

Applicant: GREG DEE VALLEY STORAGE

Request: BUILDING PERMIT

Meeting Date: 8/5/2024

Address: 2214 Valley Vista Road

Map/Parcel Number: 103 11911

Location: East side of Valley Vista Rd, southeast of Hardin Valley Rd

Existing Zoning: PC (Planned Commercial), TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Commercial

Proposed Land Use: N/A

Appx. Size of Tract: 4.7 acres

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

Surrounding Zoning and Land Uses: North: PC (Planned Commercial), TO (Technology Overlay) - Office

South: PC (k) (Planned Commercial), TO (Technology Overlay) - Office, agriculture/forestry/vacant land

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

West: PC (k) (Planned Commercial), TO (Technology Overlay) - Office, agriculture/forestry/vacant land, multifamily residential

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 SIGN 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 has requested approval to revise previously approved landscaping plans for a self-storage facility off of Valley Vista Rd. This will be the first administrative approval since the original site plans were approved in April 2022 (TTCDA Case 4-A-22-TOB and Planning Commission Case 12-H-22-UR). The conditions attached to the original approvals still apply.

2. The original approval received a waiver to reduce the landscaping required around buildings to 1,665 sq ft.

a. The applicant received a waiver to the requirement for foundation plantings on the front and side facades (Section 3.3.3). Staff supported this waiver request based on the following justification. 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.

b. The new landscaping plans increase plantings around the façade. The west elevation, which fronts Valley Vista Rd, is adding 2 boxwoods and 3 lime light hydrangeas, and 13 emerald green arborvitae were added, where only 7 were shown on the original plan.

3. All other changes are listed below. Many changes are relocate on rather than removal. Overall, more vegetation was added than removed.

a. West/Front/Valley Vista St Elevation:

- i. Monkey grass has been added at mailbox.
- ii. Mix of catmint, lower sedge grass and muhly grass with a boulder accent wall.
- iii. Hornbeams relocated from north elevation to the front of building to cover electrical transformer.

b. North/left side elevation:

- i. 2 redbuds were relocated to south/right elevation to keep existing trees.
- ii. Five emerald green arborvitae 7-8 ft and 10 lime light hydrangeas replaced 8 cryptomeria due to the limited space from a retaining wall needing to be installed.

c. East/rear elevation:

- i. 3 eastern red cedar trees, 1 white oak, and 1 southern magnolia replaced where 2 lacebark elm, 2 dogwood, 3 white oak were originally shown on plan.

d. South/right side elevation:

- i. 2 white oaks relocated from east elevation.
- ii. 2 red buds relocated from north elevation; 3 redbuds shifted along this side.

B. THE PROPOSED CHANGE DOES NOT RESULT IN AN INCREASE OF MORE THAN 5% OF THE SQUARE FOOTAGE IN THE APPROVED DEVELOPMENT PLAN, AND ANY OTHER CHANGES RESULTING FROM SUCH AN INCREASE WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS.

a. Only the landscape plan changed. The rest of the development plans remain the same.

C. THE PROPOSED CHANGE COMPLIES WITH THE REQUIREMENTS OF EITHER THE KNOXVILLE ZONING ORDINANCE OR THE KNOX COUNTY ZONING ORDINANCE FOR APPROVAL OF MINOR CHANGES IN EITHER THE TO-1 OR TO ZONE.

a. 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).

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

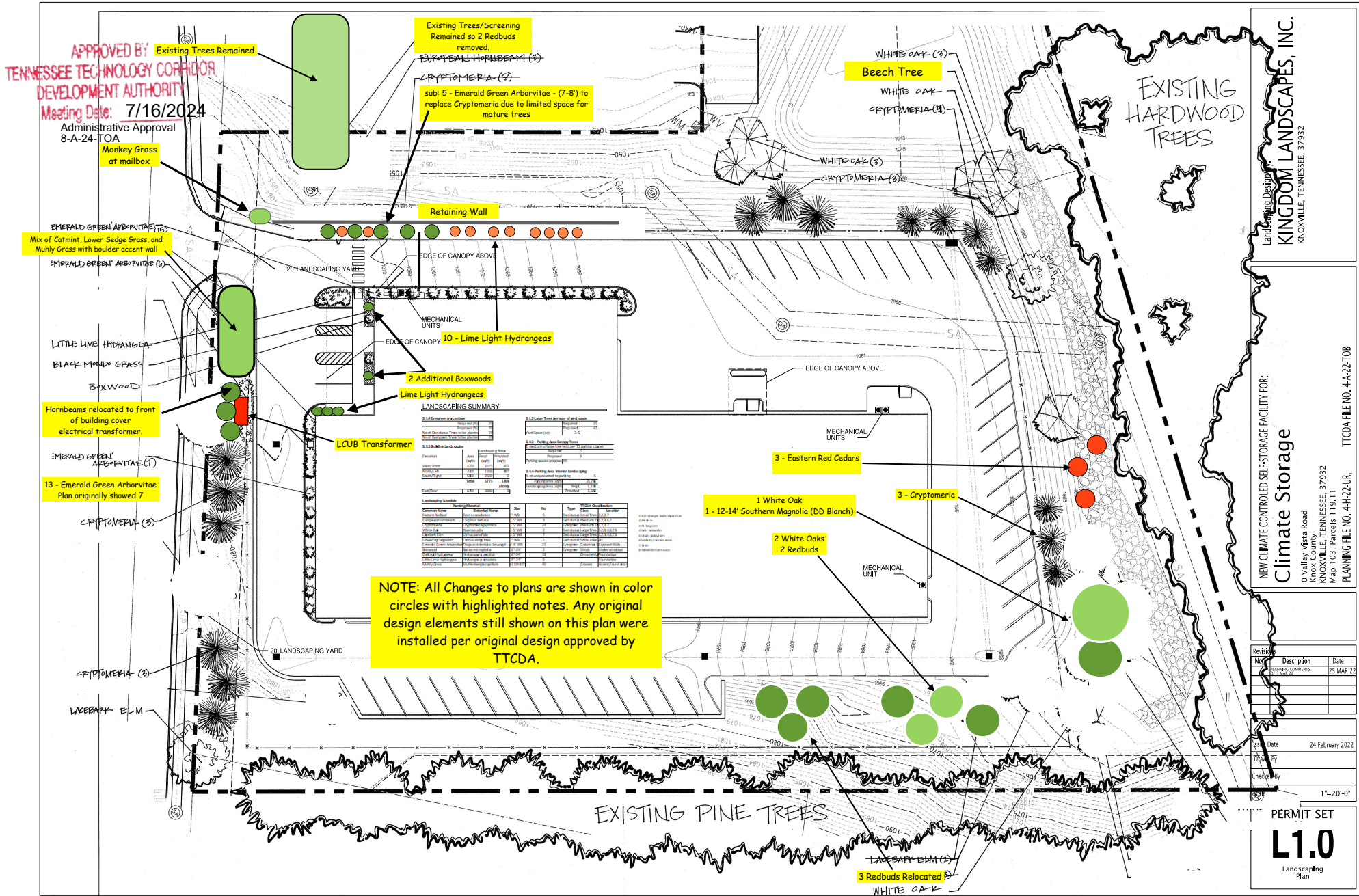
Waivers and Variances Requested: N/A

Staff Recommendation:

Application approved July 16, 2024, 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.

APPROVED BY:
**TENNESSEE TECHNOLOGY CORRIDOR
 DEVELOPMENT AUTHORITY**
 Meeting Date: **7/16/2024**
 Administrative Approval
 8-A-24-TOA



Existing Trees/Screening
 Remained so 2 Redbuds
 removed

EUROPEAN HORNBEAM (3)

CRYPTOMERIA (3)

sub: 5 - Emerald Green Arborvitae - (7-8) to
 replace Cryptomeria due to limited space for
 mature trees

WHITE OAK (3)

Beech Tree

WHITE OAK

CRYPTOMERIA (4)

WHITE OAK (3)

CRYPTOMERIA (3)

EXISTING
 HARDWOOD
 TREES

EMERALD GREEN ARBORVITAE (10)

Mix of Catmint, Lower Sedge Grass, and
 Muhly Grass with boulder accent wall

EMERALD GREEN ARBORVITAE (1)

LITTLE LIME HYDRANGEA

BLACK MONDO GRASS

Boxwood

Hornbeams relocated to front
 of building cover
 electrical transformer.

EMERALD GREEN ARBORVITAE (1)

13 - Emerald Green Arborvitae
 Plan originally showed 7

CRYPTOMERIA (3)

CRYPTOMERIA (3)

LACEBARK ELM

Retaining Wall

EDGE OF CANOPY ABOVE

EDGE OF CANOPY BELOW

10 - Lime Light Hydrangeas

2 Additional Boxwoods

Lime Light Hydrangeas

LCUB Transformer

LANDSCAPING SUMMARY

| Item | Quantity | Notes |
|--|----------|-------|
| 10 - Lime Light Hydrangeas | 10 | |
| 2 Additional Boxwoods | 2 | |
| Lime Light Hydrangeas | | |
| 3 - Eastern Red Cedars | 3 | |
| 1 White Oak | 1 | |
| 1 - 12-14' Southern Magnolia (DD Blanch) | 1 | |
| 2 White Oaks | 2 | |
| 2 Redbuds | 2 | |
| 3 - Cryptomeria | 3 | |
| 3 Redbuds Relocated | 3 | |

NOTE: All Changes to plans are shown in color
 circles with highlighted notes. Any original
 design elements still shown on this plan were
 installed per original design approved by
 TTCCA.

3 - Eastern Red Cedars

1 White Oak
 1 - 12-14' Southern Magnolia (DD Blanch)

2 White Oaks
 2 Redbuds

3 - Cryptomeria

LACEBARK ELM (3)

3 Redbuds Relocated

WHITE OAK

Landscape Design
KINGDOM LANDSCAPES, INC.
 KNOXVILLE, TENNESSEE, 37932

NEW CLIMATE CONTROLLED SELF-STORAGE FACILITY FOR:
Climate Storage
 0 Valley Vista Road
 Knoxville, Tennessee, 37932
 Map 103, Parcels 1135.11
 PLANNING FILE NO. 4-HZ2-UR

| Revision No. | Description | Date |
|--------------|-------------------------------|-----------|
| 1 | ISSUE FOR PERMITTING COMMENTS | 25 MAR 23 |
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PERMIT SET
L1.0
 Landscaping
 Plan

TTCCA FILE NO. 4-A-22-TO8



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

Valley Storage LLC

PUBLISHED APPLICANT NAME - no individuals on behalf of -

6/23/24

n/a (administrative review)

8-A-24-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

Gregory Dee

Valley Storage

NAME

COMPANY

5725 Ball Road

Knoxville

TN

37931

ADDRESS

CITY

STATE

ZIP

865-556-0096

gregdeconstruction@gmail.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Valley Storage LLC

same

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

2214 Valley Vista Road

PROPERTY ADDRESS

103 119.11

No

4.7 ACREA

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- CITY COUNTY

East side of Valley Vista Rd, southeast of Hardin Valley Rd

6th

GENERAL LOCATION

DISTRICT

PC, (Planned Commercial) TO (Technology Overlay)

TCMU (Town Center Mixed Use)

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

Commercial (self-storage facility)

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:

Revised landscaping plan, previously approved as 4-A-22-TOB. Review of changes to landscaping during construction phase.

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 <input type="checkbox"/> 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.

Gregory Dee



Managing Partner

6/22/24

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-556-0096

gregdeeconstruction@gmail.com

PHONE NUMBER

EMAIL



Michelle Portier

06/24/2024, SG

STAFF SIGNATURE

PRINT NAME

DATE PAID