

**Applicant:** GREGORY DEE / DEE CONSTRUCTION, INC.

**Request:** BUILDING PERMIT

**Meeting Date:** 4/11/2022

**Address:** 1904 Castaic Ln.

**Map/Parcel Number:** 103 11911

**Location:** Northeast side of Valley Vista Road, south of Hardin Valley Road, west of Pellissippi Parkway

**Existing Zoning:** PC (Planned Commercial) / TO (Technology Overlay)

**Proposed Zoning:** N/A

**Existing Land Use:** Vacant Land

**Proposed Land Use:** 81,000 sq ft bi-level climate controlled storage facility, all with 1st floor accessibility.

**Appx. Size of Tract:** 4.7 acres

**Accessibility:** Access is planned off of Valley Vista Rd, a minor collector with a 34-ft pavement width with a separated turn lane inside a 70-ft right-of-way.

**Surrounding Zoning and Land Uses:**

North: PC (Planned Commercial) / TO (Technology Overlay) - Office building

South: PC (Planned Commercial) / TO (Technology Overlay) - Vacant land and an office building

East: PC (Planned Commercial) / TO (Technology Overlay) - Office building

West: PC (Planned Commercial) / TO (Technology Overlay) - Vacant land

**Comments:**

- 1) The applicant is requesting approval of an indoor self-storage facility consisting of approximately 81,450 sq ft of floor area and 600 storage units.
- 2) The 4.7-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay). All uses within the PC zone require site plan approval by the Planning Commission, and this item is scheduled for the April 14th Planning Commission meeting (Case 4-H-22-UR). In addition to the TTCDA Guidelines, the project must comply with the Knox County Zoning Ordinance, including Section 4.93 pertaining to self-storage facilities.
- 3) The site is located along Valley Vista Road though it also abuts Castaic Lane on the northern side of the site. Access is proposed on the northern side of the road frontage off of Valley Vista Road. Castaic Lane will not be used for access. Valley Vista Road is a minor collector less than a mile long (measures approximately 3,515 ft) that runs between Hardin Valley Road, a minor arterial, to Carmichael Road, a minor collector.
- 4) The property is in the Hillside and Ridgeway Protection Area, but the site is mostly flat. Historical aeriels show the property was heavily graded in early 2003. The HP map does appear to have incorporated those changes to the site topography, as the map shows steeper topography is mostly restricted to the outer perimeter of the property. Staff finds that the HP section of the TTCDA Design Guidelines would not be applicable due to the extensive previous disturbance on the site (see Exhibit A).
- 5) The proposed two-story building is built into the hillside in some areas, so two-stories are visible in some areas and one-story is visible in others. It has a 40,725 sq ft footprint and the building comprises 81,450 sq ft overall.
- 6) The proposed Ground Area Coverage (GAC) is 19.9%, which is below the 25% maximum allowed. The Impervious Area Ratio (IAR) is 45.2%, which is well below the 70% maximum allowed.

- 7) The applicant is requesting a waiver to increase the Floor Area Ratio (FAR) from 30% to 39.6%. Staff supports the 9.6% increase since the plans meet all other intensity metrics and meeting the FAR metric tends to facilitate plans that build outward versus up. We prefer to see less land disturbance generally, which the FAR does not necessarily cultivate.
- 8) Neither the County's Zoning Ordinance nor the TTCDA Guidelines address self-storage facilities with regard to the number of parking spaces required. Therefore, the "Other Non-Residential Uses" classification was used to determine the number of parking spaces required by the TTCDA Guidelines. TTCDA would require 2 to 3.5 spaces per 1,000 sq ft of gross floor area, resulting in 162 to 185 spaces. Staff finds this category does not address the nature of self-storage facilities and requires an impractical number of spaces for the number of people who would need to access their storage unit at a given time. The applicant is seeking a waiver to reduce the number of spaces required to the 44 parking space proposed, and staff supports the request as compliance with the TTCDA requirement would create an overabundance of parking..
- 9) Most of the parking is located to the side and rear of the building. There are 4 spaces in front of the recessed portion of the front facade, located behind the foremost front wall. Since the spaces are setback behind the front wall and are not situated along the right-of-way, the 20-ft parking lot setback is not needed and the standard 20-ft front setback for buildings can apply.
- 10) Because the storage facility features only interior storage units, there are no loading dock doors facing the street.
- 11) The front façade wall contains two separate sections with one section closer to the street and the other set farther back. The wall that is farther back contains storefront windows, while the wall closer to the street contains no windows. The building is located approximately 10-ft below the street in this portion of the site, so any windows on the front façade would not be visible from the street and would look out onto the slope. There are several trees and shrubs planted along this portion of the façade, further screening the view of this portion of the building.
- 12) The building facade features light gray brick veneer placed below dark gray metal panels, topped by a gray standing seam metal roof. Storefront system doors and windows are used on the front facades with standing seam metal awnings above. Metal panels are discouraged within the TO zones, but not prohibited. As stated earlier, the topography is such that the building sits lower than the street along much of the frontage, so the shrubs and trees proposed along the front property line will screen the building from the street.
- 13) All parking spaces are within 60 ft of a large canopy tree, as several are planted around the perimeter of the site. The existing pine trees scheduled to be retained fill this requirement for the parking near the southern lot line.
- 14) The applicant is seeking a waiver requirement for foundation plantings on the front and side facades (Section 3.3.3). The front and left side facade of the building are visible from Valley Vista Road and contain landscaping beds along the foundation. However, the right side façade is at a lower elevation level than the street and would not be visible from the street. Since the landscaping plans show plantings along the right-of-way line in lieu of plantings along the right side façade, and the foundations plantings on the right side façade would not be visible from the street, staff supports this waiver request.
- 15) The landscape plan otherwise meets the landscaping requirements of the TTCDA Guidelines.
- 16) The proposed lighting includes 7 light poles along the edges of the parking lot, canopy lighting at the front parking spaces, and building-mounted lights around the perimeter of the building for security. The proposed light fixtures are full cut-off, utilize LED lighting, and meet the TTCDA Guidelines.
- 17) The proposed lighting levels likewise meet the TTCDA Guidelines.
- 18) No signage is proposed at this time. Should signage be desired in the future, it should be submitted in a separate application.

<b>Design Guideline Conformity:</b>	With the recommended conditions and approval of the requested waivers, this request complies with the TTCDA Design Guidelines.
<b>Waivers and Variances Requested:</b>	1) Waiver to increase the FAR to 39.6%. 2) Waiver to reduce the required parking to 40 spaces. 3) Waiver to reduce the landscaping required around buildings to 1,665 sq ft.

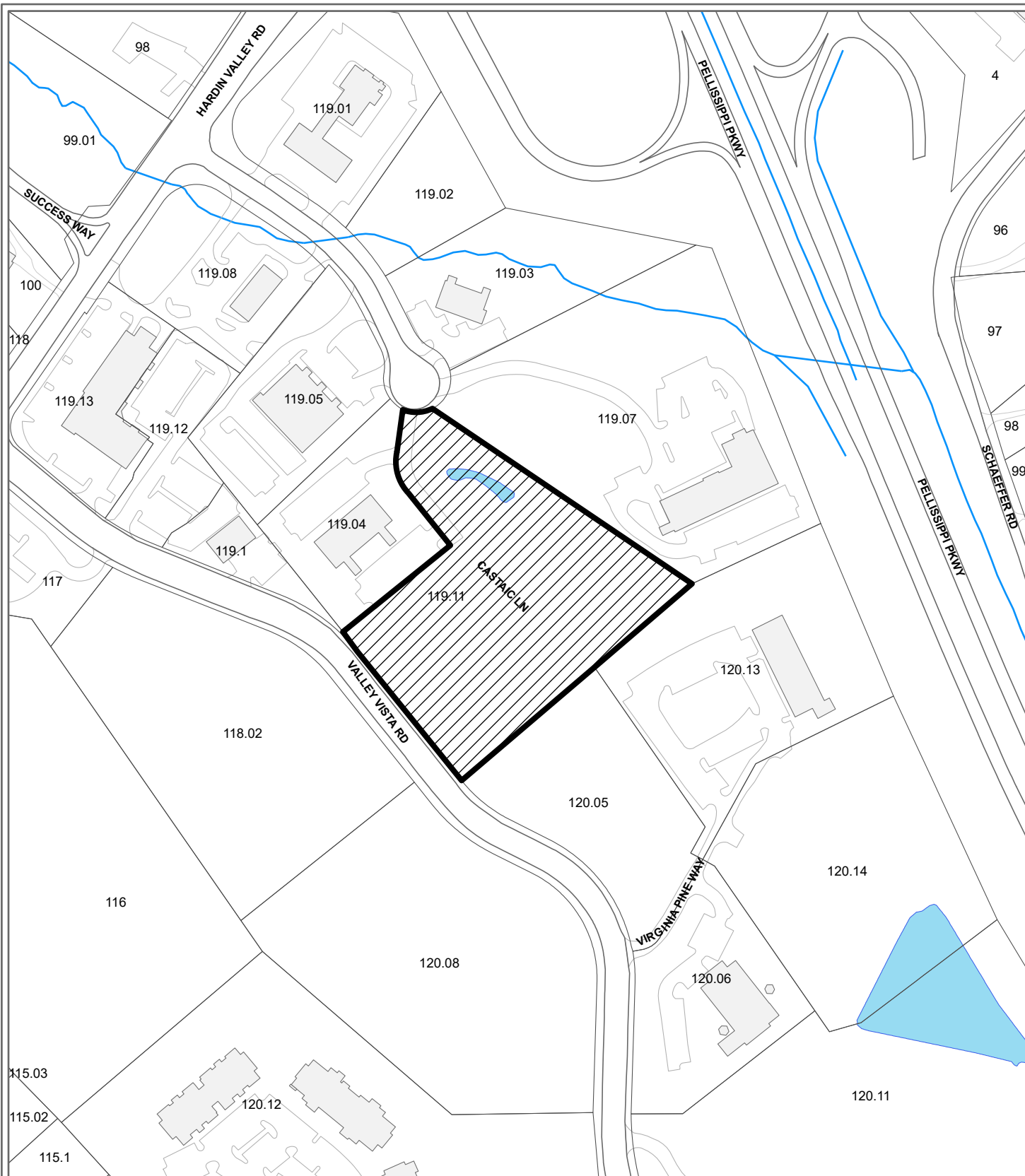
**Staff Recommendation:**

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

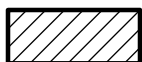
- 1) Approve the waiver to increase the FAR by 9.6% since the plans meet all other intensity metrics and meeting this metric tends to facilitate plans that build outward versus up. We prefer to see less land disturbance generally, which the FAR tends to make more difficult.
- 2) Approve the waiver to reduce the required parking to 40 spaces because the TTCDA parking requirements do not adequately address this use.
- 3) Approve the waiver to reduce the building foundation plantings due to the steep topography along the northern and southern lot lines constricting the development area and because the screening that has been provided at the right-of-way line block visibility of the southern facade.

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

- 1) Obtaining Planning Commission approval of the use on review case associated with this request (Case 4-H-22-UR).
- 2) Installation of all landscaping as shown on 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.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all criteria of the Knox County Zoning Ordinance, Article 4.93 pertaining to enclosed and outdoor self-storage facilities.
- 5) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 6) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.



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



Purpose of Request: Building Permit

Original Print Date: 3/14/2022  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Gregory Dee / Dee  
Construction, Inc.

Map No: 103  
Jurisdiction: County

0 250  
Feet



15 March 2022

Greg Dee  
Dee Construction

**Re: Knoxville-Knox County Planning 4-A-22-TOB- Indoor Self-Storage Facility  
1904 Castaic Lan (Parcel IDs: 103 11911)  
Response to Planning comments of 3 March 2022**

Mr. Dee,

On behalf of the project team, the 3 March 2022 comments from Knoxville-Knox County Planning have been addressed as follows:

**General Notes:**

1. The file numbers for Planning and TTCDA have been added to a sheets of the submittal.
2. The project has identified the following Wavier Requests in support of the proposed site development.

WAIVER REQUEST 1: An increase in allowable Floor Area Ratio (FAR) of 9.6%

The property is in the Technology Overlay Zone. Per Section 5.90.03, the Floor Area Ratio for new structures is limited to a maximum of 30%. The property consists of 4.7ac (204,732 sqft). The proposed building is two stories containing now 81,051 sqft. The proposed floor area ratio is 39.59%.

WAIVER REQUEST 2: Reduction in required vehicular parking spaces provided to 40 parking spaces( including (2) handicap spaces).

The zoning ordinance does not prescribe a specific parking ratio for the proposed self-storage use. The default parking ratio (All other Nonresidential Uses) prescribes a 3-4.5 spaces per 1,000 sqft gross floor area. The project's proposed 81,450 sqft precipitates a required 284 to 324 parking spaces to meet the requirements of the ordinance. The City of Nashville zoning ordinance prescribes (4) spaces per facility. The American Planning Association recommends a ratio of 1 parking space per 50 storage units and 1 space per 300 sqft of office space. The project proposes approximately 580 storage units and 800 sqft of office space precipitates 15 parking spaces. The project proposes 40 parking spaces.

WAIVER REQUEST 3:

Partial relief from building landscaping requirements prescribed by TTCDA Guidelines Section 3.3.3.

The location of the driveway immediately adjacent to the proposed building is precipitated by extreme topographic relief across the site and minimum required egress path around the building. As depicted in the isometric views provided, public views of the portions of the building where building landscaping is prescribed by the guidelines are typically not visible to the public. Existing vegetation on the property and

Knoxville-Knox County Planning 4-A-22-TOB- Indoor Self-Storage Facility

1904 Castaic Lane (Parcel IDs: 103 11911)


Response to Planning comments of 3 March 2022

Page 2 of 2


proposed new landscaping materials along Valley Vista will further reduce public visibility of the portions of the building where building landscaping has been omitted.

C00- The waiver requests have been reported.

Sincerely,



Mark D Kawczynski, PE





**4-A-22-TOB**  
**EXHIBIT A. Contextual Images**

2003 Aerial showing disturbance over most of the site.



2008 Aerial (clearer image)



NEW CLIMATE CONTROLLED SELF-STORAGE FACILITY FOR:

# Climate Storage

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

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



VIEW NORTHWEST - Valley Vista Road

## DRAWING INDEX

### COVER

#### Civil

- PL 01 Concept Site Layout Plan
- PL 02 Concept Site Grading Plan
- PH1.0 Photometric Analysis
- L1.0 Landscaping Plan

#### ARCHITECTURAL

- A1.0 First Floor-Lower Level Plan
- A1.1 Second Floor-Main Level Plan
- A3.1 Building Elevations
- A3.2 Building Isometrics

## Waiver Requests

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

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

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

## Project Information

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

## PROJECT DEVELOPER

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

## ISSUED FOR

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

## CONSULTANTS

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

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1740 North Bass Dr  
Mt Juliet, TN 37087  
mdkawczynski@gmail.com  
(615)210-6275

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



## GRAPHIC SYMBOLS

- |                            |                  |                      |                    |           |            |             |         |                     |                     |
|----------------------------|------------------|----------------------|--------------------|-----------|------------|-------------|---------|---------------------|---------------------|
| DOOR NUMBER                | WINDOW NUMBER    | ROOM OR SPACE NUMBER | TOILET ACCESSORIES | EQUIPMENT | WALL TYPE  | REVISIONS   |         |                     |                     |
| EARTH                      | STONE FILL       | CONCRETE             | CONCRETE BLOCK     | BRICK     | ROUGH WOOD | FINISH WOOD | PLYWOOD | STEEL (LARGE SCALE) | STEEL (SMALL SCALE) |
| BATT OR BLOW-IN INSULATION | RIGID INSULATION | GYPSUM BOARD         | ACOUSTICAL TILE    | MARBLE    |            |             |         |                     |                     |

## ABBREVIATIONS

- |             |                          |      |                                     |
|-------------|--------------------------|------|-------------------------------------|
| General     | Chamber                  | WW   | Water Valve                         |
| CMA         | Dimension                | PH   | Pipe Hydrant                        |
| DM          | On Center                | RRP  | Reduced Pressure Backflow Preventer |
| DN          | Down                     | DDCV | Double Check Valve                  |
| EA          | Each                     | FDC  | Fire Department Connection          |
| EF          | Each Face                | PV   | Post Indicator Valve                |
| EW          | Each Way                 | WM   | Water Meter                         |
| ELV or ELEV | Elevation                | DSP  | Downspout piped to storm drain      |
| FFE         | Finished Floor Elevation | Dsg  | Downspout discharging to grade      |
|             |                          | CMP  | Compacted Metal Pipe                |
|             |                          | RCP  | Reinforced Concrete Pipe            |
|             |                          | HDPE | High Density Polyethylene Pipe      |
|             |                          | Q    | Gas                                 |
|             |                          | NG   | Natural Gas                         |
|             |                          | CI   | Cast Iron                           |
|             |                          | DI   | Ductile Iron                        |
|             |                          | PVC  | Polyvinyl Chloride                  |
|             |                          | CPVC | Chlorinated Polyvinyl Chloride      |
|             |                          | EM   | Electric Meter                      |
|             |                          | GM   | Gas Meter                           |
|             |                          | T    | Transformer                         |
|             |                          | LP   | Pole mounted light                  |
|             |                          | LB   | Ballast mounted light               |
|             |                          | W    | Weather                             |
|             |                          | PW   | Pipe Weather                        |
|             |                          | OW   | Outside Weather                     |
|             |                          | OH   | Overhead Electric Line              |
|             |                          | UE   | Underground Electric Line           |
|             |                          | OT   | Overhead Telephone                  |
|             |                          | UT   | Underground Telephone               |
- Property Information
- MBS: Minimum Building Setback Line
  - PULDE: Public Utility and Drainage Easement
  - N: Not Found
  - MON: Survey Monument
  - MCN: Survey Monument
  - D: Delta: Central Angle of Curve
| R | Radius of Curve |
| T | Tangent Length |
| C or CL | Chord Length |
| CH or CHB | Chord Bearing |
| Utility Information |
| RY | Right of Way |
| TC or TC | Top of Casing |
| SS or S | Sanitary Sewer |
| ST or SD | Storm Sewer/Drain |
| CB | Catch Basin |
| DCB | Double Casing Catch Basin |
| HW | Headwall |
| SSMH | Sanitary Sewer Manhole |
| MH | Manhole |



0 VALLEY VISTA, KNOXVILLE, TENNESSEE  
Map 103, Parcels 119.11

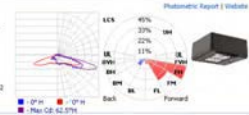






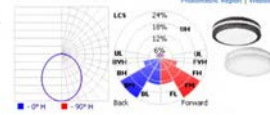
## R2 - Canopy Lighting

MANUFACTURER: LITHONIA LIGHTING  
CATALOG: KANON LED P3 30K BLC HVOLT  
DESCRIPTION: KANON LED WITH 20-250, 8500K, 3000K, AND TYPE B4 OPTICS  
LAMP: LED  
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 4200 L  
BALLAST: LED DRIVER  
INPUT WATTAGE: 36  
DISTRIBUTION: TYPE B4, MEDIUM, BUG RATING: B2 - U0 - G2



## R1 - Recessed Door Light

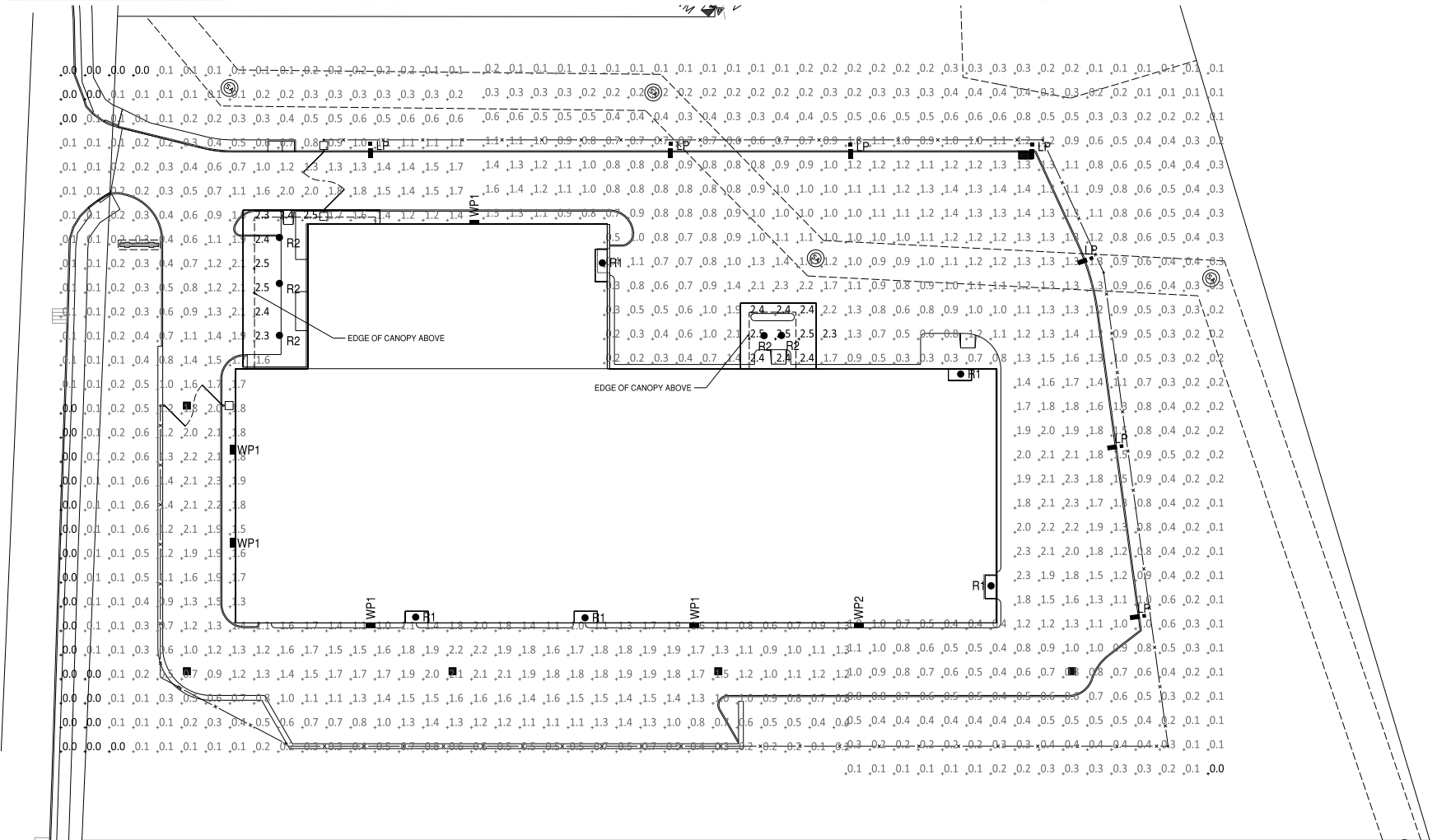
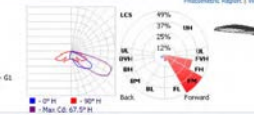
MANUFACTURER: LITHONIA LIGHTING  
CATALOG: OLDFIN 45 WH  
DESCRIPTION: GENERAL PURPOSE LED CAST PUSH MOUNT WITH WHITE FINISH  
LAMP CAT: 503 40221-001  
LAMP: LED  
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 3000 L  
BALLAST: LED DRIVER  
INPUT WATTAGE: 16.6  
DISTRIBUTION: DIRECT, SC-0-1.18, SC-0-1.18



## LP - Light Pole

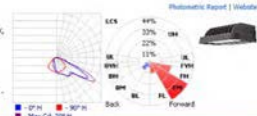
pole height: 20 ft

MANUFACTURER: LITHONIA LIGHTING  
CATALOG: DSK1 LED P3 30K BLC HVOLT  
DESCRIPTION: DSK1 LED P3 30K BLC HVOLT  
LAMP: LED  
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 5200 L  
BALLAST: LED DRIVER  
INPUT WATTAGE: 34  
DISTRIBUTION: TYPE B4, SHORT, BUG RATING: B2 - U0 - G2



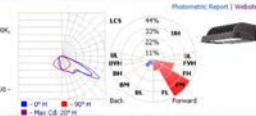
## WP1 - Building Light

MANUFACTURER: LITHONIA LIGHTING  
CATALOG: KANON LED P3 30K BLC HVOLT  
DESCRIPTION: KANON LED PERFORMANCE PACKAGE 3, 3000K, TYPE 4, 120-277V  
LAMP: LED  
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 3000 L  
BALLAST: LED DRIVER  
INPUT WATTAGE: 29  
DISTRIBUTION: TYPE B4, VERY SHORT, BUG RATING: B2 - U0 - G2



## WP2 - Building Light

MANUFACTURER: LITHONIA LIGHTING  
CATALOG: KANON LED P3 30K BLC HVOLT  
DESCRIPTION: KANON LED PERFORMANCE PACKAGE 3, 3000K, TYPE 4, 120-277V  
LAMP: LED  
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 3000 L  
BALLAST: LED DRIVER  
INPUT WATTAGE: 29  
DISTRIBUTION: TYPE B4, VERY SHORT, BUG RATING: B2 - U0 - G2



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NEW CLIMATE CONTROLLED SELF-STORAGE FACILITY FOR:

**Climate Storage**

0 Valley Vista Road  
Knox County  
KNOXVILLE, TENNESSEE, 37932  
Map 103, Parcels 119,11  
PLANNING FILE NO. 44422-T08

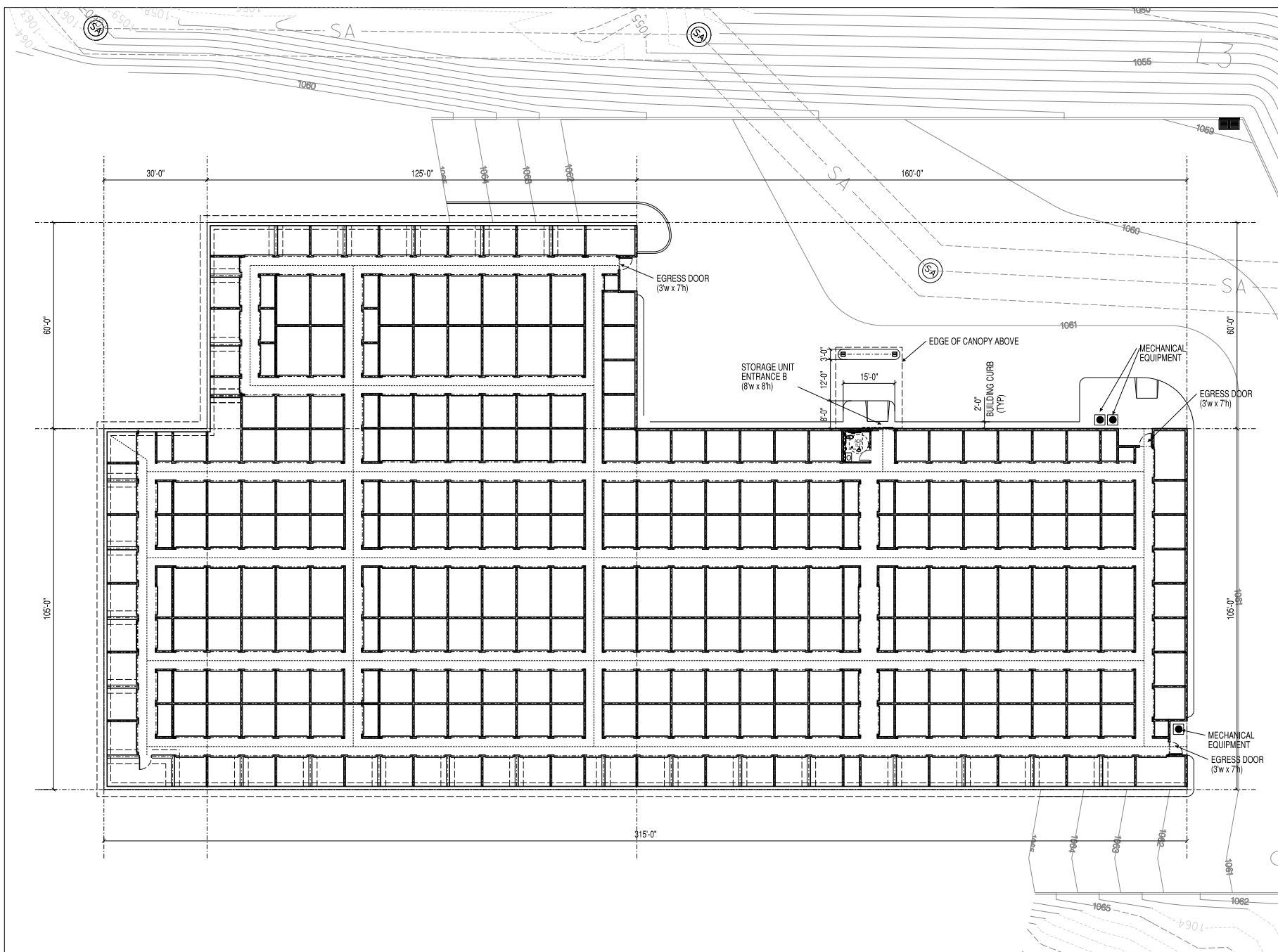
No	Description	Date
1	PLANNING COMMENTS	25 MAR 22
2		
3		
4		

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

PERMIT SET







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**NEW CLIMATE CONTROLLED SELF-STORAGE FACILITY FOR:**

# Climate Storage

0 Valley Vista Road  
Knox County  
KNOXVILLE, TENNESSEE, 37932  
Map 102, Parcel 119.11

Map 103, Parcel 119.11  
PLANNING FILE NO. 4-H-22-UR,  
TTCDA FILE NO. 4-A-22-T0B

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

Issue Date	24 February 2021
Drawn By	M.D. KAWCZYNSKI
Checked By	M.D. KAWCZYNSKI
Scale	1/16" = 1'-0"

PERMIT SET

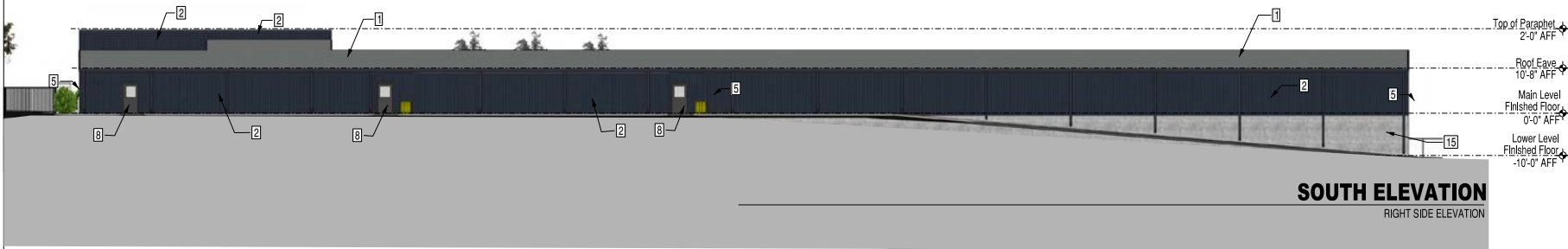
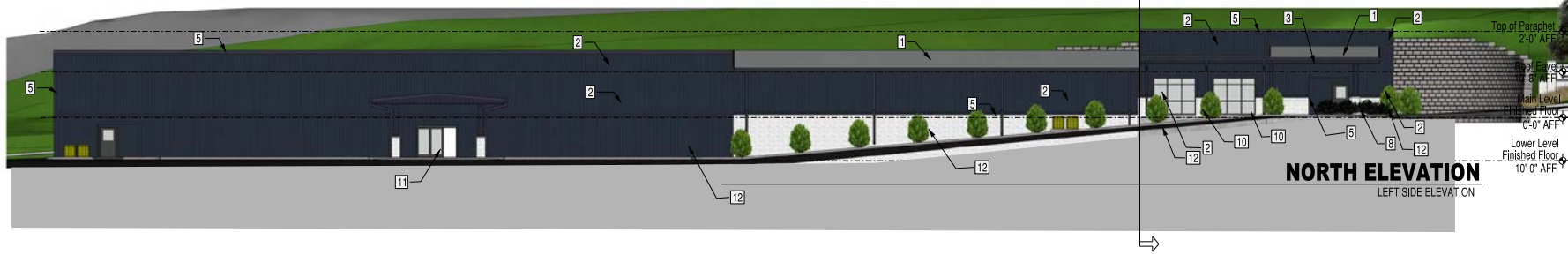
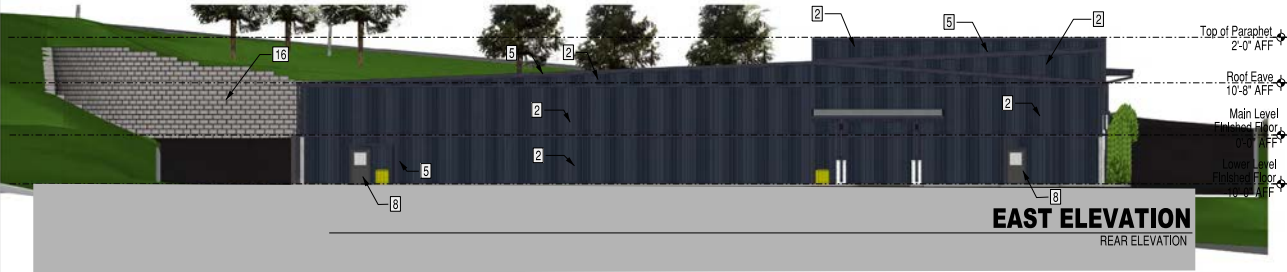
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### First Floor Plan

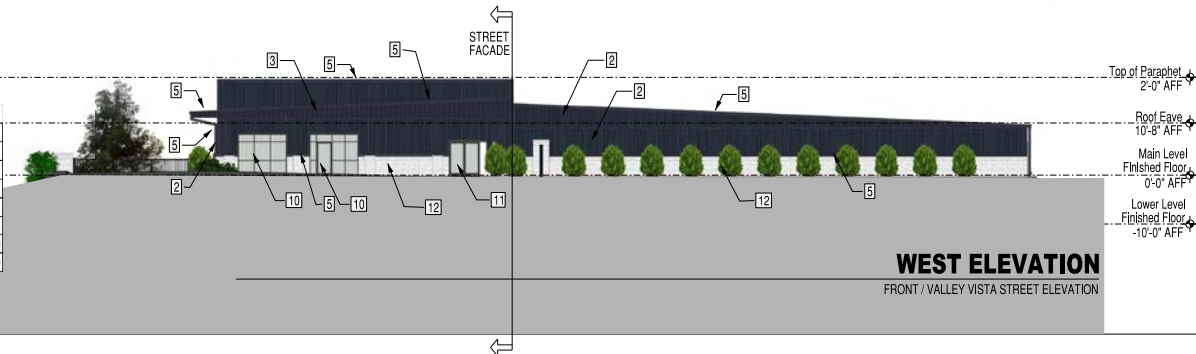




EXTERIOR MATERIAL AND FINISH SCHEDULE				
KEY	ITEM	FINISH	MFR	REMARKS
1	PRE-ENGINEERED METAL BUILDING COMPONENTS			
2	PRE-FINISHED STANDING SEAM METAL ROOFING	POLAR WHITE		
3	48" PRE-FINISHED METAL WALL PANEL	CHARCOAL GREY		
4	48" PRE-FINISHED METAL WALL PANEL	CHARCOAL GREY		
5	PRE-FINISHED TRIM COMPONENT	CHARCOAL GREY		
6	PRE-FINISHED GUTTER	CHARCOAL GREY		
7	PRE-FINISHED DOWNSPOUT	CHARCOAL GREY		
8	INSULATED HOLLOW METAL DOOR AND FRAME	CHARCOAL GREY		
10	ALUMINUM STOREFRONT SYSTEM	CHARCOAL GREY		
11	POWER OPEN DOOR	CHARCOAL GREY		
12	FULL THICKNESS BRICK VENEER	OYSTER WHITE		
13	BRICK ROWLOCK	OYSTER WHITE		
14	BRICK SOLDIER COURSE	OYSTER WHITE		
15	PRECAST CONCRETE WALL PANEL-PAINTED	CONCRETE GREY		
16	SEGMENTAL BLOCK RETAINING WALL SYSTEM	CONCRETE GREY		
17	SECURITY FENCING	MATTE BLACK		SEE DETAIL
18	SECURITY GATE	MATTE BLACK		
19	MONUMENT SIGNAGE			
20	BUILDING SIGNAGE			
21	LIGHT FIXTURE #1	MATTE BLACK		
22	LIGHT FIXTURE #2	MATTE BLACK		
23	UTILITIES			
24	MECHANICAL UNIT			



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



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**Climate Storage**  
0 Valley Vista Road  
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Map 103, Parcels 119, 11  
PLANNING FILE NO. 44-22-UR, TTODA FILE NO. 44-22-T08

Revisions		
No	Description	Date
1	PLANNING COMMENTS 02-11-2022	25 MAR 22

Issue Date: 24 February 2022  
Drawn By: M.D. KAWCZYNSKI  
Checked By: M.D. KAWCZYNSKI  
Scale: SCALE: 1/16" = 1'-0"

PERMIT SET  
**A3.1**  
Building Elevations



**View from Valley Vista Looking South**



**View from Valley Vista Looking South**

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Mt Juliet, TN 37087  
mdkawczynski@gmail.com  
(615) 210-6275



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**Climate Storage**

0 Valley Vista Road  
Knox County  
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Map 103, Parcels 119.11

PLANNING FILE NO. 44-22-JR, TTODA FILE NO. 44-22-T08

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

PERMIT SET

**A3.2**

Building  
Isometrics



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME  
MUST BE LISTED BELOW:**

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
Mighty Financial, LLC	2229 Lovell RD,	KNOXVILLE,	TN	37932	Yes
Vitaliy Churpyuk	1600 BOTSFORD DR,	KNOXVILLE,	TN	37922	Yes
Valentin Churpyuk	1466 Zachary Taylor RD,	KNOXVILLE,	TN	37922	Yes

Gregory Dee 5725 Ball Road, Knoxville, TN 37931

Option

If more space is needed, attach additional sheets.



**TECHNOLOGY**  
CORRIDOR DEVELOPMENT

# TTCDA Review Request

- |  |   |  |
|--|---|--|
| <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 checked="" type="checkbox"/> SIGNAGE | <input type="checkbox"/> BOARD REVIEW          |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN                | <input type="checkbox"/> ZONING VARIANCE    |  |

Gregory Dee

**PUBLISHED APPLICANT NAME** - no individuals on behalf of -

2/28/22

April 11, 2022

4-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

Gregory Dee

Dee Construction, Inc.

NAME

COMPANY

5725 Ball Road

Knoxville

TN

37931

ADDRESS

CITY

STATE

ZIP

865-556-0096

gregdeecoconstruction@gmail.com

PHONE

EMAIL

## CURRENT PROPERTY INFO

- ☒ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

Mighty Financial LLC

2229 Lovell Road

**OWNER NAME** - if different -

**OWNER ADDRESS**

**OWNER PHONE/EMAIL**

1904 Castaic Lane Knoxville, TN 37932

PROPERTY ADDRESS

103 11911

No

4.7 Acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

## STAFF USE ONLY

Northwest side of Valley Vista Rd, south of Hardin Valley Rd, west of Pellissippi Pkwy; off southern tip of Castaic Ln

☐ CITY ☒ COUNTY

GENERAL LOCATION

6th

DISTRICT

PC/TO

O/HP

ZONING

SECTOR PLAN  
LAND USE CLASSIFICATION

Northwest County

Vacant land

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:

Submittal for development of an 81,000 SF bilevel climate controlled storage facility. All 1st floor accessibility.

## ZONING VARIANCE

## REZONING

REZONE FROM: \_\_\_\_\_

TO: \_\_\_\_\_

SECTOR PLAN AMENDMENT FROM: \_\_\_\_\_

TO: \_\_\_\_\_

## SIGNAGE

- ☒ YARD SIGN  
AREA: 32 SF  
HEIGHT: 7'  
FINISH: brick/metal
- ☐ BUILDING SIGN  
AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_  
FINISH: \_\_\_\_\_
- ☐ OTHER SIGN  
AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_  
TYPE: \_\_\_\_\_

## STAFF USE ONLY

- ☐ TTCDA Checklist  
☐ Property Owners/Option Holders

CODE

FEE

801/\$450.00

CODE

FEE

TOTAL

\$450.00

## AUTHORIZATION

By signing below

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

APPLICATION AUTHORIZED BY  
865-556-0096

Applicant - under contract for land

2/28/22

AFFILIATION

gregdeeconstruction@gmail.com

DATE

PHONE NUMBER

EMAIL

STAFF SIGNATURE

PRINT NAME

Michelle Portier

3/1/2022 marc

DATE PAID