED? ☒ YES ☐ NO

ADMINISTRATIVE REVIEW: ☐ LIGHTING ☐ LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

See Attached Supplemental Sheet

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- | | | |
|------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> YARD SIGN | <input type="checkbox"/> BUILDING SIGN | <input type="checkbox"/> OTHER SIGN |
| AREA: _____ | AREA: _____ | AREA: _____ |
| HEIGHT: _____ | HEIGHT: _____ | HEIGHT: _____ |
| FINISH: _____ | FINISH: _____ | TYPE: _____ |

STAFF USE ONLY

- ☐ TTCDA Checklist
☐ Property Owners/Option Holders

CODE

FEE

0801

CODE

FEE

TOTAL

400.00

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

Benjamin C. Mullins  Attorney for Owner

November 29, 2021

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-546-6321

bmullins@fmsllp.com

PHONE NUMBER

EMAIL

STAFF SIGNATURE

PRINT NAME

DATE PAID

Michelle Portier

11/29/2021

received - MMP

sum 11/29/2021

Benjamin C. Mullins Use on Review and TTCDA Application
CURRENT PROPERTY INFO – SUPPLEMENTAL SHEET

I.	<u>1308 Lovell Rd</u>	<u>118HC004</u>	<u>+/- 0.7 ac</u>
	Property Address	Parcel ID	Tract Size
	<u>PC/TO & HP</u>	<u>MU-SD NWC0-4</u>	<u>AgForVac</u>
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
II.	<u>1304 Lovell Rd</u>	<u>118HC00301</u>	<u>+/- 1.66 ac</u>
	Property Address	Parcel ID	Tract Size
	<u>PC/TO & HP</u>	<u>MU-SD NWC0-4</u>	<u>MF</u>
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
III.	<u>1232 Lovell Rd</u>	<u>118HC002</u>	<u>+/- 0.8 ac</u>
	Property Address	Parcel ID	Tract Size
	<u>PC/TO & HP</u>	<u>MU-SD NWC0-4</u>	<u>SFR</u>
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
IV.	<u>0 Lovell Rd</u>	<u>118HC001</u>	<u>+/- 0.6 ac</u>
	Property Address	Parcel ID	Tract Size
	<u>PC/TO & HP</u>	<u>MU-SD NWC0-4</u>	<u>AgForVac</u>
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
V.	<u>0 High Meadow Dr.</u>	<u>118IF00201</u>	<u>+/- 1.21 ac</u>
	Property Address	Parcel ID	Tract Size
	<u>RA/TO, PC/TO & HP</u>	<u>MU-SD NWC0-4</u>	<u>AgForVac</u>
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
VI.	<u>0 Lovell Rd</u>	<u>118 066</u>	<u>+/- 2.8 ac</u>
	Property Address	Parcel ID	Tract Size
	<u>PC/TO & HP</u>	<u>MU-SD NWC0-4</u>	<u>AgForVac</u>
	Zoning District	Sector Plan Land Use Classification	Existing Land Use

Supplemental Sheet for Wavier and Variance Requests from TTCDA

Applicant is requesting a waiver for 100-foot setbacks in Section 1.4.1 Table 2 of the TTCDA Guidelines to reduce this setback from 100 feet to 50 feet (in compliance with Section 5.33.05 of the underlying Planned Commercial zone) on the southeast and northeast boundary of the properties.

A variance was granted on October 27, 2021 reducing the PC Planned Commercial Periphery boundary requirements from fifty (50) feet to thirty-five (35) feet for the Property along Lovell Rd. A copy of the Order, entered on November 17, 2021, is attached hereto.

The proposed Site Plan complies the approved variance along Lovell Rd. and with the existing remaining peripheral setbacks of 50 feet in the Planned Commercial Zone but is planned within 100 feet of the setback in the TO overlay when the property line abuts a residential zone.

Per the design criteria of the TTCDA,

The Tennessee Technology Corridor Development Authority may grant waivers when strict application would be infeasible and the objectives of the Authority and the general public health, safety and welfare would not be adversely affected. The criteria for the issuance of waivers may be such factors as unique site configurations and features, building construction considerations, and parcels one acre or less which were created prior to the enactment of the design guidelines. Financial hardship, as a single criterion, is not considered a just reason for the issuance of waivers.

Tennessee Technology Corridor Design Guidelines – Overview, page 5. Additionally, per Sections 1.4.1 and 1.12.3, waivers may be required to preserve and maintain hillsides and ridgetops.

Based upon these principles, a waiver of the 100-foot minimum setback is appropriate in this case. This property is unique insofar as it is oddly shaped, burdened with hillside protection, and has at least one identified sinkhole. With all these factors, the proposed buildings are located in the flatter parts of the property and oriented in such a way they can comply with the existing 50-foot peripheral setbacks along the property lines that abut residential zones, but in a way that would minimize hillside disturbance and maximize the existing topography. To the extent possible, the existing vegetative buffer and the 50-foot peripheral setbacks shall be maintained.

As such, a wavier from 100 feet to 50 feet is warranted.

THIS INSTRUMENT PREPARED BY:	CLT MAP	GROUP	PARCEL NO
Knox County Law Director	118	HC	001
400 Main Street, Ste. 612	118	HC	002
Knoxville, Tennessee 37902	118	HC	00301
	118	HC	004
	118		066
	118	IF	00201

BEFORE THE KNOX COUNTY BOARD OF ZONING APPEALS

IN RE: Applicant: Ben Mullins	<i>5.33.05 PC Planned Commercial/Periphery</i>
County Commission District 6	Request for Variance
1308 Lovell Road	Parcel ID: 118HC001
1304 Lovell Road	Parcel ID: 118HC002
1232 Lovel Road	Parcel ID: 118HC301
0	Parcel ID: 118HC004
0 Lovell Road	Parcel ID: 118 066
0 High Meadow Drive	Parcel ID: 118 IF 00201
Application Date 10/18/2021	Agenda Date: 10/27/2021
Deed References: 202011030036801	Deed References: 200701290061055
Deed References: 201809210018987	Item 4f.

ORDER

This matter came to be heard in a public hearing on October 27, 2021, before the Knox County Board of Zoning Appeals upon application of the Applicant, Ben Mullins respecting property at 1308 Lovell Road, Knoxville, Tennessee 37932, requesting a variance of Knox County Zoning Ordinance 5.33.05 *PC Planned Commercial/Periphery boundary* requirement to require buildings to be set back at least fifty (50) feet from any peripheral boundary of the project, or any public street or road existing prior to the Planned Commercial Zone to thirty-five (35) feet.

Based upon the entire record from all of which the Board finds that:

(1) Proper legal and written notice of the public hearing has been complied with as set forth in the Zoning Ordinance for Knox County, Tennessee as Amended through January 23, 1995 (hereafter "Zoning Ordinance").

(2) A portion of this property was recently rezoned to Planned Commercial, and it remains in the Technology Corridor Overlay.

(3) This was a request for a reduction of the peripheral boundary of the project along Lovell Road from fifty (50) feet to thirty-five (35) feet in the Planned Commercial Zone.

(4) The Board found that applicant carried their burden of demonstrating pursuant T.C.A. § 13-7-109(3), and Knox County Ordinance 6.60.03 and .04, by reason of exceptional narrowness, topography or siting and other exceptional physical conditions of his property, that special circumstances or conditions exist whereby strict application would result in practical difficulty or unnecessary hardship which would deprive the owner of the reasonable use of their land.

This request for a variance covers an assemblage of parcels of vacant land of a proposed and possible commercial development fronting Lovell Road. This request only requests a variance on the front of the property along the frontage of Lovell Road. There are a number of exceptional topographic, siting or other exceptional physical conditions of this property. The property slopes significantly of at least 30 feet from the rear to the front. In addition to the steepness, there are sinkholes on the properties. The rear boundary lines of the properties are in a "sawtooth" pattern with neighboring residential area to the rear. By allowing the commercial development within 35 feet of Lovell Road, it not only allows the commercial buildings to avoid being built in the steep and sinkholes portions of the properties, but it also allows the property owner to maintain as much as possible and as may be required a vegetative buffer zone between this commercial development and the neighboring residential homes to the rear of the property.

There was no opposition.

The aforesaid circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land. This

variance granted of 15 feet from 50 to 35 feet will avoid practical difficulties or unnecessary hardships in carrying out the strict letter of this ordinance. The granting of this variance is in harmony with the general purposes and intent of this ordinance and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan for development. This slight variance is the minimum variance needed, will not be contrary to the public interest and by approving the variances substantial justice will be done.

It is therefore ORDERED that applicant's request for a variance is approved.

Motion by: Ms. Kerr Second by: Mr. Anderson

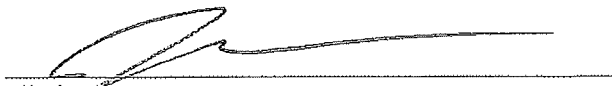
Ayes: (8) Ms. Patricia Williams, Mr. Corcoran, Mr. Ashley Williams, Mr. Anderson, Ms. Kerr, Mr. Hardin, Ms. Longmire, & Mr. Dykes

Nays: (0)

Absent: (1) Ms. Rowe

ENTERED THIS 17th DAY OF NOVEMBER, 2021.

KNOX COUNTY BOARD OF ZONING APPEALS



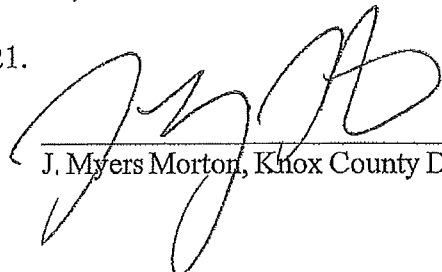
Chairman

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing pleading has been forwarded to counsel for the plaintiff via U.S. mail, postage pre-paid to

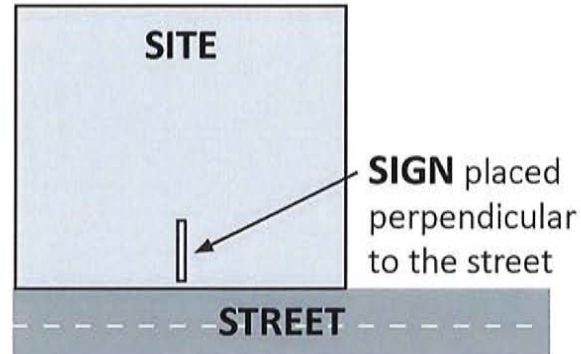
Benjamin C. Mullins
Frantz, McConnel & Seymour, LLP
550 W. Main Street
Knoxville, Tennessee 37902

This 18th day of November, 2021.



J. Myers Morton, Knox County Deputy Law Director

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

Dec 29, 2021 and Jan 14, 2021
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Benjamin C. Mullins

Date: 11/29/2021

File Number: 1-A-22-TDB

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Sign posted by Staff

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Sign posted by Applicant