

Applicant: WAKEFIELD DEVELOPMENT, LLC**Request:** BUILDING PERMIT**Meeting Date:** 4/11/2022**Address:** 10320 Dutchtown Rd.**Map/Parcel Number:** 118 17606**Location:** Southeast side of Dutchtown Road, south of Cogdill Road, west of Pellissippi Parkway**Existing Zoning:** C-H-1 (Highway Commercial) / F (Floodplain) / TO-1 (Technology Park Overlay)**Proposed Zoning:** N/A**Existing Land Use:** Vacant Land**Proposed Land Use:** New construction of an indoor/outdoor self-storage facility**Appx. Size of Tract:** 3.18 acres**Accessibility:** Access will be off of Dutchtown Road, a minor arterial with a 60-ft pavement width inside a right-of-way that varies in width.**Surrounding Zoning and Land Uses:** North: PC (Planned Commercial) / TO (Technology Overlay) in Knox County - Vacant land and a research and development facility

South: C-H-1 (Highway Commercial), OP (Office Park), and TO-1 (Technology Park Overlay) in the City - Office building

East: C-H-1 (Highway Commercial) / TO-1 (Technology Park Overlay) in the City and PC (Planned Commercial) / TO (Technology Overlay) in Knox County - Office buildings and the Cogdill Road/Pellissippi Parkway right-of-way

West: BP (Business and Technology Park) / TO (Technology Overlay) in Knox County - Vacant land

Comments:

1) The applicant is requesting approval of a self-storage facility consisting of approximately 95,089 sq ft of floor area and 663 storage units. The building consists of mostly indoor storage units, but there is one row of outdoor storage units on the ground level of the rear façade. The proposed three-story building has a 31,696 sq ft footprint.

2) The applicant will be purchasing part of this parcel, and a plat proposing a division of the property will be submitted. The parcel will be divided to create a 6.87-acre site for this development, as shown on Sheet PL01. The site is somewhat constrained due to a riparian buffer and creek running through the property to the rear of the building.

3) The site is located in the C-H-1 (Highway Commercial) / TO-1 (Technology Park Overlay) zones. Outdoor storage units are allowed as a special use in the C-H-1 zone. Since there are external units proposed on the rear façade, the site plans require approval by the Planning Commission, and this item is scheduled for the April 14th Planning Commission meeting (Case 4-F-22-SU).

4) The subject property is located on Dutchtown Road near its intersection with Cogdill Road and diagonally across from the Dutchtown Road/Pellissippi Parkway interchange. Access is proposed off of Dutchtown Road, a minor arterial, and the driveway is aligned with Discovery Lane on the other side of the street.

5) The proposed ground area coverage (GAC) and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines. The applicant is requesting a waiver to increase the Floor Area Ratio (FAR) from 30% to 31.8%. Staff supports the 1.8% increase since the site is constrained, it's a

negligible amount, and the plans otherwise meet the Guidelines.

6) The Parking section of the TTCDA Guidelines does not address self-storage facilities with regard to the number of spaces required, but the City's Zoning Ordinance requires between 18 and 29 parking spaces, and the applicant is proposing 20.

7) Parking is proposed to the front and side of the building. The applicant is requesting a waiver to reduce the front parking setback from 20 feet to 10 feet. Staff supports this waiver due to the aforementioned site constraints to keep the building out of the riparian buffer zone, which somewhat dictates the location of the building on the site.

8) Since the outdoor storage units face the rear of the site, there are no loading dock doors facing the street.

9) The building facade features earth-toned brick veneer and light tan synthetic stucco. It features cream colored trim and decorative wall panels in darker tan, both of which are stucco, and has a large section of storefront windows at each end of the building and in the center on each level on all facades with street frontage. Exterior loading dock doors will be green but will not be visible from the street.

10) The proposed landscape plan meets the landscaping requirements of the TTCDA Guidelines.

11) The proposed lighting includes 4 light poles along the edges of the parking areas, 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. Lighting levels likewise meet the TTCDA Guidelines.

12) Any signage desired for the development would require TTCDA approval and would need to be submitted in a separate application at such time as signage is desired.

**Design Guideline
Conformity:**

With the recommended conditions and approval of the requested waivers, this request complies with the TTCDA Design Guidelines.

**Waivers and Variances
Requested:**

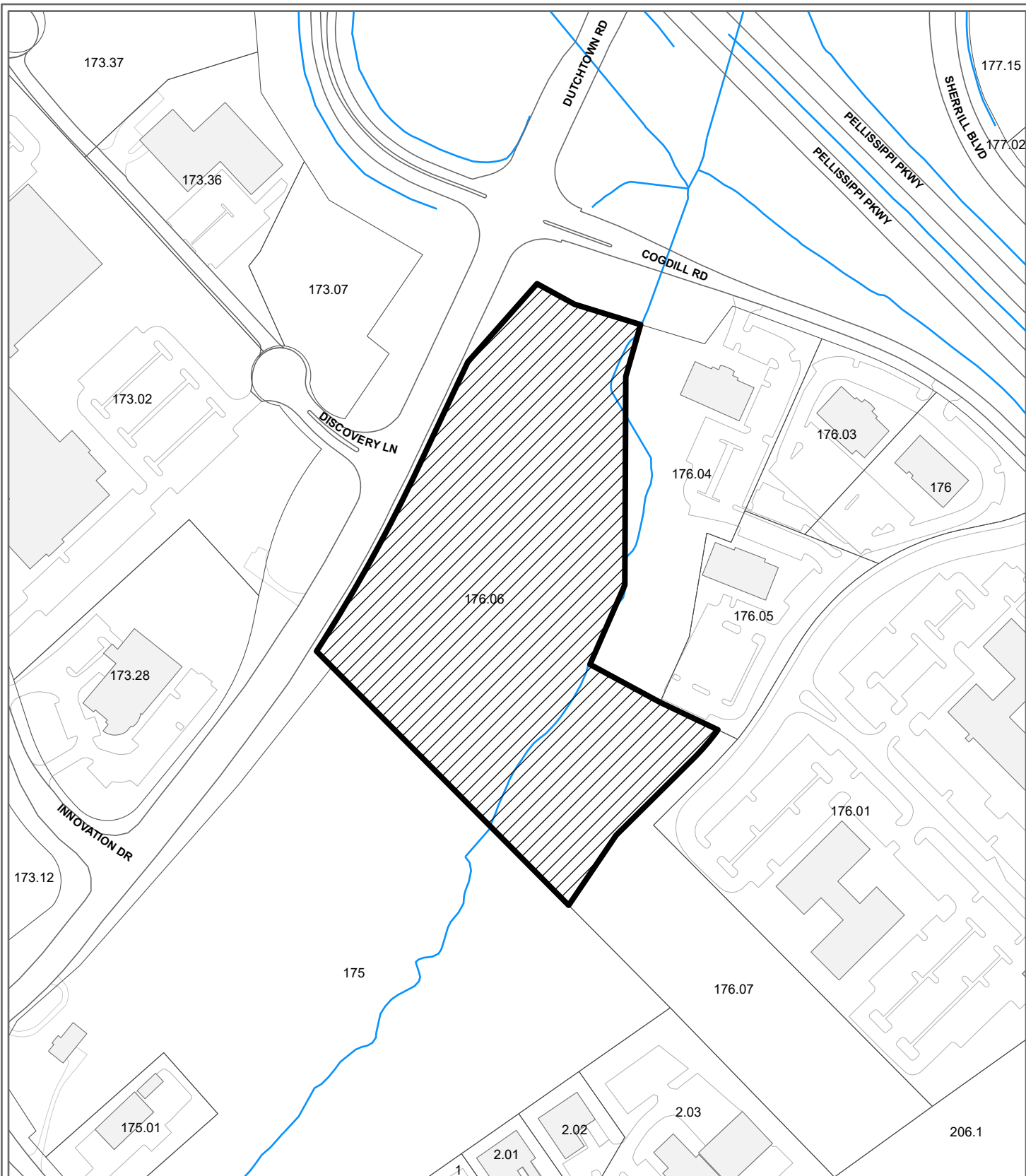
Staff Recommendation:

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

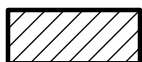
- 1) Approve the waiver to increase the FAR from 30% to 31.8% due to site constraints and since the overage is negligible.
- 2) Approve the waiver to reduce the front parking setback to 10 feet due to environmental site constraints.

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

- 1) Obtaining Planning Commission approval of the special use case associated with this request (4-F-22-SU).
- 2) Approval of a final plat subdividing the property as shown in Sheet PL01.
- 3) 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 City of Knoxville Engineering Department to guarantee such installation.
- 4) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 5) Meeting all criteria of the City of Knoxville Zoning Ordinance, Section 9.3.AA pertaining to enclosed and outdoor self-storage facilities.
- 6) Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.
- 7) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.



4-B-22-TOB
CERTIFICATE OF APPROPRIATENESS



Purpose of Request: Building Permit

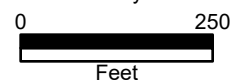
Original Print Date: 3/14/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Wakefield Development, LLC

Map No: 118

Jurisdiction: City



TO: TTCDA Review Board
From: Arthur Long / CML Property Group for Wakefield Development
DATE: March 15, 2022
SUBJECT: Waiver Requests for 4-B-22-TOB / 4-F-22-SU – Self Storage
ADDRESS: 10320 Dutchtown Rd (Parcel ID: 118 17606)

WAIVERS REQUESTED

1. A waiver is requested for Section 1.3.2 set forth in the TTCDA design guidelines, and comment 1 from the planning staff, stating FAR shall not exceed 30%. The proposed development, located at 10320 Dutchtown Rd, currently exceeds the guideline with a FAR of 31%.

CALCULATIONS:

Total Acreage – 6.87 (299,257 sq ft)

Total Gross Square Fee – 94,071

FAR – 31.4%

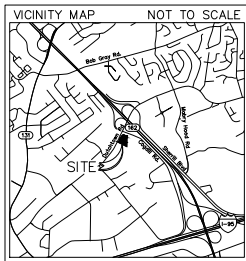
Gross Square Footage in Excess – 4,293.84

The utilizations percentage (yield) from gross to net rentable square feet for this facility is 77%. In the event the development was required to reduce the Gross Square Footage by the 4,293 excess, and assuming the same yield could be achieved with a revised layout, the new net rentable square feet would equal 69,128, which is below the desired level of 70,000 net square feet needed to satisfy the variables of economic risk and return. Furthermore, the reduction in square footage would force a change in unit mix, as well as location of specific unit sizes, causing a decline in functionality efficiency. We request a waiver be granted allowing the FAR for this development to remain at 31.4%

2. A waiver is requested for Sections 1.7.9 and 3.1.8 set forth in the TTCDA design guidelines, and comments 2&4 from the planning staff, requiring a 20 ft landscape buffer between the right of way and parking area, as well as small encroachment of 60 ft building setback located on the northwest corner of the proposed building (approximately 2 feet). The proposed development, located at 10320 Dutchtown Rd, was positioned so that the building would not encroach along the 30' Riparian Buffer Zone that protects the creek extending the length of the property. The 20-foot landscape buffer would force the parking away from the street, subsequently moving the building near the 30' Riparian Buffer Zone. Additionally, the current footprint uses the land where the topography is less severe. The lesser slope allows the development to utilize a two-ground floor design and reduces the amount of cut/fill needed for site work, both of which will have a positive impact environmentally and visually. We request a waiver be granted to allow the current location of the footprint and landscape setback remain as is in the original TTCDA submission, for the purposes of avoiding encroaching on the 30' Riparian Buffer Zone and the step topography on the western part of the property.

Thank you for your consideration,





LEGAL DESCRIPTION

SITUATE IN THE SIXTH (6TH) CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE, WITH THE 47TH WARD OF THE CITY OF KNOXVILLE, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS LOT 3R3R1, RESUBDIVISION OF LOT 3R3 OF THE SWAN FAMILY LIMITED PARTNERSHIP SUBDIVISION, AS SHOWN BY MAP OF RECORD IN INSTRUMENT 202003170061483, IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE, TO WHICH MAP SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING PART OF THE PROPERTY CONVEYED TO PELLISSIPPI POINT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, BY WARRANTY DEED DATED JULY 12, 2006, OF RECORD IN INSTRUMENT 200607190005724 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.

SCHEDULE B TITLE EXCEPTION

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT ISSUED BY APPALACHIAN TITLE COMPANY, FILE NO. 9790-1002, DATED JANUARY 19, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

- 9 EASEMENTS AND CONDITIONS CONTAINED IN THE WARRANTY DEED DATED NOVEMBER 28, 1969, CONVEYED TO THE STATE OF TENNESSEE BY RECORD IN DEED BOOK 1420, PAGE 23 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE AS MAY AFFECT THE SUBJECT PROPERTY. (Document establishes a right of way easement over highway stations and we are unable to determine its affect without documents depicting those stations. The ROW's are in their original location.)
- 10 EASEMENTS AND CONDITIONS CONTAINED IN WARRANTY DEED DATED DECEMBER 1, 1993, CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN DEED BOOK 2128, PAGE 10 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE AS MAY AFFECT THE SUBJECT PROPERTY. (Document establishes a Slope Easement, which was to be maintained upon the subject property, and a construction easement which was for a "period of 2 1/2 years from and after the commencement of construction". Easements no longer affects subject property.)
- 11 EASEMENT GRANTED TO BELL-SOUTH TELECOMMUNICATIONS, INC., DATED MAY 9, 1994, OF RECORD IN DEED BOOK 1622, PAGE 62 IN THE KNOX COUNTY REGISTER DEEDS OFFICE. (Affects subject property and is plotted as described.)
- 12 EASEMENT FOR DRAINAGE AND FLOWAGE OF SURFACE WATERS OVER THE SUBJECT PROPERTY GRANTED UNDER A RECREATION ERECTOR'S TRUST DATED AUGUST 19, 1994, OF RECORD IN DEED BOOK 2163, PAGE 156 IN KNOX COUNTY REGISTER DEEDS OFFICE. (Affects subject property. TRUST DATED DECEMBER 10, 1985, OF RECORD IN TRUST BOOK 1976, PAGE 17 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE (SUCH AS THAT OF TRUST BENJAMIN L. FORECLOSED) FOR ORIGINAL SOURCE SAID EASEMENTS CONVEYED UNDER DEED OF CORRECTION.
- 13 EASEMENT SUBJECT PROPERTY. (The description encompasses the entire subject property and portions of surrounding tracts. Nothing to plot.)
- 13 DECLARATION OF RESTRICTIONS DATED FEBRUARY 6, 1992, OF RECORD IN INSTRUMENT 2001000278, PAGE 249 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Established for a "period of twenty years", and is expired. No longer affects subject property.)
- 14 MATTERS SHOWN ON THE PLAT OF RECORD IN INSTRUMENT 2001000188, 2008 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property and plotted as shown.)
- 15 MATTERS DISCLOSED ON PLAT OF RECORD IN INSTRUMENT 2001000188, 2008 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Does not affect subject property.)
- 16 COVENANTS FOR PERMANENT MAINTENANCE OF STORM WATER FACILITIES DATED SEPTEMBER 26, 2007, OF RECORD IN INSTRUMENT 200710004028836, AND PELLISSUPPOINTE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY DATED SEPTEMBER 26, 2007, OF RECORD IN INSTRUMENT 200710004028836 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property, home, easement and utilities are located on the subject property of parent property. Nothing to plot.)
- 17 DECLARATION OF RECIPROCAL EASEMENTS DATED JANUARY 16, 2007 BETWEEN PELLISSUPPOINTE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY DATED JANUARY 16, 2007, OF RECORD IN INSTRUMENT 200710004031960 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property. RECIPROCAL EASEMENTS DATED SEPTEMBER 24, 2008, OF RECORD IN INSTRUMENT 20081000205086 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Does not affect subject property.)
- 18 MATTERS SHOWN ON THE MAPS OF RECORD IN INSTRUMENT 200710004028836, AS REVISED IN INSTRUMENT 20080100000991 AND INSTRUMENT 201010050040994 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property and plotted as shown.)
- 19 NEW SERVICE UTILITY EASEMENT DATED JUNE 8, 2009, CONVEYED TO THE KNOXVILLE UTILITIES BOARD OF RECORD IN INSTRUMENT 200910290030121 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property and establishes a 15' utility easement over installed utility lines. Field location of utilities needed to mark location of easements. Unable to plot.)
- 20 MATTERS SHOWN ON THE MAP OF RECORD IN INSTRUMENT 2002003170061483 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property and plotted as shown.)

SURVEYOR'S NOTES

1. THIS IS AN ALTA SURVEY, MADE ON THE GROUND UNDER THE SUPERVISION OF AN TENNESSEE REGISTERED LAND SURVEYOR. DATE OF FIELD SURVEY IS JANUARY 22, 2022.

2. BEARINGS ARE BASED ON "GRID NORTH", IN ACCORDANCE WITH THE STATE PLANE COORDINATES FOR THE STATE OF TENNESSEE, FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83). VERTICAL DATUM: NAVD 88. ONSITE HORIZONTAL CONTROL WAS ESTABLISHED THROUGH GPS OBSERVATIONS.

3. NO UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.

4. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/NSPS SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

5. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.

6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF AN ABSTRACT TITLE SEARCH PROVIDED BY THE CLIENT.

7. SURVEY SHOWN HEREON CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH BY THE STATE BOARD FOR A CLASS "I" SURVEY.

8. FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF NOT LESS THAN ONE-FOOT IN 15,000 FEET (1":15,000') AND AN ANGULAR ERROR THAT DOES NOT EXCEED 10 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED. FIELD TRAVERSE WAS NOT ADJUSTED.

9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A STATE LICENSED SURVEYOR.

10. THE BOUNDARIES OF THE PROPERTY SURVEYED ABUTS AND IS CONTIGUOUS WITH THE ADJOINING PROPERTIES, WITHOUT GAPS OR GORES, AND WAS ESTABLISHED BY LOCATION OF EXISTING MONUMENTS AND/OR RECORDED INFORMATION AS SHOWN HEREON.

11. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO GLEN DUTCHTOWN ROAD, BEING A DEDICATED PUBLIC ROADWAY.

12. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

13. THERE DOES NOT APPEAR TO BE CHANGES IN STREET RIGHT-OF-WAY LINES THAT HAVE NOT BEEN COMPLETED.

14. EXCEPT AS SHOWN, THE SURVEYOR IS UNAWARE OF ANY OFFSITE EASEMENTS REGARDING THE SUBJECT PROPERTY, NOR WAS HE PROVIDED ANY SUCH EASEMENTS BY THE CLIENT.

15. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY PLATS PROVIDED TO THE SURVEYOR AND LINE LOCATOR MARKINGS FOUND ON SITE ON THE DATE OF SURVEY. INFORMATION OBTAINED FROM UTILITY PLATS ARE SHOWN IN AN APPROXIMATE LOCATION BY GRAPHIC PLOTTING ONLY. UTILITY LOCATION SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION.

16. THE DIFFERENCES BETWEEN MEASURED AND RECORDED BEARINGS AND DISTANCES DO NOT CREATE ANY GAPS, OVERLAYS OR OTHER TITLE PROBLEMS.

SURVEYOR'S CERTIFICATION

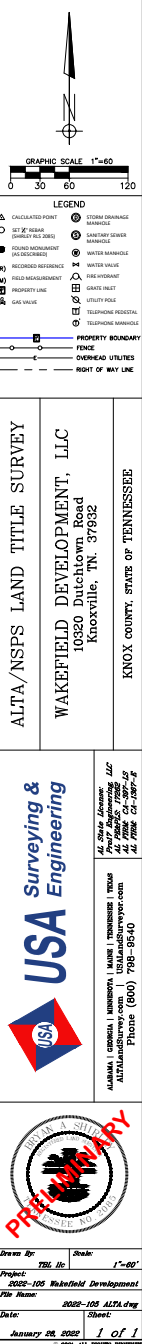
TO: WAKEFIELD DEVELOPMENT, LLC, A VIRGINIA LIMITED
LIABILITY COMPANY & APPALACHIAN TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 2, 3, 4, 5, 6(a), 8, 13, 16 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MONTH JANUARY 22, 2022.




I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNATTENDED SURVEY IS 1:7,500 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

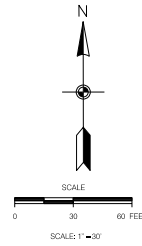
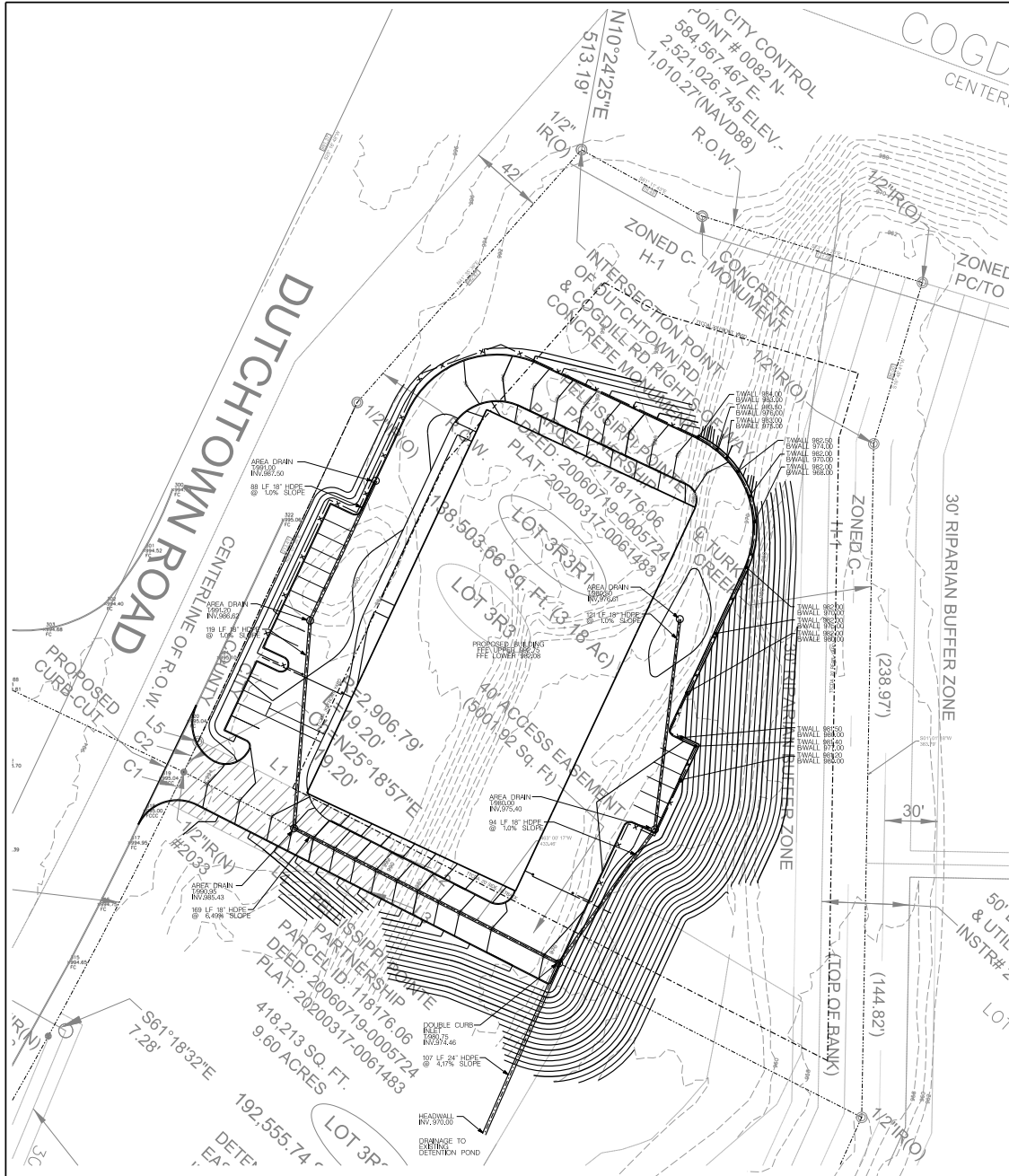
DATE OF PLAT OR MAP: January 28, 2022

Registered Surveyor: Bryan A. Shirley
Professional Land Surveyor No.: 2085
State of Tennessee



ADMINISTRATIVE NOTES

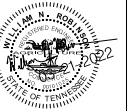
1. FLOOD ZONE INFORMATION
- 1.1. THE SUBJECT PROPERTY IS LOCATED IN ZONES X AND A AS SHOWN. ZONE A IS THE AREA DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD EVENT, AS PER COMMUNITY PANEL NO. 47093C0242 WITH AN EFFECTIVE DATE OF AUGUST 5, 2013.
- 1.2. FLOOD ZONE LEGEND
- | | |
|--|-------------------------|
|  | FEMA ZONE A |
|  | FEMA ZONE AE |
|  | FEMA ZONE AE - FLOODWAY |
2. PARKING CALCULATIONS
- 2.1. NO PARKING WAS OBSERVED ON SITE AT TIME OF SURVEY
3. TOTAL ACREAGE SURVEYED
- 3.1. 3.18 ACRES



LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RP RAP

**WILL ROBINSON
& ASSOCIATES**

1248 N. Shreveport Ln
Coryville, TN 37714
(865) 386-4200
wrobbins@bellsouth.net

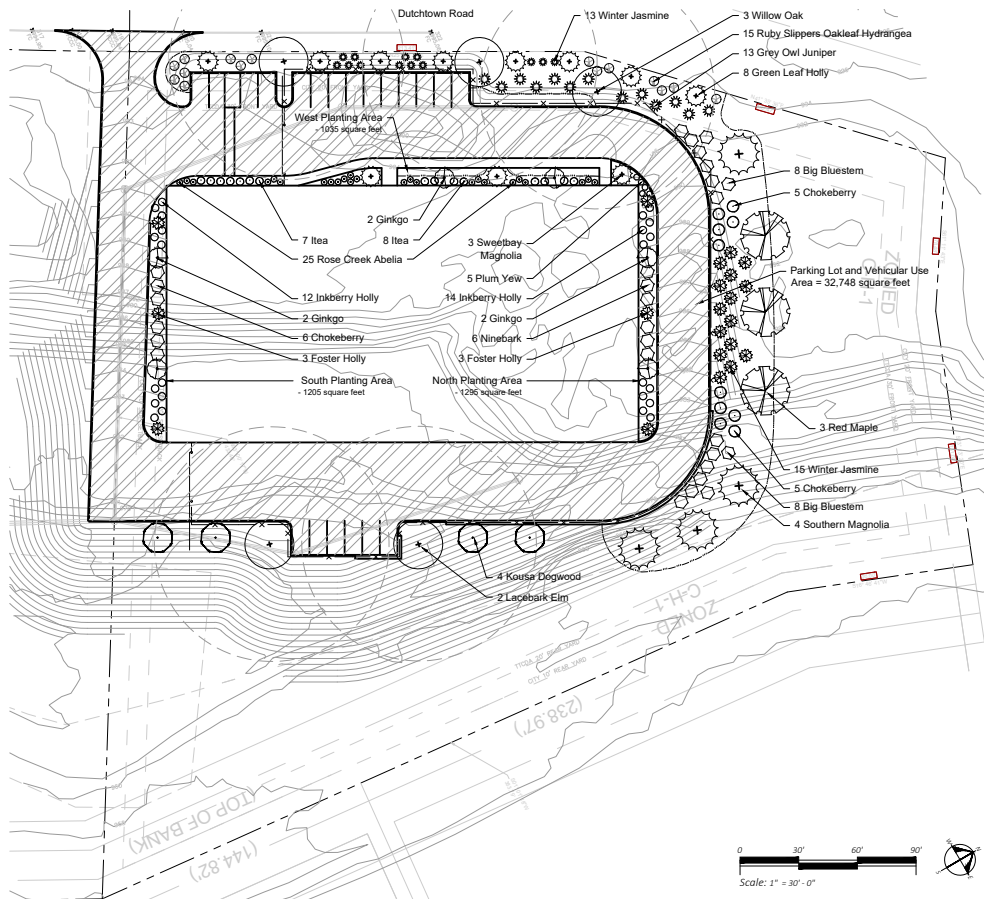


A Site Plan for:
Dutchtown Storage
PC File# 4-F-22-SU TTODA File# 4-E-22-T08
Dutchtown Road
Knoxville, TN

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 03-21-2022
FILE NAME:
PROJECT NO:

PL02
CONCEPT GRADING PLAN
DRAWING



Planting Notes:

1. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
2. Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
3. Irrigation system to be drip unless otherwise noted and approved.
4. Contractor to complete work within schedule established by owner.
5. Contractor to provide one year warranty for all plant material from date of substantial completion.
6. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
7. The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
8. All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
9. Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
10. No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
11. Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
12. Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
13. Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
14. Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
15. Set all plants plumb and turned so that the most attractive side is viewed.
16. Plants shall be measured to their main structure, not tip to tip of branches.
17. Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
18. Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
19. Any plant materials shipped to site in uncovered vehicles/trailer shall be rejected regardless of season.
20. All tree scars over 1-1/2" shall be rejected and tree to be replaced.
21. All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
22. Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
23. If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

TTCTDA - LANDSCAPE REQUIREMENT NOTES:

3.1.4 In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.
- 33 trees proposed
- 15 evergreen = 45%

3.1.5 When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space.
- 3.1 acres * 10 = 31 trees
- 33 trees proposed

3.1.8 The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.
- landscape yard provided

3.2.1 The arrival areas should be landscaped to make an introductory statement about each site.
- landscape provided at driveway entrance and front of building

3.2.2 Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade
- all entry areas landscaped, shade provided where adequate room for tree growth is available

3.3.2 Entrances into buildings should be accented by plantings.
- all entry areas landscaped

3.3.3 Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B).
- North Elevation = 4,491 South Elevation = 4,397 West Elevation = 4,415
- Total Front and Side Elevations = 15,303 Required Square Footage of Landscape = 7,651
- Total Proposed Perimeter Landscape = 3,535 square feet
- Total Proposed Landscape Bed @ NE Drive Aisle = 8,244
- Total Proposed Landscape = 11,779

3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.
- trees proposed near south facade

3.3.5 Landscaping should buffer the building from the microclimate of the parking area.
- trees proposed around parking and drive aisles

3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements.
- NA

3.4.1 Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two.
- landscape proposed between building and Dutchtown Road

3.4.2 If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.
- trees proposed near all parking areas

3.4.3 Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided.
- 20 parking space proposed, 8 large trees proposed

3.4.4 In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.
- Total Parking Lot and Vehicular Use Area = 32,748 square feet
- Total Landscape Bed Area = 8,086 square feet
- 24%

3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.

3.3.6 Mature trees that are preserved within eight feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.
- N/A, no trees preserved

3.3.7 Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.
- trees purposed within 60' of all parking spaces

3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.

Planting Legend:

Qty	Botanical Name	Common Name	Size	Notes
Deciduous Trees				
3	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense
2	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense
6	Ginkgo biloba	Ginkgo	2" cal.	central leader, full and dense, male
4	Cornus kousa	Kousa Dogwood	2" cal.	central leader, full and dense
3	Acer rubrum	October Glory Red Maple	2" cal.	central leader, full and dense
Evergreen Trees				
8	Ilex opaca	Green Leaf Holly	6" ht.	central leader, full and dense
6	Ilex x attenuata	Foster Holly	6" ht.	central leader, full and dense
3	Magnolia virginiana	Sweetbay Magnolia	6" ht.	central leader, full and dense
4	Magnolia grandiflora	Southern Magnolia	6" ht.	central leader, full and dense
Deciduous Shrubs				
15	Hydrangea quercifolia	Ruby Slippers Hydrangea	3 gallon	full and dense
15	Itea virginica	Itea	3 gallon	full and dense
16	Aronia melanocarpa	Chokeberry	3 gallon	full and dense
6	Physocarpus	Ninebark	3 gallon	full and dense
16	Andropogon gerardii	Big Bluestem	3 gallon	full and dense
Evergreen Shrubs				
5	Cephalotaxus harringtonia 'Prostrata'	Plum Yew	3 gallon	full and dense
24	Ilex glabra	Inkberry Holly	3 gallon	full and dense
13	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense
25	Abelia x chinensis	Rose Creek Abelia	3 gallon	full and dense
27	Jasminum nudiflorum	Winter Jasmine	3 gallon	full and dense



Dutchtown
Storage

10320
Dutchtown
Road

Knoxville
Tennessee 37932

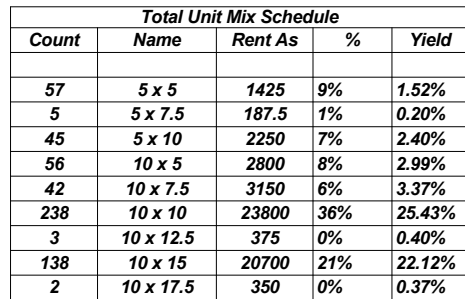
Submission Record

Preliminary Plans
Not for Construction

March 11, 2022

Landscape
Plan

L100



Total Unit Mix Schedule				
Count	Name	Rent As	%	Yield
36	10 x 20	7200	5%	7.69%
11	10 x 20 NC	2200	2%	2.35%
2	10 x 22.5	450	0%	0.48%
10	10 x 25	2500	2%	2.67%
9	10 x 25 NC	2250	1%	2.40%
9	10 x 30	2700	1%	2.88%
663		72337.5	100%	77.28%

1st Unit Mix Schedule				
Count	Name	Rent As	%	Yield
8	5 x 5	200	4%	0.64%
28	10 x 5	1400	15%	4.49%
55	10 x 10	5500	30%	17.63%
31	10 x 15	4650	17%	14.90%
20	10 x 20	4000	11%	12.82%
11	10 x 20 NC	2200	6%	7.05%
1	10 x 22.5	225	1%	0.72%
10	10 x 25	2500	5%	8.01%
9	10 x 25 NC	2250	5%	7.21%
9	10 x 30	2700	5%	8.65%
182		25625	100%	82.13%

$$1/8'' = 1'-0''$$



Commission # 4-F-22-SU
TTODA # 4-B-22-TCB

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Commission:
MSSI Design, LLC
3535 Carter Center Drive - Knoxville, GA
New Fuel Storage Facility
Proposed Storage
4000 Oakwood Road
Knoxville, TN 37922

Commission Number:
2022-5
Issue Date:
11/14/2022

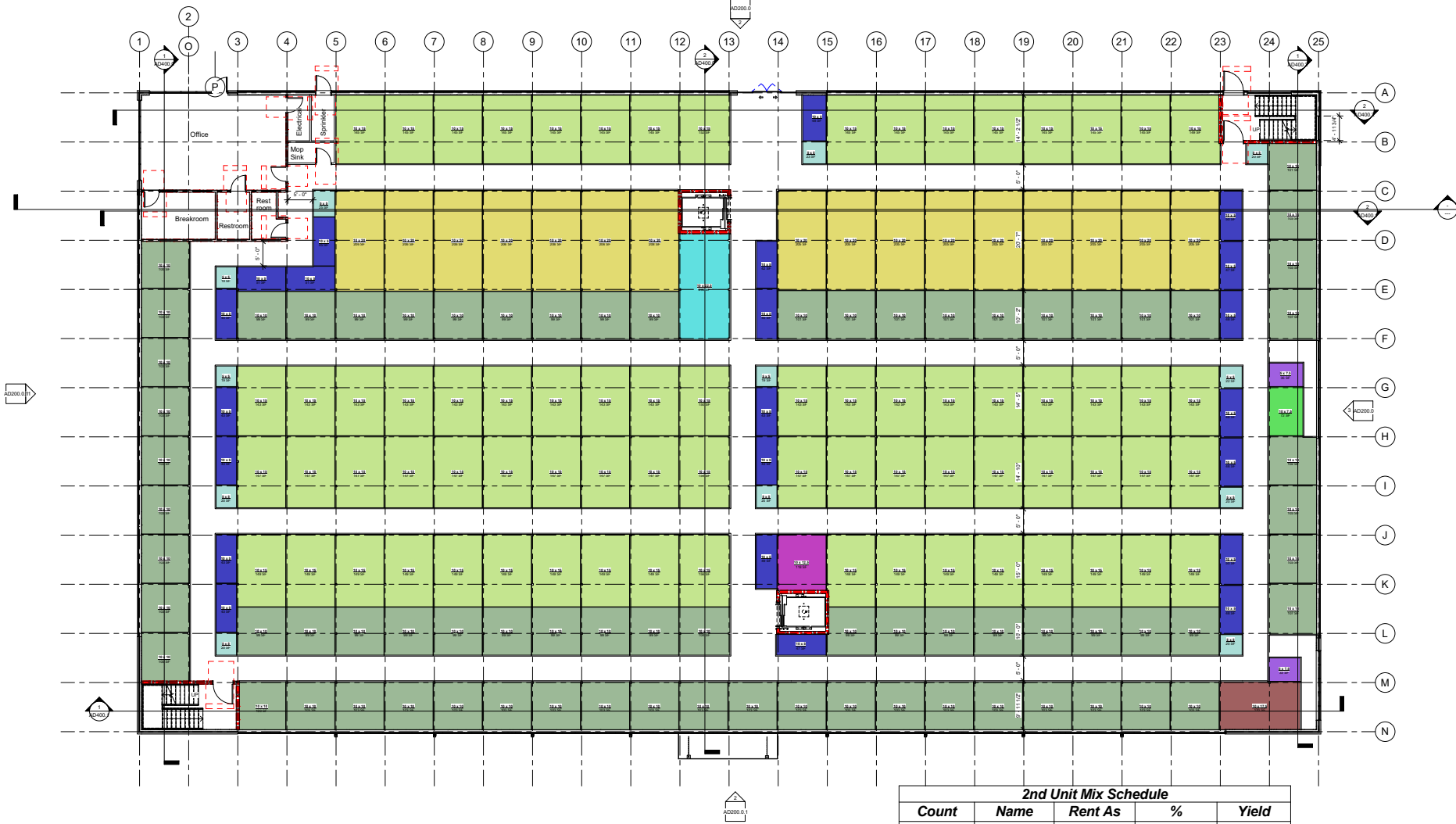
Revisions:

Project Reference Number

Architectural:
Second Floor Plan

AD100.1

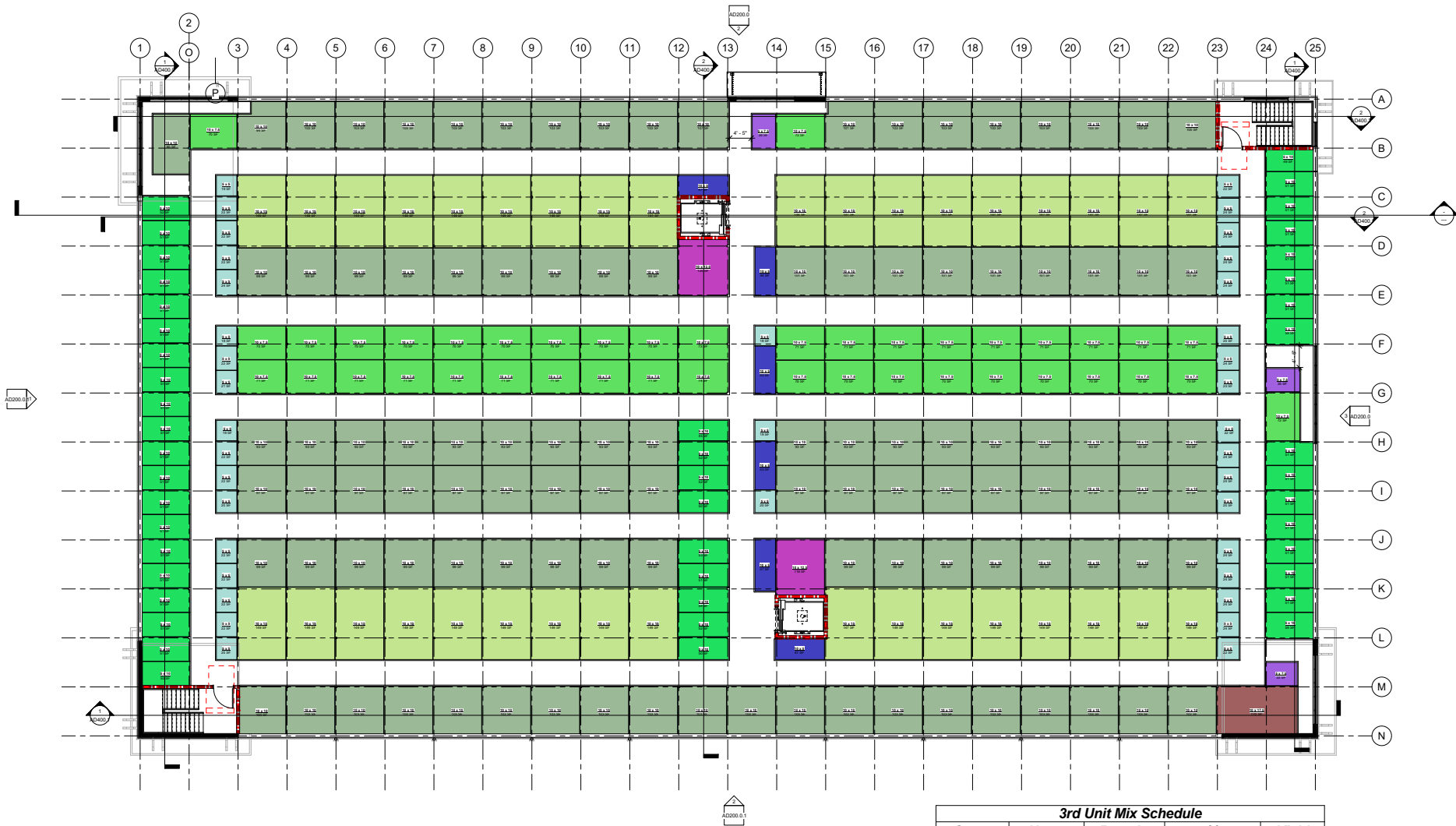
Sheet No.



2nd Unit Mix Schedule				
Count	Name	Rent As	%	Yield
12	5 x 5	300	6%	0.96%
2	5 x 7.5	75	1%	0.24%
22	10 x 5	1100	11%	3.53%
1	10 x 7.5	75	0%	0.24%
73	10 x 10	7300	36%	23.40%
1	10 x 12.5	125	0%	0.40%
72	10 x 15	10800	36%	34.62%
1	10 x 17.5	175	0%	0.56%
16	10 x 20	3200	8%	10.26%
1	10 x 22.5	225	0%	0.72%
201		23375	100%	74.92%

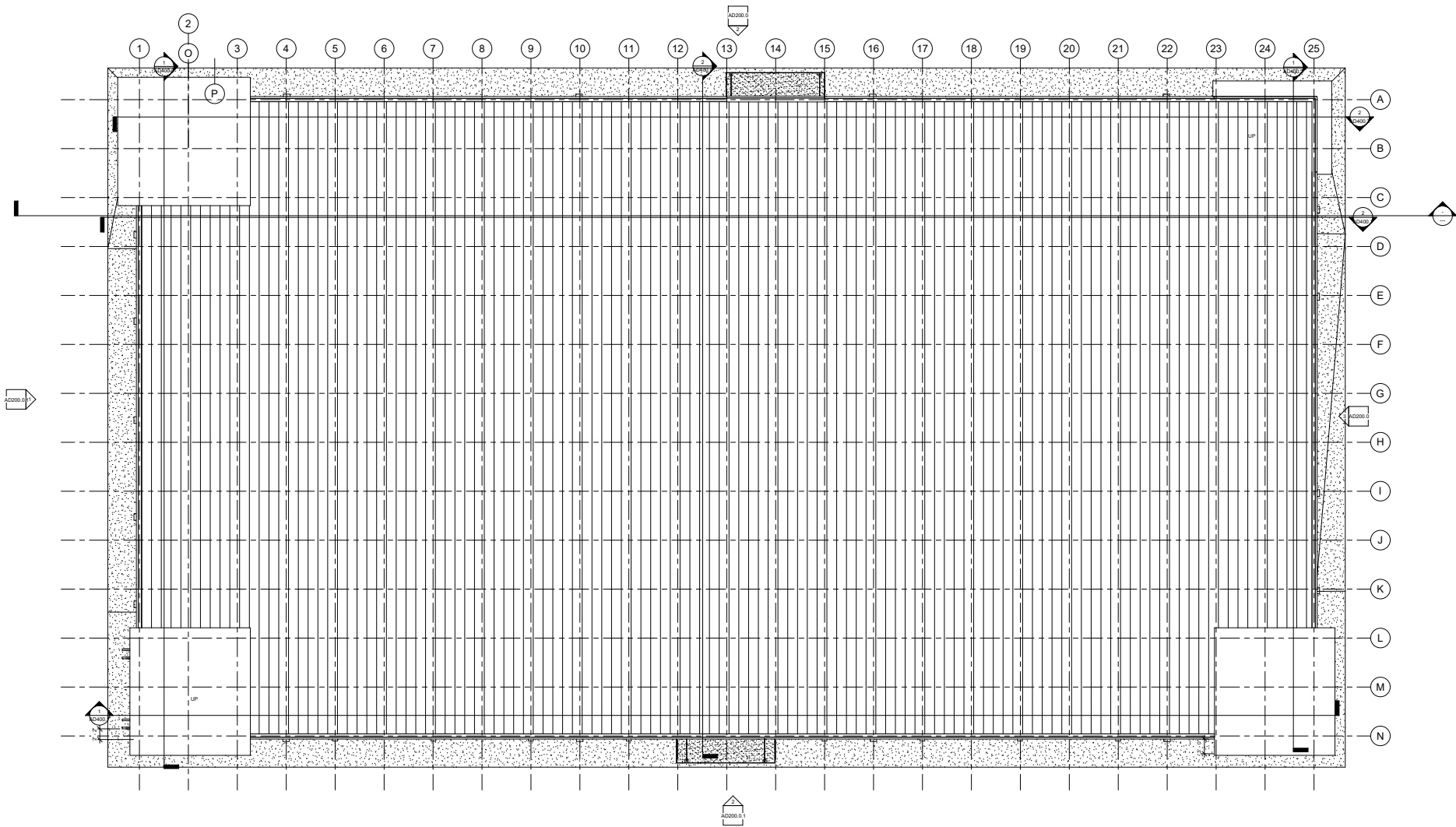
AD100.1.1 - Second Floor Plan

1/8" = 1'-0"



3rd Unit Mix Schedule				
Count	Name	Rent As	%	Yield
37	5 x 5	925	13%	2.96%
3	5 x 7.5	112.5	1%	0.36%
45	5 x 10	2250	16%	7.21%
6	10 x 5	300	2%	0.96%
41	10 x 7.5	3075	15%	9.86%
110	10 x 10	11000	39%	35.26%
2	10 x 12.5	250	1%	0.80%
35	10 x 15	5250	13%	16.83%
1	10 x 17.5	175	0%	0.56%
280		23337.5	100%	74.80%

$$1/8'' = 1'-0''$$



MECHANICAL UNITS TO BE LOCATED ON THE ROOF WITH SCREENING FROM THE PARAPETS.

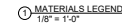
AD100.3.1 - Roof Plan
1/8" = 1'-0"



Commision # 4-F-22-SU
TTCDA # 4-B-22-TOB

AD200.0

Sheet No.


$$1/8'' = 1'-0''$$


Project Rafanero North

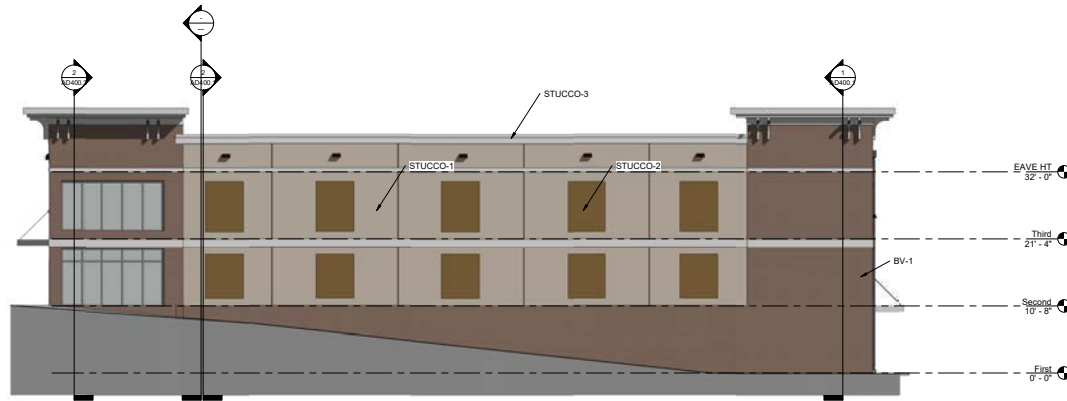
Architectural: Exterior Elevations

AD200.0









Sheet No. _____



Owner | GC | Team Review
Not for Permit or Construction

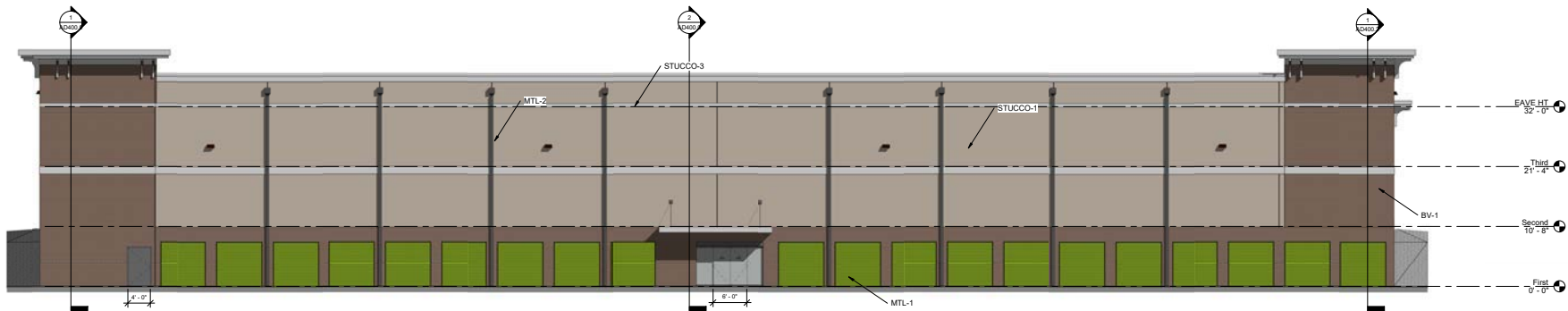


1 SOUTH ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND	
	BV-1 ARCHITECTURAL BRICK VENEER MFR. COUNTY MATERIALS COLOR: HERITAGE_COFFEE_BLEND
	STUCCO-1 SYNTHETIC STUCCO FIELD COLOR MFR. DRYVIT COLOR: CLOVER (#450A) FINISH: SAND PEBBLE
	STUCCO-2 SYNTHETIC STUCCO ACCENT COLOR MFR. DRYVIT COLOR: DARK COPPER (#427B) FINISH: SAND PEBBLE
	STUCCO-3 SYNTHETIC STUCCO ACCENT COLOR MFR. DRYVIT COLOR: NATURAL WHITE (#102) FINISH: SAND PEBBLE
	MTL-1 EXTERIOR OVERHEAD DOORS MFR. JANUS INTERNATIONAL COLOR: EXR WASABI GREEN
	MTL-2 MISCELLANEOUS METALS (PARAPET COPING, GUTTER / D.S. HM EXT. DOORS, ETC) COLOR: SLATE GRAY
	MTL-3 WINDOW/DOOR FRAMES, GLASS MFR. YKK COLOR: CLEAR
	SF-1 STORE-FRONT MFR. YKK GLASS: CLEAR

③ MATERIALS LEGEND Copy 1
1/8" = 1'-0"

100 SF TOTAL MAXIMUM BUILDING MOUNTED SIGNAGE PERMITTED



② EAST ELEVATION
1/8" = 1'-0"

Commision # 4-F-22-SU
TTCDA # 4-B-22-TOB

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Commission: _____
Möbi Design LLC
8530 Cobb Center Drive - Kennesaw, GA

New Self Storage Facility
Proposed Storage
10520 Dutchtown Road
Knoxville, TN 37922

Commission Number: _____

Issue Date: _____

01.24.2022

Networks: _____

Project Rafanera North

Architectural:
Exterior Elevations

AD200.0.1

Sheet No. _____

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	OB41	3	NLS-NV-1-T4-32L-7-40K-UNV-ASA-BRZ-PCR	NV Series Area Lighting Fixture		NV-1-T4-32L-7-40K.IES	Absolute	0.90	71
□	DOCW2	2	NLS-V-W-T2-16L-35-40KUNLS-NV-BRZ-PC	LED LUMINAIRE		NV-W-T2-16L-35-40K.IES	Absolute	0.50	9.5
□	ODW4	8	NLS-V-W-T4-16L-35-40KUNV-WM-BRZ-PC	LED LUMINAIRE		NV-W-T4-16L-35-40K.IES	Absolute	0.90	19
□	DODW4	4	NLS-V-W-T4-16L-35-40KUNV-WM-BRZ-PC	LED LUMINAIRE		NV-W-T4-16L-35-40K.IES	Absolute	0.45	9.5

GENERAL NOTES

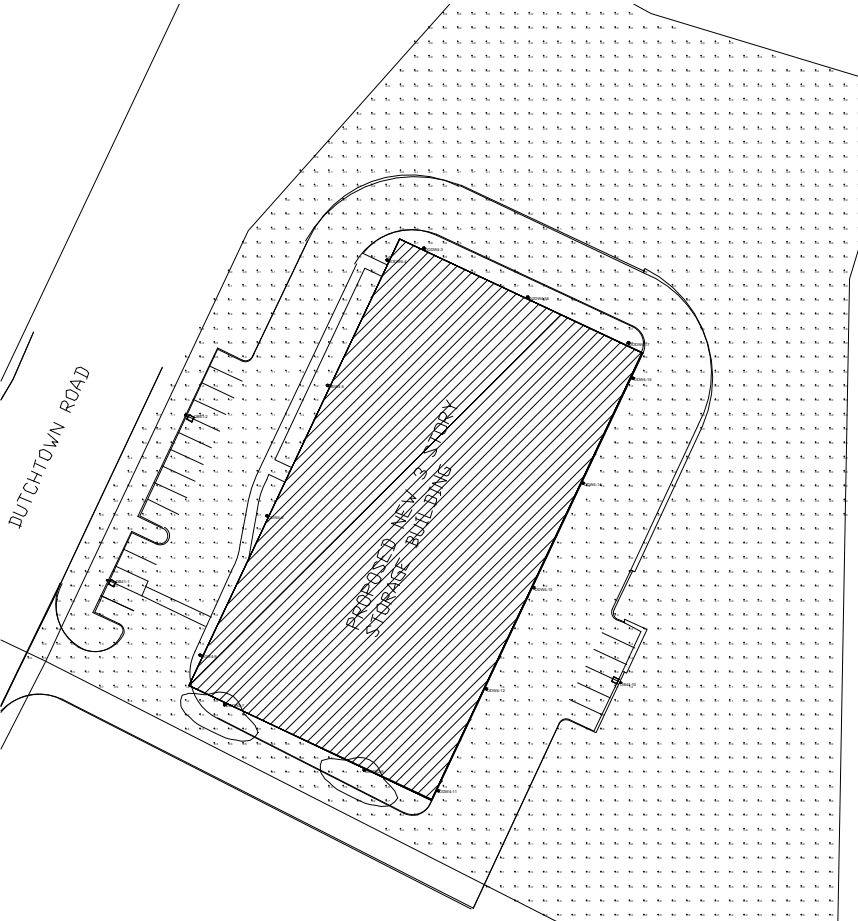
1. THIS SITE LIGHTING PLAN ILLUMINATION LEVELS ARE CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH (IESNA) ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUARDRAIL POSTS.
3. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRIC CODE.
4. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.
5. ALL FIXTURE TO BE DARK BRONZE IN COLOR.

LUMINAIRE LOCATIONS

No.	Label	X	Y	Z	MH	Orientation	Tilt
1	OB41	86.5	224.8	25.0	25.0	119.6	0.0
2	OB41	124.8	305.4	25.0	25.0	119.6	0.0
3	DODW4	241.3	387.1	15.0	15.0	29.6	0.0
4	DODW4	223.5	381.3	15.0	15.0	-65.7	0.0
5	ODW4	194.3	320.0	15.0	15.0	-65.7	0.0
6	ODW4	164.7	256.2	15.0	15.0	-65.7	0.0
7	DOCW2	144.0	164.0	15.0	15.0	206.2	0.0
8	DOCW2	212.3	132.1	15.0	15.0	206.2	0.0
9	ODW4	132.0	188.1	15.0	15.0	-65.7	0.0
10	OB41	337.5	174.6	25.0	25.0	-65.2	0.0
11	ODW4	248.3	121.8	15.0	15.0	112.9	0.0
12	ODW4	271.8	171.7	15.0	15.0	112.9	0.0
13	ODW4	295.0	221.1	15.0	15.0	112.9	0.0
14	ODW4	319.0	272.3	15.0	15.0	112.9	0.0
15	ODW4	343.5	323.6	15.0	15.0	112.9	0.0
16	DODW4	292.0	363.1	14.0	14.0	29.6	0.0
17	DODW4	341.3	340.8	15.0	15.0	29.6	0.0

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.4 fc	2.2 fc	0.0 fc	N / A	N / A



NO.	DESCRIPTION	DATE
	PERMIT SET	02/28/22
	PERMIT COMMENTS	03/10/22



1607 Dunlap Road
Winterville, GA 30683
770-367-3072
www.axcel-eng.com

Commission # 4-F-22-SU
TTCDA # 4-B-22-TOB

DUTCHTOWN STORAGE

**DUTCHTOWN ROAD,
KNOXVILLE, TN**

SHEET TITLE

SITE PLAN - LIGHTING

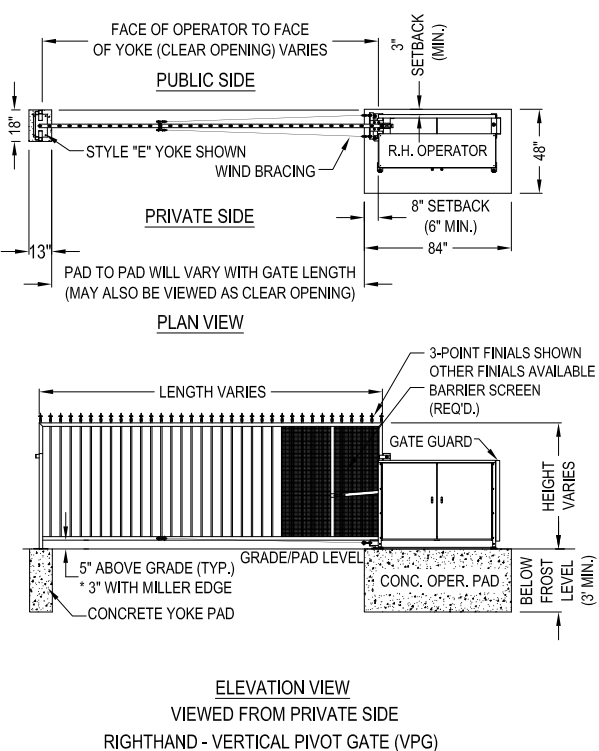
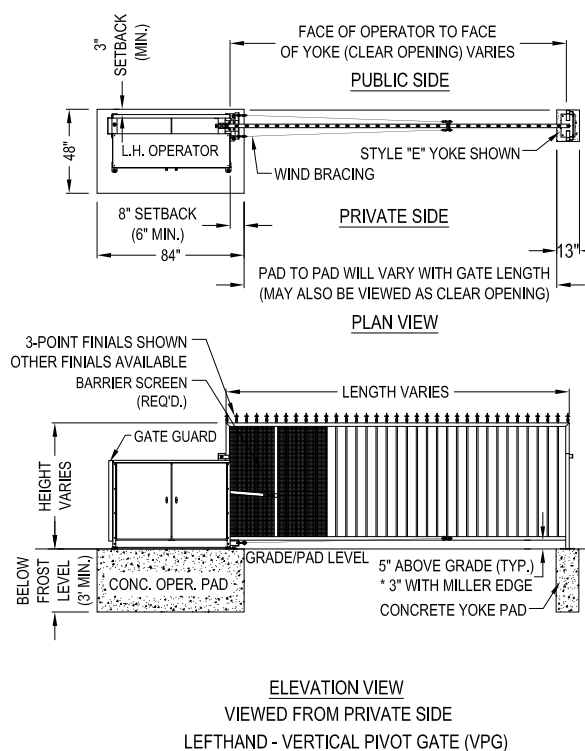
SHEET NUMBER

E100

02/23/2022

RELEASED FOR CONSTRUCTION

AUTOGATE, INC.
7306 DRIVER ROAD, P.O. BOX 50
BERLIN HEIGHTS, OH 44814
TOLL FREE: 1-800-944-4283
PHONE: (419) 588-2796
FAX: (419) 588-3514
www.autogate.com

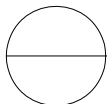


MANUFACTURER NOTES:

1. ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE LOOKING OUT.
2. LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
3. SHOWN WITH STANDARD 5' STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
4. CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 022-148



VERTICAL PIVOT GATE SYSTEMS

500 BUCKEYE VERTICAL PIVOT GATE (VPG)

022-148

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REVISION DATE 22/09/2016

CADdetails.com

SECURITY GATE DETAILS (500 BUCKEYE)

EXTRA SPACE STANDARDS MANUAL

C2.2.2



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

Wakefield Development, LLC.

PUBLISHED APPLICANT NAME - no individuals on behalf of -

2/28/2022

4/11/2022

4-B-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

Arthur Long

CML Property Group, LLC. (for Wakefield Development)

NAME

COMPANY

704 Forest Heights Rd

Knoxville

TN

37919

ADDRESS

CITY

STATE

ZIP

865-83-8107

arthur.long@cmlpropertygroup.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- ☒ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

Pellissippi Pointe Partnership

9721 Cogdill Rd Ste 101

865-288-2121 / bbower@p

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

10320 Dutchtown Rd Knoxville, TN 37932

PROPERTY ADDRESS

118 17606

Y

3.18 acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

Southeast side of Dutchtown Rd, southwest of Cogdill Rd

- ☒ CITY ☐ COUNTY

2nd District

GENERAL LOCATION

DISTRICT

C-H-1/F/TO-1

TP/SP

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:

New construction of self-storage facility

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

A waiver will only be requested if required by the authority

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

801 / \$450

CODE

FEE

801 / \$450

TOTAL

\$450.00

AUTHORIZATION

By signing below

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

Brad Bower

Owner

1/22/2022

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-288-2121

bbower@patriotinvestment.com

PHONE NUMBER

EMAIL



Michelle Portier

3/1/2022 marc

STAFF SIGNATURE

PRINT NAME

DATE PAID

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:

REZONING

REZONE FROM:

TO:

SECTOR PLAN AMENDMENT FROM:

TO:

SIGNAGE

- ☐ YARD SIGN
AREA: _____
HEIGHT: _____
FINISH: _____
- ☐ BUILDING SIGN
AREA: _____
HEIGHT: _____
FINISH: _____
- ☐ OTHER SIGN
AREA: _____
HEIGHT: _____
TYPE: _____

STAFF USE ONLY

- ☐ TTCDA Checklist
☐ Property Owners/Option Holders

CODE
FEE

CODE
FEE

TOTAL

AUTHORIZATION

By signing below

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

Brad Bower

APPLICATION AUTHORIZED BY

Owner

AFFILIATION

1/22/2022

DATE

865-288-2121

PHONE NUMBER

bbower@patriotinvestment.com

EMAIL

STAFF SIGNATURE

Marc Payne

PRINT NAME

3/1/2022

DATE PAID