



Certificate of Appropriateness For a Building Permit Administrative Review

On September 6, 2023, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Arthur Long CML Property Group, LLC, hereinafter referred to as the Applicant, on its application filed on August 3, 2023 with Application No. 9-A-23-TOA, this Certificate of Appropriateness for the following described property, 10308 Dutchtown 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 6, 2023, 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 subject to the following conditions:

- 1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.**
- 2) Removal of the chainlink fence unless it is required for fall protection.**

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 Approval)

Attested to by

Naomi Hansen

Approval date: 9/6/2023

COA expiration date (3 years): 9/5/2026

Applicant: ARTHUR LONG CML PROPERTY GROUP, LLC

Request: BUILDING PERMIT

Meeting Date: 9/11/2023

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 (Floodplain Overlay) & TO-1 (Technology Park Overlay)

Proposed Zoning: N/A

Existing Land Use: Agriculture/Forestry/Vacant

Proposed Land Use: Self storage facility originally approved as case # 4-B-23-TOB & 10-A-22-TOA

Appx. Size of Tract: 6.81 acres

Accessibility: Access is via 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 - Industrial and Agriculture/Forestry/Vacant

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

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 and Right-of-Way.

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

Comments: PURSUANT TO ARTICLE VIII, SECTION 7 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE TTCDA STAFF MAY REVIEW AND APPROVE MINOR CHANGES TO PREVIOUSLY APPROVED APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS FOR BUILDING, GRADING, AND SIGNS PERMITS, CONSISTENT WITH THE FOLLOWING REQUIREMENTS:

A. THE PROPOSED CHANGE COMPLIES WITH ALL RELEVANT REQUIREMENTS OF THE DESIGN GUIDELINES, KNOXVILLE ZONING ORDINANCE AND KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE. AS SUCH, WAIVERS TO THE DESIGN GUIDELINES AND ZONING VARIANCES WOULD NOT BE NEEDED.

- 1) The applicant is requesting approval of revised plans for a self-storage facility consisting of approximately 95,089 sq ft of floor area and 663 storage units. Proposed modifications are minor and this request is an administrative review.
- 2) No changes were proposed to the building, the ground area coverage (GAC) and floor area ratio (FAR) remain unchanged. Proposed modifications included the removal of the fence except where required for fall protection.
- 3) Knox County staff determined that this use would be allowed in the BP zone, but all site plans within the BP zone require approval by the Planning Commission. This project was approved at the April, 2022 Planning Commission meeting (Case 5-E-22-UR).
- 4) Two waivers were issued under case file 4-B-22-TOB. One to increase the floor area ratio from

30% to 31.8% and another to reduce the parking setback to 10 ft. These approvals still stand.
5) All plans remain in accordance with the TTCDA Design Guidelines.

B. THE PROPOSED CHANGE COMPLIES WITH THE REQUIREMENTS OF THE KNOX COUNTY ZONING ORDINANCE FOR APPROVAL OF MINOR CHANGES IN THE TO ZONE. ARTICLE 5.90.11 OF THE KNOX COUNTY ZONING ORDINANCE STATES THAT MINOR REVISIONS TO DEVELOPMENT PLANS MAY BE APPROVED BY THE TTCDA EXECUTIVE DIRECTOR, OR DESIGNEE, PROVIDED SUCH CHANGES: A) DO NOT ALTER THE BASIC RELATIONSHIP OF THE PROPOSED DEVELOPMENT TO ADJACENT PROPERTY OR STREETS AND ROADS; B) DO NOT ALTER THE USES PERMITTED; C) DO NOT INCREASE THE AREA OF DEVELOPMENT BY MORE THAN 5% OF THE PREVIOUSLY APPROVED SQUARE FOOTAGE; AND D) DO NOT REQUIRE THE APPROVAL OF A WAIVER TO THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES, OR A VARIANCE TO THE ZONING ORDINANCE FOR KNOX COUNTY.

1) The proposed revision does not alter any of the above standards, does not require a waiver from the TTCDA or a variance from the Knox County Zoning Ordinance, and is therefore in compliance with the TO zone requirements for minor changes to previously approved plans.

C. THE PROPOSED CHANGE COMPLIES WITH THE REQUIREMENTS OF THE KNOX COUNTY ZONING ORDINANCE FOR APPROVAL OF MINOR CHANGES IN THE TO ZONE. ARTICLE 5.90.11 OF THE KNOX COUNTY ZONING ORDINANCE STATES THAT MINOR REVISIONS TO DEVELOPMENT PLANS MAY BE APPROVED BY THE TTCDA EXECUTIVE DIRECTOR, OR DESIGNEE, PROVIDED SUCH CHANGES:

A) DO NOT ALTER THE BASIC RELATIONSHIP OF THE PROPOSED DEVELOPMENT TO ADJACENT PROPERTY OR STREETS AND ROADS;

B) DO NOT ALTER THE USES PERMITTED;

C) DO NOT INCREASE THE AREA OF DEVELOPMENT BY MORE THAN 5% OF THE PREVIOUSLY APPROVED SQUARE FOOTAGE; AND DO NOT REQUIRE THE APPROVAL OF A WAIVER TO THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES, OR A VARIANCE TO THE ZONING ORDINANCE FOR KNOX COUNTY.

1) The proposed revision does not alter any of the above standards, does not require a waiver from the TTCDA or a variance from the Knox County Zoning Ordinance, and is therefore in compliance with the TO zone requirements for minor changes to previously approved plans.

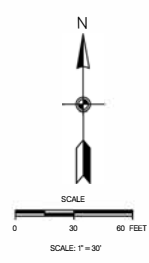
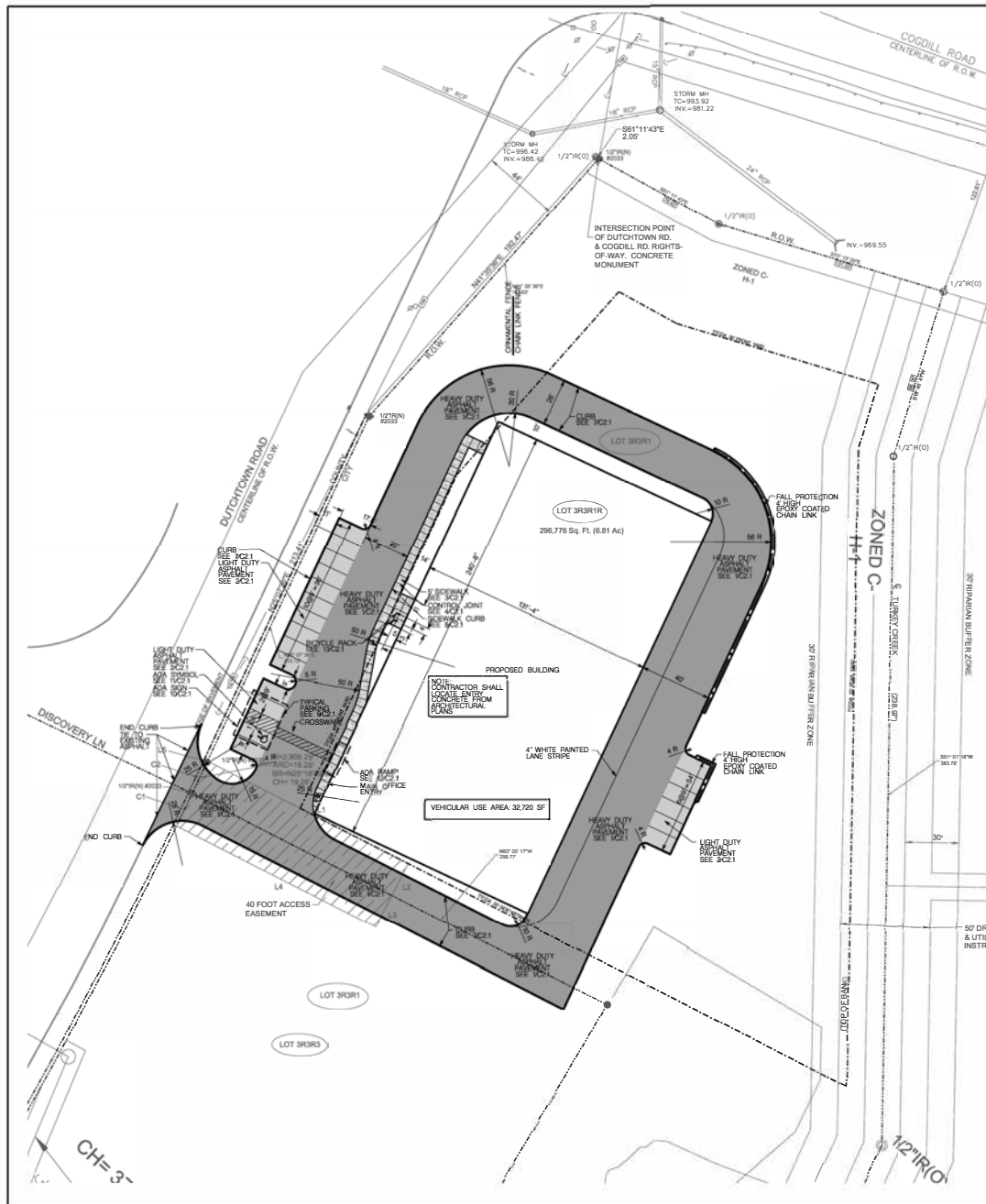
Design Guideline Conformity: This request is in compliance with the TTCDA Design Guidelines.

Waivers and Variances Requested: N/A

Staff Recommendation:

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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
□	□	RIP RAP
□	□	4' CHAIN LINK FENCE

CASE NUMBERS:
 9-A-23-TOA
 4-B-22-TOB

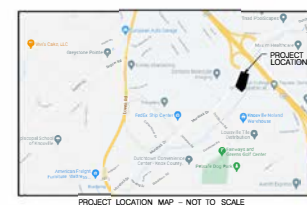
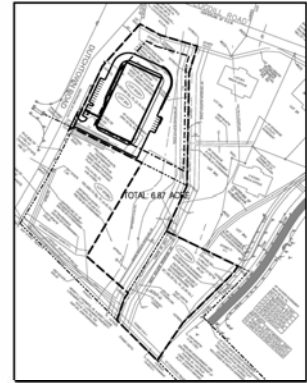
OWNER: WILFIELD DEVELOPMENT
 5315 W. DRAVE
 5315 W. DRAVE
 VICTORIA BEACH, VA 23682
CONTACT: TARRON LONG
 PH: 865-428-8107

ENGINEER: WILL ROBINSON & ASSOCIATES
 1248 N. SHREWOOD LN
 CURRYVILLE, TN 37714
CONTACT: WILL ROBINSON
 PH: 865-386-4200

CONTRACTOR:
 (blank)

SITE LAYOUT NOTES

- USE CLIMATE CONTROL STORAGE, ZONING, C-H-1-Y/O, PARCEL 118 17608
- TOTAL BUILDING AREA: PROPOSED 95,065 SF (3 STORY)
- TOTAL SITE: 6.81 AC, TOTAL DIST AREA 2.47 AC, TOTAL NEW IMPERVIOUS: 1.42 AC.
- DEED REFERENCE: 20060719-0005724, CITY BLOCK: 46388, WARD: 47
- THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 0245.
- SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 88
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY LAND DEVELOPMENT SOLUTIONS DATED 06/02/22. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT AND/OR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
- UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION. = 28.88
- PARKING SUMMARY:**
 TOTAL REQUIRED: MIN 18 MAX 29
 TOTAL PROVIDED: 19 CAR SPACES, 1 ADA SPACES
 BIKES: MIN 5-120000 UNITS = 18308 MAX 7-1033000 UNITS
 BIKE PARKING: REQUIRED: 4 SPACES, PROVIDED: 4 SPACES
- SETBACKS:
 FRONT: 60'
 SIDE: 20'
 REAR: 20'
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
- VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
- TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
- DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
- MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP, ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.



WILL ROBINSON & ASSOCIATES
 1248 N. Shrewood Ln
 Curryville, TN 37714
 (865) 386-4200
 wrobinson@billsouth.net



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

REVISIONS:
 07-18-2022 HYDRANT INFO
 07-27-2022 CITY COMMENTS
 08-18-2022 FUD COMMENTS
 08-29-2022 FUD COMMENTS
 10-10-2022 FUD COMMENTS
 01-23-2023 STORM REVISION
 01-27-2023 ENTRY REVISION
 03-27-2023 LANDSCAPE BEIRM
 07-21-2023 FENCE ELEVATION

DRAWN: WNR
CHECKED: WNR
DATE: 06-14-2022
FILE NAME:
PROJECT NO:

C1.1
 SITE LAYOUT PLAN
 DRAWING



- | | | |
|--|--|---|
| <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

PUBLISHED APPLICANT NAME - no individuals on behalf of -

7/25/23	N/A	9-A-23-TOA
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		
NAME	COMPANY		
704 Forest Heights Rd	Knoxville	TN	37919
ADDRESS	CITY	STATE	ZIP
865-803-8107	arthur.long@cmlpropertygroup.com		
PHONE	EMAIL		

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Dutchtown Storage TN, LLC	448 Viking Dr, Suite 220, Virginia 919-678-4208	
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
10308 Dutchtown Rd Knoxville, TN 37932		
PROPERTY ADDRESS		
118 17606		6.81 Acres
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

Southeast side of Dutchtown Rd, southwest of Cogdill Rd	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY
GENERAL LOCATION	2nd District
	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:
Site Plan.

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

Removal of the fence surrounding the property and gates at the front and back entrances, except where fall protection is needed.

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

<input type="checkbox"/> TTCDA Checklist	CODE	CODE	TOTAL
<input type="checkbox"/> Property Owners/Option Holders	FEE	FEE	
	1106 \$250		\$250.00

AUTHORIZATION

By signing below

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

Arthur Long Developer / Partner 7/25/23

APPLICATION AUTHORIZED BY AFFILIATION DATE

865-83-8107 Arthur.long@cmlpropertygroup.com

PHONE NUMBER EMAIL

 Michelle Portier SG, 07/26/2023

STAFF SIGNATURE PRINT NAME DATE PAID