

# CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 8-A-24-TOA                      Related File Number:  
Application Filed: 6/28/2024                      Date of Revision:  
Applicant: GREG DEE VALLEY STORAGE

## PROPERTY INFORMATION

General Location: East side of Valley Vista Rd, southeast of Hardin Valley Rd  
Other Parcel Info.:  
Tax ID Number: 103 11911                      Jurisdiction: County  
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.

## GENERAL LAND USE INFORMATION

Existing Land Use: Commercial  
Surrounding Land Use:  
Proposed Use: N/A                      Density:  
Planning Sector: Northwest County                      Plan Designation: TCMU (Town Center Mixed-use)  
Growth Policy Plan:  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2214 Valley Vista Road  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), TO (Technology Overlay)  
Former Zoning:  
Requested Zoning: N/A  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

**Planner In Charge:** Whitney Warner

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** 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:

**Comments:**

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

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 relocating rather than removal. Overall more vegetation was added than removed.

a. Wesfront/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 to replace 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.

- 1. 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.

- 1. 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).

**Action:** Approved **Meeting Date:** 8/5/2024

**Details of Action:** Administratively approved

**Summary of Action:**

**Date of Approval:** 7/16/2024 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**