



Certificate of Appropriateness For a Building Permit

Administrative Review

On January 5, 2024, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Dutchtown Storage TN, LLC, hereinafter referred to as the Applicant, on its application filed on December 1, 2023 with Application No. 1-A-24-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 January 5, 2024, pursuant to Article 16.8.B.3.g of the City of Knoxville Zoning Ordinance regarding administrative approval in the TO-1 zone, and all relevant requirements of the TTCDA Design Guidelines.

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



Approval date: 1/5/2024

COA expiration date (3 years): 1/4/2027

Applicant: DUTCHTOWN STORAGE TN, LLC

Request: BUILDING PERMIT

Meeting Date: 1/8/2024

Address: 10308 Dutchtown Rd.

Map/Parcel Number: 118 17606

Location: Southeast side of Dutchtown Road, southwest side of Cogdill Road

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

Proposed Zoning: N/A

Existing Land Use: Agriculture/forestry/vacant

Proposed Land Use: N/A

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: Vacant land, research and development facility - PC (Planned Commercial), TO (Technology Overlay) in Knox County

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

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

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

Comments:

1. The applicant has requested approval to revise previously approved landscaping plans for a self-storage facility off of Dutchtown Road. This will be the second administrative approval since the original site plans were approved in April 2022 (TTCDA Case 4-B-22-TOB and Planning Commission Case 4-F-22-SU). The conditions attached to the original approvals still apply.
2. Two waivers were issued by the TTCDA – one to increase the floor area ratio from 30% to 31.8% and another to reduce the parking setback to 10 ft, and these approvals still stand.
3. Subsequent administrative approvals were granted for revised building plans (TTCDA Case 10-A-22-TOA) and site plans removing perimeter fencing around the development except where needed for safety purposes (TTCDA Case 9-A-23-TOA).
4. The subject landscaping plan revisions proposed were minor and able to be approved administratively by staff under Article VIII, Section 7 of the Administrative Rules and Procedures of the TTCDA (Staff Review and Approval of Minor Changes to Previously Approved Applications).
5. Changes consisted of the following:
 - a. Removed medium tree from northwest corner of site and replaced it with 2 deciduous shrubs.
 - b. Removed two large trees from northern edge of site.
 - c. Removed foundation plantings along the southern half of the front façade.
 - d. Added more foundation plantings along the northern half of the front façade.
 - e. Removed foundation plantings where HVAC equipment will be located along the southern-

facing side façade. The topography of the site slopes down from the road to where the HVAC equipment will be located, so it will be screened from the public right-of-way by the land and will not require shrubs around the equipment.

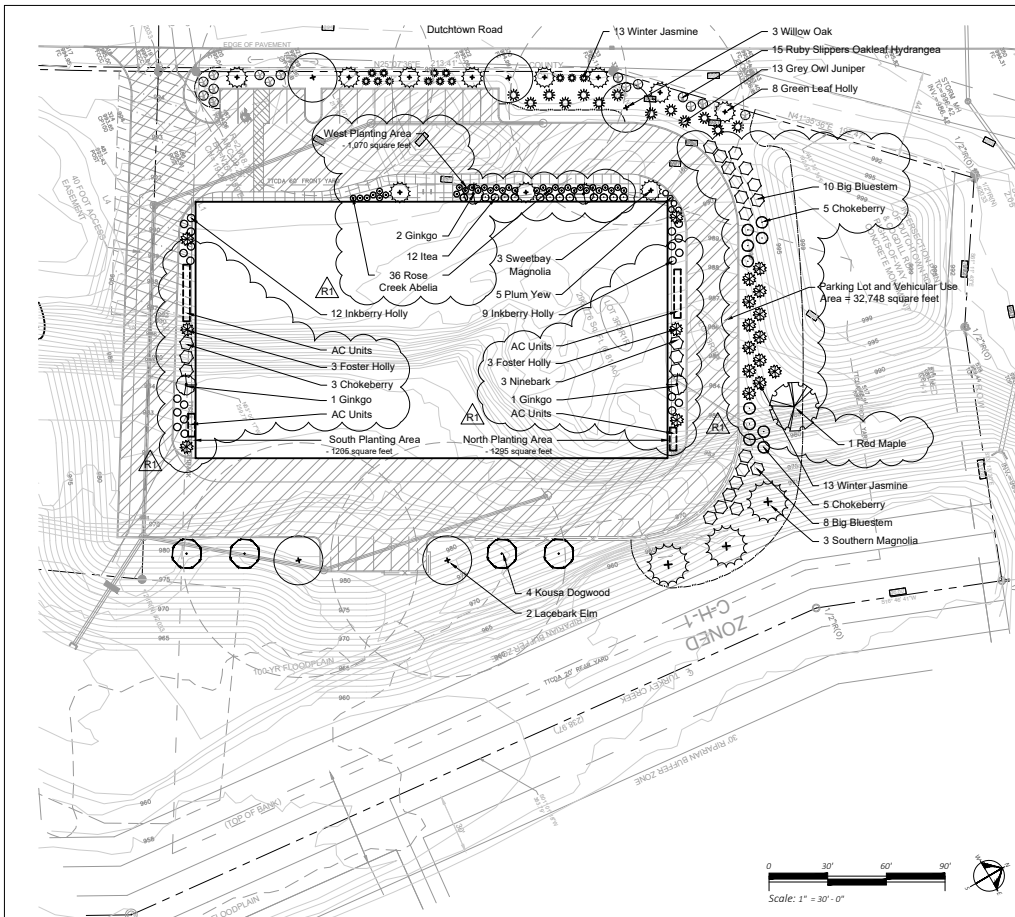
6. The rest of the development plans remain unchanged.

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

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

Staff Recommendation:

APPLICATION APPROVED January 5, 2024, pursuant to Article 16.8.B.3.g of the City of Knoxville Zoning Ordinance regarding administrative approval in the TO-1 zone, and all relevant requirements of the TTCDA Design Guidelines.



- TTCDA - 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.
 - 34 trees proposed
 - 20 evergreen = 59%
 - 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
 - 34 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 = 6,491 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 = 8,127 square feet
 - Total Proposed Landscape Bed @ NE Drive Aisle = 8,245
 - Total Proposed Landscape = 16,372
 - 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, 5 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 = 16,372 square feet
 - 50%
 - 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.
 - NA, no trees preserved
 - 3.3.7 Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior walls, 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 proposed 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 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. 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.
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.

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
4	Ginkgo biloba	Ginkgo	2" cal.	central leader, full and dense, male
4	Cornus kousa	Kousa Dogwood	2" cal.	central leader, full and dense
1	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
3	Magnolia grandiflora	Southern Magnolia	6" ht.	central leader, full and dense
Deciduous Shrubs				
15	Hydrangea quercifolia	Ruby Slippers Hydrangea	3 gallon	full and dense
12	Itea virginica	Itea	3 gallon	full and dense
13	Aronia melanocarpa	Chokeberry	3 gallon	full and dense
3	Physocarpus	Ninebark	3 gallon	full and dense
18	Andropogon gerardii	Big Bluestem	3 gallon	full and dense
Evergreen Shrubs				
5	Cephalotaxus harringtonia 'Prostrata'	Plum Yew	3 gallon	full and dense
21	Ilex glabra	Inkberry Holly	3 gallon	full and dense
13	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense
33	Abelia x chinensis	Rose Creek Abella	3 gallon	full and dense
26	Jasminum nudiflorum	Winter Jasmine	3 gallon	full and dense



FORNIA Beasley
865.441.4128

Dutchtown
Storage

10320
Dutchtown
Road

Knoxville
Tennessee 37932

Submission Record
Rev #1 11.28.23

Preliminary Plans
Not for Construction

February 07, 2022

Landscape
Plan

L100



<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

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

11/29/23	N/A	1-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

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 E	919-678-4208
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
10308 Dutchtown Rd Knoxville TN 37919		
PROPERTY ADDRESS		
118 17606		6.81 Acres
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

SW side of Dutchtown Rd., SW of Cogdill Rd.	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY
GENERAL LOCATION	2nd
	DISTRICT
C-H-1	TP
ZONING	SECTOR PLAN LAND USE CLASSIFICATION
Northwest County	AgForVac
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:

Revision of Landscaping Plan to accomidate location of HVAC units on the sides of the building. Plants have been relocated.

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

- TTCDA Checklist
 Property Owners/Option Holders

CODE	CODE	TOTAL
	1106	
FEE	FEE	\$250.00

AUTHORIZATION


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

Arthur Long Developer / Partner 11/29/23

APPLICATION AUTHORIZED BY AFFILIATION DATE

865-803-8107 Arthur.Long@cmlpropertygroup.com

PHONE NUMBER EMAIL

 S. Gray 12/01/2023, SG

STAFF SIGNATURE PRINT NAME DATE PAID