



# Certificate of Appropriateness For a Building Permit Administrative Review

On September 7, 2022, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Dutchtown Storage TN, LLC Dutchtown Storage TN, LLC, hereinafter referred to as the Applicant, on its application filed on August 4, 2022 with Application No. 10-A-22-TOA, this Certificate of Appropriateness for the following described property, 704 Forest Heights Rd. / Parcel ID 118 17606. This Certificate of Appropriateness is granted to the Applicant for the purpose of a Building Permit. The Applicant agrees that it will comply with all base zoning requirements, all Technology Overlay Zone requirements, the Design Guidelines and the Comprehensive Development Plan in its use of this property, unless specifically varied or altered by the Authority.

This Certificate of Appropriateness will automatically expire three years from the date of the affirmative vote of this Certificate, unless an extension of the Certificate is granted by the Authority upon the request of the Applicant, if construction of the structure or structures on the property has not reached fifty percent (50%) of completion at the end of that three year period.

The Applicant does hereby agree that staff and/or members of the Knox County governmental entities, or the Authority, shall have access to the property at reasonable times to inspect the same for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The structure or structures to be erected on this property will be erected according to the approved and accepted plans and specifications attached to this Certificate as Attachment No. One, and any changes thereto approved and accepted by the Applicant and the Authority.

**APPLICATION APPROVED September 2, 2022, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:**

- 1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.**

By its signature hereunto, the Applicant binds itself to all terms and conditions hereof, both for itself, its heirs, and its successors in interest.

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

BY:

Chair

N/A (Administrative Review)

Attested to by

*Michelle Portier*

Approval date: 9/7/2022

COA expiration date (3 years): 9/6/2025

**Applicant:** DUTCHTOWN STORAGE TN, LLC DUTCHTOWN STORAGE TN, LLC

**Request:** BUILDING PERMIT

**Meeting Date:** 10/3/2022

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**Address:** 10308 Dutchtown Rd.

**Map/Parcel Number:** 118 17606

**Location:** Southeast side of Dutchtown Rd, southwest of Cogdill Rd

**Existing Zoning:** C-H-1(Highway Commercial), F (Floodway), & TO-1 (Technology Park Overlay)

**Proposed Zoning:** N/A

**Existing Land Use:** Vacant land

**Proposed Land Use:** Indoor/outdoor self storage facility, revision of previously approved plans

**Appx. Size of Tract:** 6.81 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

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**Comments:**

- 1) The applicant is requesting approval of revised plans for a self-storage facility with an area of approximately 95,089 sq ft. on a 6.81-acre site. Proposed modifications are minor in scope and this request is an administrative review.
- 2) A previous version of the development plans was approved for this facility in April 2022 by the TTCDA (Case 4-B-22-TOB) and Planning Commission (4-F-22-UR). Since the time of that approval, this property and the adjacent property to the west have been replatted, so the acreage shown on this plan is different from what was shown on previous plans.
- 3) No changes were made to the floor plan, building footprint, landscape plan, or lighting plan. The proposed plan revisions are mostly cosmetic and consist of the following:
  - a) The EIFS on the rear (or southeast) façade was replaced with corrugated metal paneling (MTL-3) in the same color as the materials on the other three facades.
  - b) The brick veneer on the entire building was replaced with architectural split-faced CMU. The CMU will be painted to resemble the color of the original brick (BV-1).
  - c) HVAC units were moved from the roof to be located along the side of the building. Originally, a TPO roof was proposed with mechanical equipment on the roof and the parapet screening the units from view. The HVAC units will be screened from Cogdill Road by the landscaping proposed and approved in the earlier plans.
  - d) Since it was no longer needed for screening, the parapet on the rear (southeast elevation) was lowered to allow for a single-seam roof with gutters and downspouts.

- 6) The rest of the development plans remain unchanged.
- 7) The site is somewhat constrained with a stream running through the rear of the site and a floodway, 100-yr and 500-yr floodplains, and a stream protection area designated over part of the property. Site development occurs to the northwest of the stream and leaves the stream area largely intact with no grading to occur within the stream buffer area or south of that.
- 8) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines.
- 9) The landscape plan and lighting plan remain in compliance with the TTCDA Guidelines.
- 10) Signage is depicted on the buildings but is not part of this request. A signage package would need to be submitted at a future time and would be required to meet all applicable requirements of the TTCDA.

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**Design Guideline  
Conformity:** This request is in compliance with TTCDA Design Guidelines.

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**Waivers and Variances  
Requested:** N/A

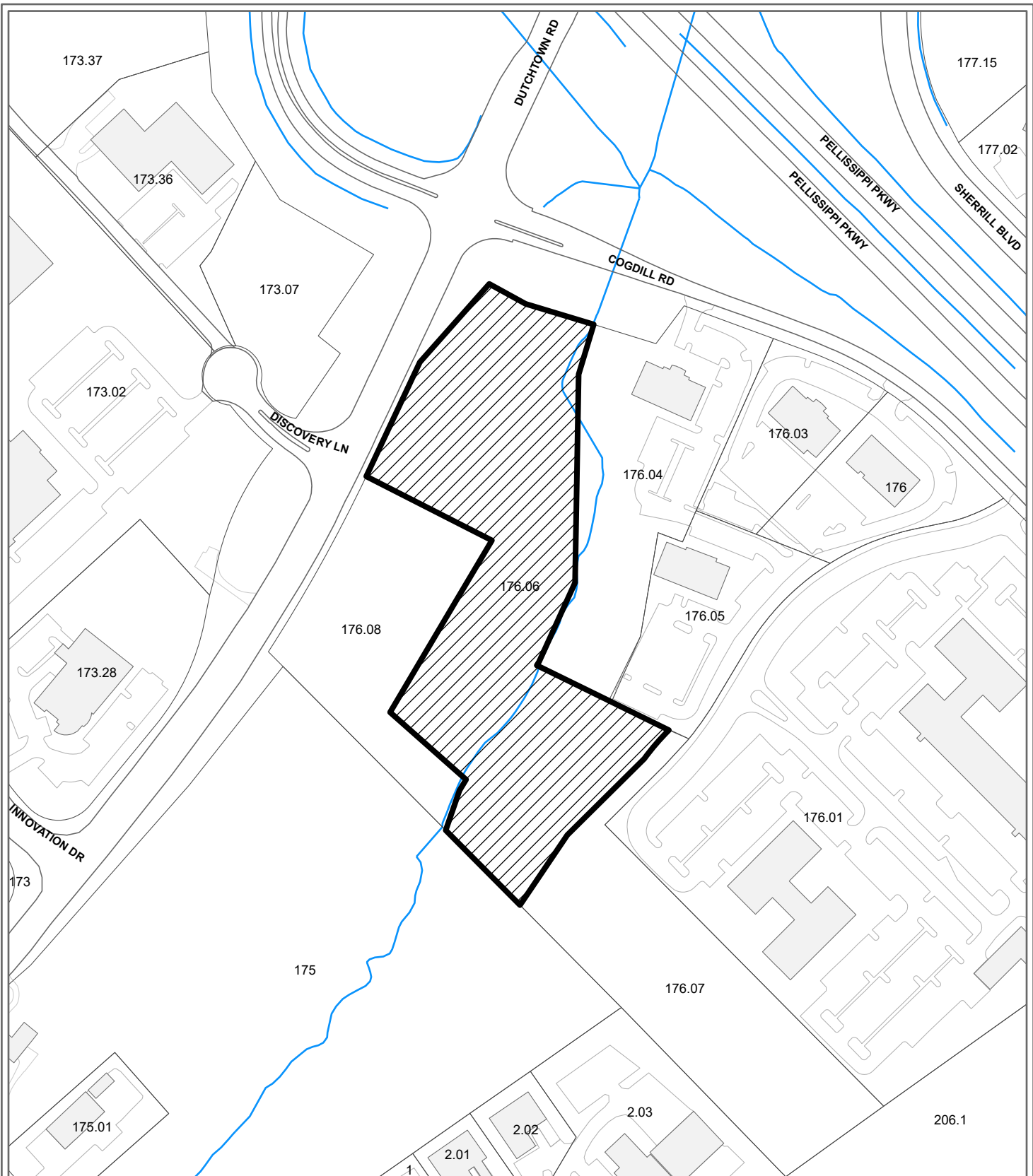
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**Staff Recommendation:**

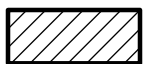
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- 1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

The conditions attached to the original approval (Case 4-B-22-TOB) still apply.



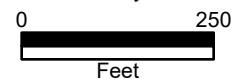
**10-A-22-TOA  
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Building Permit

Petitioner: Dutchtown Storage TN, LLC  
Dutchtown Storage TN, LLC

Map No: 118  
Jurisdiction: City



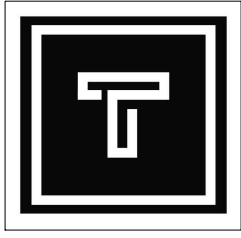
Original Print Date: 9/7/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**10-A-22-TOA: List of Changed Items**

1. Removal of EIFS from the exterior of the East elevation in exchange for corrugated metal paneling (MTL-3).
2. Replacement of the brick veneer with architectural split faced CMU for the entire building. The CMU will be painted to resemble the color of the original brick (BV-1).
3. Lowering of the parapet on the East elevation to allow for a single seam roof with gutters and downspouts. Originally planned for TPO roof with mechanical equipment on the roof and parapet was needed to hide from view. Units are now to be located along the side of the building.

APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/2/2022  
(Administrative Review)

# Design Team



**J. Neil Tate, AIA**  
 architect of record  
 p.o. box 1784  
 kenersville\_nc 27285  
 888\_509\_0501 (o)  
 336\_413\_0601 (m)  
 866\_387\_3182 (f)  
 neil@tatearchitecture.com

**mssi design llc**  
 project designer  
 8530 Cobb Center Drive  
 kennesaw\_ga 30152  
 678\_773\_9197 (o)  
 ben@mssidesign.com

## storage structures design/build

structural engineering  
 3807 hwy 61  
 villa\_rica\_ga 30180  
 770\_456\_1602 (o)  
 storagestrutresinc.com

## axcel engineering llc

mechanical, plumbing,  
 electrical engineering  
 1607 dunlop road  
 winterville\_ga 30683  
 770\_367\_3072 (o)  
 axcel-eng.com

## will robinson & assoc. consultants, pc

civil engineering  
 1248 shorewood lane  
 carville\_tn 37714  
 865\_386\_4200 (o)  
 wrassociates@bellsouth.net

**Owner Information**  
 Wakefield Development  
 448 Viking Drive  
 Suite 220  
 Virginia Beach, VA 23452

## Project

**New Self Storage Facility**  
 Proposed Storage  
 10320 Dutchtown Road  
 Knoxville, TN  
 TTCCA File Number - 10-A-22-TOA

## Project Submission

**Project # - 2021-05**  
**TRC - Submission - 08.30.2022**

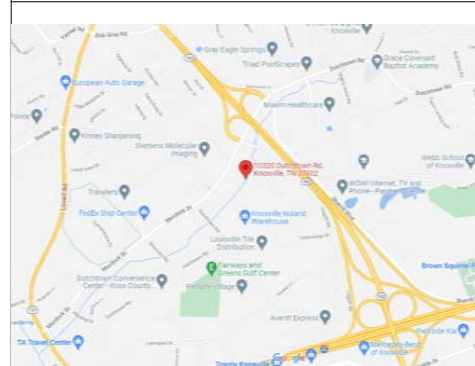
**Scope of Work**  
**New Self Storage Facility**  
 Conditioned  
 1 - Buildings  
 3 - Story

APPROVED BY  
 TENNESSEE TECHNOLOGY CORRIDOR  
 DEVELOPMENT AUTHORITY  
 Meeting Date: 9/23/2022  
 (Administrative Review)

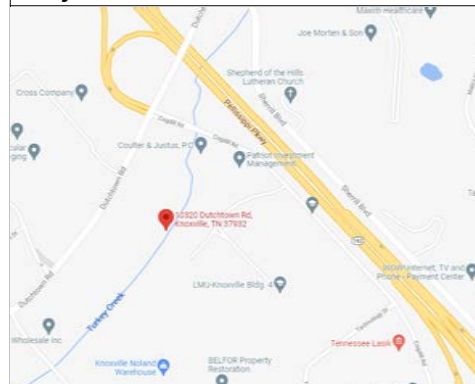
## Project Specifics

Bldg #A	
1st Floor	
2nd Floor	
3rd Floor	
Total Square Footage	94,071

## Vicinity Map



## Project Site

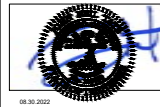


## Index of Drawings

DRAWING TITLE	DATE ISSUED	BY	CHKD	APP'D
AG000	COVER SHEET			
AG000.0	PROJECT SPECIFIC CODE ANALYSIS			
AG000.1	UL ASSEMBLIES (BUILDING MODELING - METHOD G)			
AG000.1.1	PROJECT SPECIFIC CODE   LIFE SAFETY PLANS			
AG000.2	PROJECT SPECIFIC CODE   LIFE SAFETY PLANS			
AG000.2.1	PROJECT SPECIFIC CODE   LIFE SAFETY PLANS			
AG000.3	PROJECT SPECIFICATIONS			
AG000.3.1	PROJECT SPECIFICATIONS			
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AG000.3.3	ADA			
AG000.3.4	ADA			
AG000.3.5	PROJECT DOOR AND HARDWARE   SCHEDULES			
AG000.4	STAIRS AND STAIR SECTIONS			
AG000.4.1	ELEVATOR AND ELEVATOR SECTIONS			
AG000.5	PARTITION TYPES			
AG000.6	HEAD AND JAMB DETAILS   DOOR TYPES			
AG000.7	ROOF DETAILS - RFD			
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AG000.7.2	EIFS DETAILS			
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FP102	FIRE PROTECTION - 2ND FLOOR - FP			
FP103	FIRE PROTECTION - 3RD FLOOR - FP			



**J. Neil Tate, AIA**  
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08.30.2022

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 Wakefield Development  
 Proposed Storage  
 10320 Dutchtown Road  
 Knoxville, TN  
 Commission Number:  
 10322-F  
 Issue Date:  
 08/30/2022  
 Revisions:

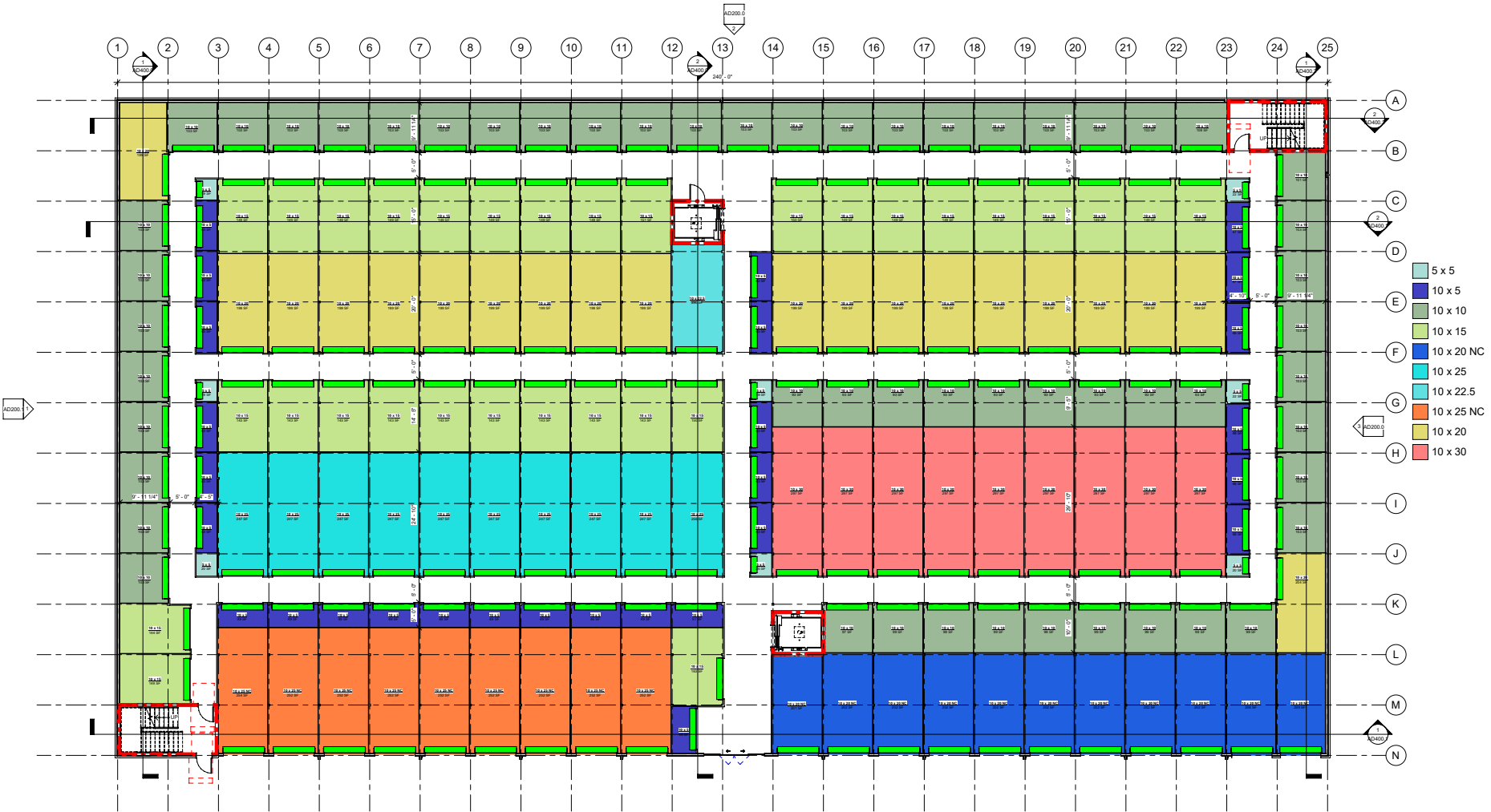
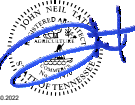
Architectural -  
 Cover Sheet

**AG000**

Sheet No.



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27285  
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- 5 x 5
- 10 x 5
- 10 x 10
- 10 x 15
- 10 x 20 NC
- 10 x 25
- 10 x 22.5
- 10 x 25 NC
- 10 x 20
- 10 x 30

Total Unit Mix Schedule				
Count	Name	Rent As	%	Yield
57	5 x 5	1425	9%	1.52%
5	5 x 7.5	187.5	1%	0.20%
46	5 x 10	2300	7%	2.46%
56	10 x 5	2800	8%	2.99%
42	10 x 7.5	3150	6%	3.37%
238	10 x 10	23800	36%	25.43%
3	10 x 12.5	375	0%	0.40%
140	10 x 15	21000	21%	22.44%
2	10 x 17.5	350	0%	0.37%

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%
666		72687.5	100%	77.66%

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%

AD100.0.0 - First Floor Plan

1/8" = 1'-0"

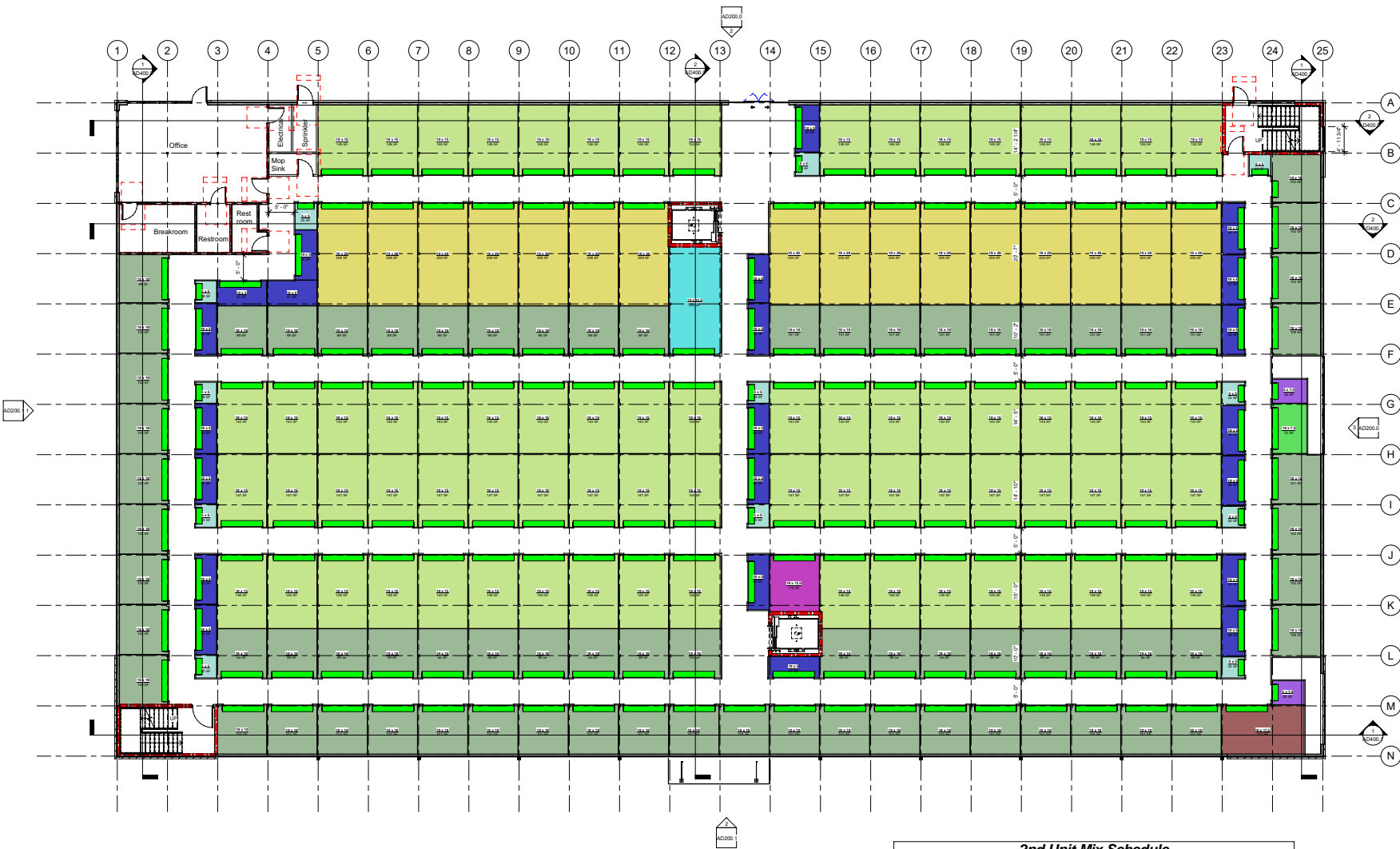
APPROVED BY:  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 02/20/22  
(Administrative Review)

Architectural -  
First Floor Plan

Sheet No.



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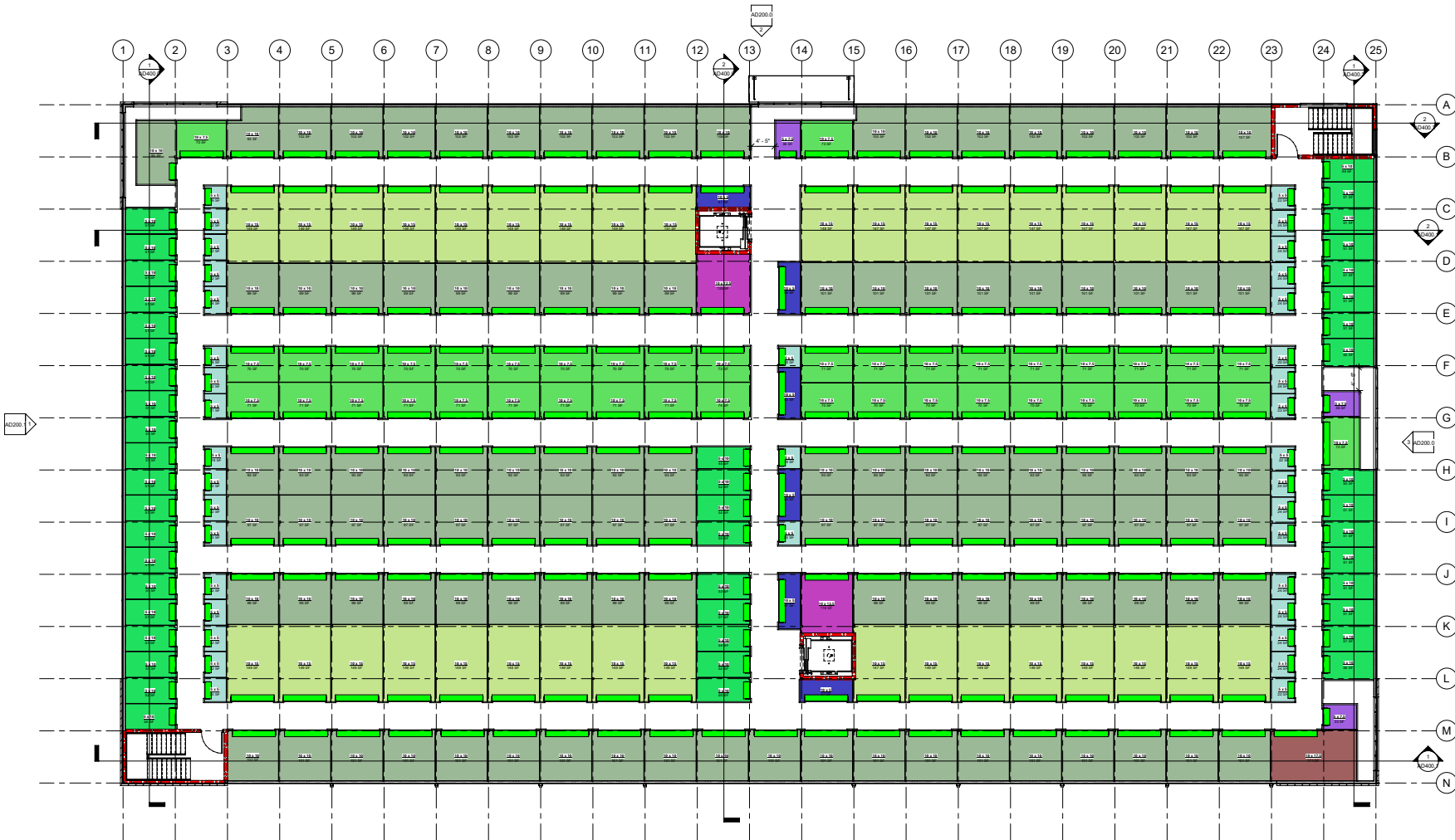
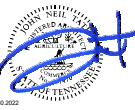
2nd Unit Mix Schedule				
Count	Name	Rent As	%	Yield
12	5 x 5	300	6%	0.96%
2	5 x 7.5	75	1%	0.24%
22	10 x 5	1100	11%	3.53%
1	10 x 7.5	75	0%	0.24%
73	10 x 10	7300	36%	23.40%
1	10 x 12.5	125	0%	0.40%
72	10 x 15	10800	36%	34.62%
1	10 x 17.5	175	0%	0.56%
16	10 x 20	3200	8%	10.26%
1	10 x 22.5	225	0%	0.72%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

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 1020 Code Center Drive - Kernsville, GA  
 New Self Storage Facility  
 Warehouse Development  
 Proposed Storage  
 10200 Outdown Road  
 Kernsville, TN  
 Commission Number:  
 2022-2  
 Issue Date:  
 08.30.2022  
 Revisions:





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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%
<b>280</b>		<b>23337.5</b>	<b>100%</b>	<b>74.80%</b>

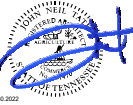
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 New Self Storage Facility  
 Warehouse Development  
 Proposed Storage  
 10200 Outtown Road  
 Kennesaw, TN  
 Commission Number: 2022-2  
 Issue Date: 08/30/2022  
 Revisions:

Architectural -  
Third Floor Plan

APPROVED BY:  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 02/20/22  
(Administrative Review)



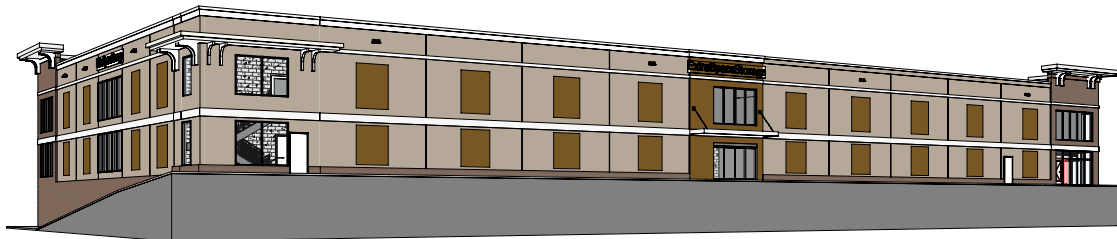




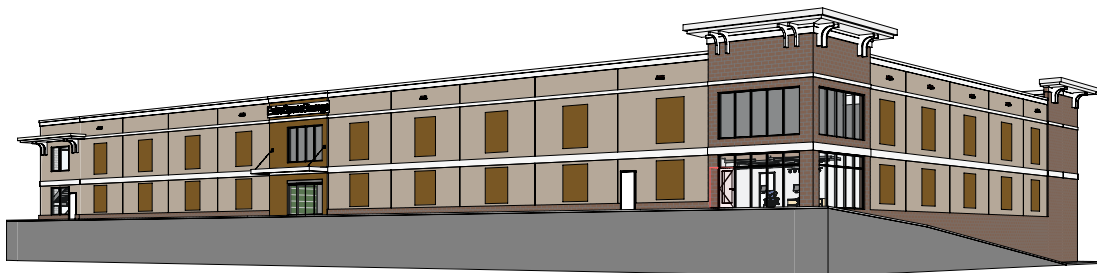
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AD201.0.2 - REAR RIGHT



AD201.0.1 - FRONT LEFT



AD201.0.0 - FRONT RIGHT

TTCOA File Number - 20A-02-TCA

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**COMMISSION:**  
MSSI Design, LLC  
1026 Duke Center Drive - Kernersville, GA  
New Self Storage Facility  
Walskill Development  
Proposed Storage  
10204 Dutchtown Road  
Kernersville, TN  
Commission Number  
2022-1  
Issue Date  
08.30.2022

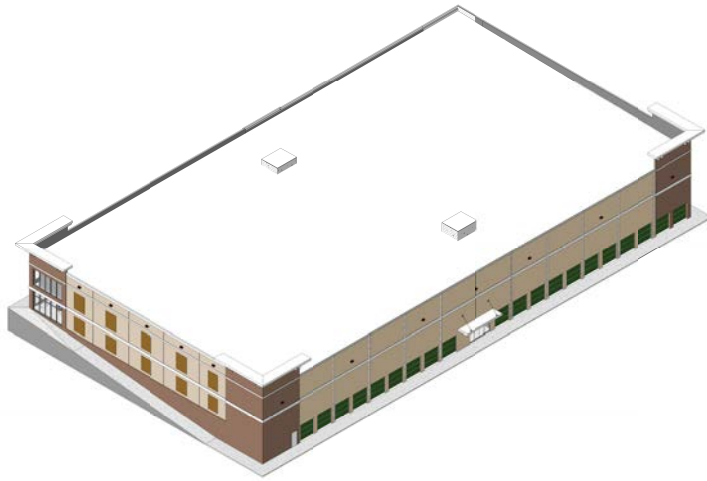
**REVISIONS:**


APPROVED BY  
TENNESSEE TECHNOLOGY CORPORATION  
DESIGN/COMMIT AUTHORITY  
Meeting Code: 022022  
(Administrative Review)

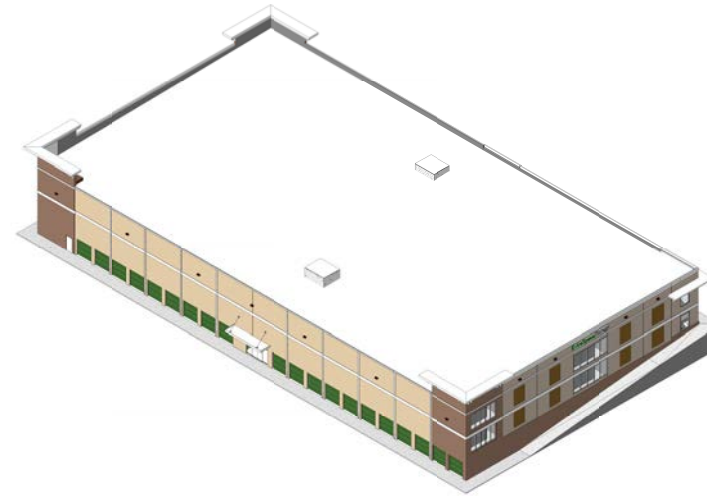
Architectural -  
3D Perspective Views



J. Neil Tate, AIA  
kernersville, nc  
27285  
336.413.0601  
www.tatearchitecture.com



AD202.0.3 - Axon View



AD202.0.2 - Axon View



AD202.0.1 - Axon View



AD202.0.0 - Axon View

APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 02/20/22  
(Administrative Review)

TCOA File Number - 20A-02 TCA

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written permission of MSSI Design, LLC. The design and construction  
of the project shall be in accordance with the applicable provisions of the  
International Building Code, International Energy Conservation Code,  
and all applicable laws, codes, ordinances, rules, regulations and  
orders of the State of Tennessee.

Commission:

MSSI Design LLC  
1020 Gales Creek Drive - Kernersville, NC

New Self Storage Facility  
Walsh Development  
Proposed Storage  
10202 Duttsman Road  
Kernersville, TN

Commission Number:  
2022A

Issue Date:  
08/30/2022

Revisions:

No.	Description

Architectural:

Axon Views



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

Dutchtown Storage TN, LLC (assigned by Wakefield Development, LLC)

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

8/4/2022	10/3/2022	10-A-22-TOA
<b>DATE FILED</b>	<b>MEETING DATE (IF APPLICABLE)</b>	<b>FILE NUMBER</b>

## 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		
<b>NAME</b>	<b>COMPANY</b>		
704 Forest Heights Rd	Knoxville	TN	37919
<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
865-803-8107	arthur.long@CMLpropertygroup.com		
<b>PHONE</b>	<b>EMAIL</b>		

## CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS    PART OF PARCEL

Dutchtown Storage TN, LLC	448 Viking Dr Ste 200 Virginia Bea Clark@lmssi.com / 703-582	
<b>OWNER NAME - if different -</b>	<b>OWNER ADDRESS</b>	<b>OWNER PHONE/EMAIL</b>
10308 Dutchtown Rd Knoxville, TN 37923		
<b>PROPERTY ADDRESS</b>		
118 17606	Yes	6.81 acres
<b>PARCEL ID(S)</b>	<b>PART OF PARCEL? (Y/N)</b>	<b>TRACT SIZE</b>

## STAFF USE ONLY

Southeast side of Dutchtown Rd, southwest of Cogdill Rd	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY
<b>GENERAL LOCATION</b>	2nd District
	<b>DISTRICT</b>
C-H-1/F/TO-1	TP/SP
<b>ZONING</b>	<b>SECTOR PLAN LAND USE CLASSIFICATION</b>
Northwest County	Vacant land
<b>PLANNING SECTOR</b>	<b>EXISTING LAND USE</b>

## 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:

Change the following from our initial TTCCA approval

1. Remove Eifs from east elevation and replace with

## ZONING VARIANCE

### SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

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

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

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

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

## SIGNAGE

- YARD SIGN       BUILDING SIGN       OTHER SIGN
- AREA: \_\_\_\_\_      AREA: \_\_\_\_\_      AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_  
FINISH: \_\_\_\_\_      FINISH: \_\_\_\_\_      TYPE: \_\_\_\_\_

## STAFF USE ONLY

- TTCCA Checklist  
 Property Owners/Option Holders

CODE

FEE

1106 | \$250

CODE

FEE

TOTAL

\$250.00

## AUTHORIZATION

*By signing below*

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

Arthur Long



Developer

8/4/22

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-803-8107

arthur.long@CMLpropertygroup.com

PHONE NUMBER

EMAIL



Michelle Portier

8/4/2022

STAFF SIGNATURE

PRINT NAME

DATE PAID