USE ON REVIEW REPORT

FILE #: 2-A-20-UR  AGENDA ITEM #: 22
POSTPONEMENT(S): 2/13/2020  AGENDA DATE: 3/12/2020

APPLICANT: SPACE MART DEVELOPMENT COMPANY, LP
OWNER(S): The Bakery Building, LLC

TAX ID NUMBER: 95 I C 00401 & 00403
JURISDICTION: City Council District 6
STREET ADDRESS: 701 & 0 E. Hill Ave.

LOCATION: Northwest side of E. Hill Ave., south side George Dempster Dr. and James White Pkwy.

APPX. SIZE OF TRACT: 4.73 acres
SECTOR PLAN: Central City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via E. Hill Avenue, a minor collector street with 24'-68' of pavement width within 58'-80' of right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: First Creek & Tennessee River

ZONING: C-2 (Central Business District)
EXISTING LAND USE: Office Building & Parking
PROPOSED USE: Indoor, climate controlled self storage facility

HISTORY OF ZONING: The property was rezoned from O-1 to C-2 in 1995 (4-V-95-RZ) and zoned DK-B as of January 2020. The property is being reviewed under the C-2 zoning standards.

SURROUNDING LAND USE AND ZONING:
North: Government facility / INST (Institutional)
South: Apartments, condos / RN-6 (Multi-Family Residential Neighborhood)
East: Apartments / RN-6 (Multi-Family Residential Neighborhood)
West: Hotel / DK-B (Downtown Knoxville - Boulevard)

NEIGHBORHOOD CONTEXT: This property is east of downtown in an area developed with a mix of multi-family, hotel, and governmental uses in the RN-6, DK-B and INST zones.

STAFF RECOMMENDATION:

APPROVE the indoor, climate-controlled, self-storage use with approximately 117,200 square feet of floor area, subject to 5 conditions.

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures), Article 5, Section 7. (Off-street parking, access, driveway, and landscaping requirements), and Article 5, Section 7.J. (Parking Lot Landscaping).
2. Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.
3. Meeting all applicable requirements of the utility provider.
4. Meeting all requirements of the City of Knoxville Department of Engineering.
5. Platting the lot for the self-storage use so the facility is compliant with the zoning regulations and this Use on Review approval.

With the conditions noted, this plan meets the requirements for approval of an indoor, climate-controlled, self-service storage facility in the C-2 district and the other criteria for approval of a use-on-review.

COMMENTS:

This proposal is to convert and expand an existing office building into an indoor self-storage facility with approximately 117,200 square feet. The proposal states that the portion of the property along the E. Hill Avenue frontage will be available for future development, however, this is not part of this proposal and must meet the requirements of the new zoning ordinance.

The property is currently zoned DK-B (Downtown Knoxville – Boulevard) which does not permit self-storage facilities, however, the application was submitted before the end of 2019 so it is being reviewed under the previous C-2 zoning which allows “indoor, climate-controlled, self-storage facilities” as a use permitted on review. This review and approval process is intended: (1) to provide for uses which are beneficial to the community but that may involve a potential hazard to the development of an area unless appropriate provisions are made for their impacts; and (2) to integrate properly the uses permitted on review with other uses located in the district. The planning commission may approve a use permitted on review where it can be shown that the proposed plan or use is in harmony with the general purpose and intent of the zoning ordinance and with the general plan and one-year plan and is reasonably necessary for the convenience and welfare of the community.

The One Year Plan designates this site as Regional Mixed Use Center (MU-RC), which recommends a mix of commercial, office, and high-density residential uses. The MU-RC, however, also recommends that these areas “not include auto and truck-oriented uses, such as industrial, strip commercial and warehouse/distribution uses, unless the proposal calls for a redevelopment of such areas.” While self-storage uses are dependent on auto and truck access for customers, the amount of traffic is very low in comparison to the uses that are not recommended. In addition, the largest vehicle used by customers is typically a small box truck, in comparison to warehouse/distribution uses that require access for semi-trailer trucks.

The C-2 zone has specific standards for indoor, climate-controlled, self-storage facilities that are listed below:
1. All buildings shall meet the area requirements of the C-2 zoning district and have the exterior appearance of an office building.
2. Access to all individual storage units shall be through the interior of the building only.
3. No garage type door entries shall be provided to the building.
4. No outside storage shall be permitted on site.
5. No overnight truck parking shall be allowed on the site.
6. All signage shall comply with the sign requirements of the C-2 zoning district.
7. No retail sales other than the indoor, incidental display and sale of boxes and other packing supplies shall be permitted.

Standards #2-7 can easily be reviewed to determine compliance; however, standard #1 requires that the storage facility have the appearance of an office building, which is more subjective and needs to be considered for conformity by the Planning Commission. Being that the existing building is an office building, those portions that remain meet this standard. The new additions must also have the appearance of an office building but do not have to be designed to look the same as the existing building.

The proposed building additions that total approximately 48,440 sqft, predominantly located on the east and south elevations of the building (facing E. Hill Avenue). The west and north elevations that face the adjacent hotel and James White Parkway, will remain relatively unchanged from the exterior. Storage units will be directly behind most of the remaining windows and will cover them with a wall from the interior. Only one set of windows will remain transparent on each floor and these will be located in the middle of the north elevation. These are labeled as “display” on the floor plan, which typically contains some sort of advertising for the self-storage business, such as faux rollup doors visible behind upper story windows.

The building addition is four stories on the east elevation (facing E. Hill Avenue), two stories over an existing
one-story portion of the building on the south elevation (facing E. Hill Avenue), and a four-story stair tower on the west elevation. The additions will be clad with multi-colored metal panels for large sections of the façade, broken up a different vertically-oriented, mono-colored section of metal panels (see Exhibit A for example of metal panels). The east elevation features windows to provide the appearance of an office building, which is required by the zoning regulations. Planning staff considers the east and south elevations as the primary facades since they are oriented toward E. Hill Avenue, and therefore, must have an appearance of an office building. In the future there may be new liner buildings constructed between the storage facility and E. Hill Avenue to visually block the structure, however, at this time it is unknown if anything will be constructed, so the east and south elevations must have an appearance of an office building. If the applicant chose to construct the east addition after the liner buildings where constructed then it would not have to look like an office building because it would not be visible from E. Hill Avenue. The other visible sides of the storage facility, the west and north elevations, will retain the same look of the existing office building.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed indoor self-service storage facility will have minimal impact on local utilities or roads.
2. The proposed use as proposed will have little negative impact or no impact on the nearby commercial and residential uses. Self-storage facilities typically have a much lower traffic volume than other uses that are permissible in the C-2 zone.
3. The portion of the parking lot that is not associated with the storage facility, located along the E. Hill Avenue frontage, can be redeveloped for a new use that conforms with the DK-B zone district.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the C-2 zoning as well as the general criteria for approval of a use on review.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the One Year Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the project is located on an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and Central City Sector Plan identify this property for MU-RC (Regional Mixed Use Center) uses. The proposed development is consistent with the recommended uses of the One Year Plan and Sector Plan.
2. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 177 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.
Indoor, climate controlled self storage facility in C-2 (Central Business District)
OFFICE 30' - 0" X 30'
900 SF

STAIR B
ACCESS

ACCESS TOILET

MECH
OFFICE ENTRY
EXIT TO STORAGE
FIRE RATED ENCLOSURE

165' TRAVEL DISTANCE

18,121 SF
OVERALL EFFICIENCY 70%
GROUND FLOOR NET RENTABLE STORAGE

22,153 SF
OVERALL EFFICIENCY 76%
FIRST FLOOR NET RENTABLE STORAGE

23,107 SF / FLOOR
OVERALL EFFICIENCY 74%
SECOND & THIRD FLOOR NET RENTABLE STORAGE

86,488 SF
OVERALL BUILDING SF

48,440 SF
TOTAL (ALL FLOORS)
OVERALL NET RENTABLE STORAGE

701 E HILL AVE. KNOXVILLE, TN
KNOXVILLE STORAGE

A-104- SCHEMATIC GROUND FLOOR PLAN

OVERALL BUILDING EFFICIENCY

GROUND FLOOR
NET RENTABLE STORAGE EFFICIENCY
16,921 SF
22,153 SF
76%

FIRST FLOOR
NET RENTABLE STORAGE EFFICIENCY
18,121 SF
22,153 SF
76%

SECOND & THIRD FLOOR
NET RENTABLE STORAGE EFFICIENCY
23,107 SF
23,107 SF
74%

TOTAL (ALL FLOORS)
NET RENTABLE STORAGE EFFICIENCY
86,488 SF
86,488 SF
74%

A-104- SCHEMATIC GROUND FLOOR PLAN

2-A-20-UR
Revised: 2/24/2020

OVERALL BUILDING EFFICIENCY

GROUND FLOOR
NET RENTABLE STORAGE EFFICIENCY
16,921 SF
22,153 SF
76%

FIRST FLOOR
NET RENTABLE STORAGE EFFICIENCY
18,121 SF
22,153 SF
76%

SECOND & THIRD FLOOR
NET RENTABLE STORAGE EFFICIENCY
23,107 SF
23,107 SF
74%

TOTAL (ALL FLOORS)
NET RENTABLE STORAGE EFFICIENCY
86,488 SF
86,488 SF
74%

OVERALL BUILDING EFFICIENCY
74%

NOTES:
- STORAGE UNIT CIRCULATION
- EXTENT OF FLOOR INFILL

A-104- SCHEMATIC GROUND FLOOR PLAN

KNOXVILLE STORAGE
701 E HILL AVE. KNOXVILLE, TN

02/21/2020

OVERALL BUILDING EFFICIENCY

GROUND FLOOR NET RENTABLE STORAGE EFFICIENCY
16,921 SF
22,153 SF
76%

FIRST FLOOR
NET RENTABLE STORAGE EFFICIENCY
18,121 SF
22,153 SF
76%

SECOND & THIRD FLOOR
NET RENTABLE STORAGE EFFICIENCY
23,107 SF
23,107 SF
74%

TOTAL (ALL FLOORS)
NET RENTABLE STORAGE EFFICIENCY
86,488 SF
86,488 SF
74%

A-104- SCHEMATIC GROUND FLOOR PLAN

KNOXVILLE STORAGE
701 E HILL AVE. KNOXVILLE, TN

02/21/2020

OVERALL BUILDING EFFICIENCY

GROUND FLOOR NET RENTABLE STORAGE EFFICIENCY
16,921 SF
22,153 SF
76%

FIRST FLOOR
NET RENTABLE STORAGE EFFICIENCY
18,121 SF
22,153 SF
76%

SECOND & THIRD FLOOR
NET RENTABLE STORAGE EFFICIENCY
23,107 SF
23,107 SF
74%

TOTAL (ALL FLOORS)
NET RENTABLE STORAGE EFFICIENCY
86,488 SF
86,488 SF
74%

A-104- SCHEMATIC GROUND FLOOR PLAN

KNOXVILLE STORAGE
701 E HILL AVE. KNOXVILLE, TN

02/21/2020

OVERALL BUILDING EFFICIENCY

GROUND FLOOR NET RENTABLE STORAGE EFFICIENCY
16,921 SF
22,153 SF
76%

FIRST FLOOR
NET RENTABLE STORAGE EFFICIENCY
18,121 SF
22,153 SF
76%

SECOND & THIRD FLOOR
NET RENTABLE STORAGE EFFICIENCY
23,107 SF
23,107 SF
74%

TOTAL (ALL FLOORS)
NET RENTABLE STORAGE EFFICIENCY
86,488 SF
86,488 SF
74%

A-104- SCHEMATIC GROUND FLOOR PLAN

KNOXVILLE STORAGE
701 E HILL AVE. KNOXVILLE, TN

02/21/2020

OVERALL BUILDING EFFICIENCY

GROUND FLOOR NET RENTABLE STORAGE EFFICIENCY
16,921 SF
22,153 SF
76%

FIRST FLOOR
NET RENTABLE STORAGE EFFICIENCY
18,121 SF
22,153 SF
76%

SECOND & THIRD FLOOR
NET RENTABLE STORAGE EFFICIENCY
23,107 SF
23,107 SF
74%

TOTAL (ALL FLOORS)
NET RENTABLE STORAGE EFFICIENCY
86,488 SF
86,488 SF
74%

A-104- SCHEMATIC GROUND FLOOR PLAN

KNOXVILLE STORAGE
701 E HILL AVE. KNOXVILLE, TN

02/21/2020

OVERALL BUILDING EFFICIENCY

GROUND FLOOR NET RENTABLE STORAGE EFFICIENCY
16,921 SF
22,153 SF
76%

FIRST FLOOR
NET RENTABLE STORAGE EFFICIENCY
18,121 SF
22,153 SF
76%

SECOND & THIRD FLOOR
NET RENTABLE STORAGE EFFICIENCY
23,107 SF
23,107 SF
74%

TOTAL (ALL FLOORS)
NET RENTABLE STORAGE EFFICIENCY
86,488 SF
86,488 SF
74%
OVERALL BUILDING EFFICIENCY

OVERALL BUILDING EFFICIENCY

ADDITION: +/− 9,307 SF
FIRST FLOOR: +/− 9,583 SF
SECOND & THIRD FLOOR: +/− 14,775 SF / FLOOR
TOTAL (ALL FLOORS): +/− 48,440 SF

STORAGE UNIT CIRCULATION EXTENT OF FLOOR INFILL

GROUND FLOOR NET RENTABLE STORAGE +/− 18,121 SF
OVERALL +/− 25,694 SF
EFFICIENCY 70%

FIRST FLOOR NET RENTABLE STORAGE +/− 22,153 SF
OVERALL +/− 29,186 SF
EFFICIENCY 76%

SECOND & THIRD FLOOR NET RENTABLE STORAGE +/− 23,107 SF / FLOOR
OVERALL +/− 31,161 SF / FLOOR
EFFICIENCY 74%

OVERALL NET RENTABLE STORAGE +/− 86,488 SF
OVERALL BUILDING SF +/− 117,202 SF
OVERALL AVERAGE EFFICIENCY 74%

KNOXVILLE STORAGE
701 E HILL AVE. KNOXVILLE, TN
A-105- SCHEMATIC FIRST FLOOR PLAN
2-A-20-UR
Revised: 2/24/2020

SCALE: 1/8" = 1'-0"
PLANTING NOTES:

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA) AND AS DESCRIBED IN THE SPECIFICATIONS.

2. ALL NEW PLANTS SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED ON THE PLANT SCHEDULE.

3. THE GENERAL CONTRACTOR SHALL DELIVER ALL NEW PLANT MATERIALS IN QUANTITIES SUITABLE TO COMPLETE THE PLANTING STAGE PRIOR TO THE COMMENCEMENT OF THE LAYING STAGE.

4. THE GENERAL CONTRACTOR SHALL PERFORM PERCOLATION TESTING ON ALL NEW PLANT MATERIALS ACCORDING TO THE REQUIREMENTS OF THE PMD.

5. THE GENERAL CONTRACTOR SHALL FIELD REVIEW WITH THE LANDSCAPE ARCHITECT THE FIELD PLANTING DETAILS.

6. TEE SPACING shall be determined to a maximum grade of 5' above the approved planting soil and 10' below the approved planting floor.

7. THE APPROVED TILL ZONE.

8. ALL PLANT BEDS SHALL BE PLANTED WITH PLANTING SOIL TO A MINIMUM DEPTH MATCHING THE DEPTH OF ROOT BALLS OR THE APPROVED SUBGRADE ELEVATIONS.

9. THE APPROVED TILL ZONE.

10. PREPARE ALL PLANT BEDS WITH PLANTING SOIL TO A MINIMUM DEPTH MATCHING THE DEPTH OF ROOT BALLS, PLUS PLANTING SOIL AS THEY BORE TO PREVIOUS GRADE.

11. ALL PLANT BEDS AND LANDSCAPE AREAS SHALL BE LEVELLED TO A MAXIMUM DEPTH MATCHING THE DEPTH OF ROOT BALLS AND TILL ZONE INCORPORATING 2" OF APPROVED PLANTING SOIL "CRITICAL ROOTING AREA OF TREE OR DRIPLINE OF TREE CANOPY AREAS"

12. THE GENERAL CONTRACTOR SHALL FIELD REVIEW WITH THE LANDSCAPE ARCHITECT THE FIELD PLANTING DETAILS.

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Metal cladding panels in custom grey shades of protective PVDF coating present a modern look in a classic color palette for a 26-story Hilton Garden Inn in Chicago. The design, by GREC Architects, creates a large-scale mosaic pattern across the 10,000-sf exterior. The panels were coated with Fluropon in five colors: Midnight Blue, Stonewall, Sabre Gray, Sleigh Bells, and
This is a 30-day automatic postponement request for file # 2-A-20-UR.

Mike Reynolds, AICP
Senior Planner
865.215.3827

----------- Forwarded message -----------
From: Aarron Gray <gray@fulghummacindoe.com>
Date: Fri, Jan 24, 2020 at 11:55 AM
Subject: Hill Avenue Storage - File #2-A-20-UR
To: Mike Reynolds (mike.reynolds@knoxplanning.org) <mike.reynolds@knoxplanning.org>
Cc: Jeff Grubb (jgrubb@urbanstoragefund.com) <jgrubb@urbanstoragefund.com>

Mike,

On behalf of the applicant (copied on this message), we would like to request postponement of the application review for this project (File #2-A-20-UR) for 30 days to the March meeting. We will continue to work with you and other staff to provide the information requested at the review meeting. Please let us know if you have any questions or need any additional information. Thanks.

Aarron M. Gray, P.E.
Fulghum, MacIndoe, & Associates, Inc.
10330 Hardin Valley Road, Suite 201
Knoxville, TN 37932
Direct: 865.251.5071
Main: 865.690.6419
Cell: 865.386.3172
Email: gray@fulghummacindoe.com
www.FulghumMacIndoe.com
DEVELOPMENT REQUEST

DEVELOPMENT

☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

☐ Concept Plan
☐ Final Plat

ZONING

☐ Plan Amendment
☐ Rezoning

Space Mart Development Company, LP

Applicant Name

12/3/19 2/13/20

Date Filed Meeting Date (if applicable)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☐ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Aarron M. Gray Fulghum, MacIndoe & Associates, Inc.

Name Company

10330 Hardin Valley Road, Suite 201 Knoxville TN 37932

Address City State Zip

(865) 690-6419 gray@fulghummacindoe.com

Phone Email

CURRENT PROPERTY INFO

The Bakery Building, LLC 3928 Maloney Road (865) 804-4131

Owner Name (if different) Owner Address Owner Phone

701 E. Hill Avenue 0951C00401 & 00951C00403

Property Address Parcel ID

Intersection of E. Hill Avenue and George Dempster Drive 4.73

General Location Tract Size

City of Knoxville ☑ C-2

Jurisdiction (specify district above) ☐ City ☐ County Zoning District

Central City MU-RC UGB N/A

Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

Office Building and parking No KUB KUB

Existing Land Use Septic (Y/N) Sewer Provider Water Provider
REQUEST

☐ Development Plan  ☐ Use on Review / Special Use
☐ Residential     ☐ Non-Residential
☐ Home Occupation (specify):
☐ Other (specify): Indoor, climate controlled self storage facility

☐ Proposed Subdivision Name

☐ Parcel Change
☐ Combine Parcels  ☐ Divide Parcel
Total Number of Lots Created: __________

☐ Other (specify):

☐ Attachments / Additional Requirements

☐ Zoning Change:
Proposed Zoning

☐ Plan Amendment Change:
Proposed Plan Designation(s)

☐ Proposed Property Use (specify)
Proposed Density (units/acre)
Previous Rezoning Requests

☐ Other (specify):

PLAT TYPE
☐ Staff Review     ☐ Planning Commission

ATTACHMENTS
☐ Property Owners / Option Holders    ☐ Variance Request

ADDITIONAL REQUIREMENTS
☐ Design Plan Certification (Final Plat only)
☐ Use on Review / Special Use (Concept Plan only)
☐ Traffic Impact Study

FEE 1: $1,500
FEE 2:
FEE 3:
TOTAL: $1,500

AUTHORIZED
By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Aarron M. Gray  Aarron M. Gray  12/2/19
Applicant Signature  Please Print  Date
(865) 251-5071  gray@fulghummacindoe.com
Phone Number  Email

STAFF USE ONLY

FEE 1: $1,500
FEE 2:
FEE 3:
TOTAL: $1,500

AUTHORIZED
By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Marc Payne  12/3/19
Staff Signature  Please Print  Date
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY
The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING
The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

1/29/20 and 1/14/20
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Signature]

Printed Name: AARON M. GRAY

Phone: 865-251-5971 Email: gray@fultownracondre.com

Date: 12/2/19

File Number: 2-A-20-0R