KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT

FILE #: 10-R-06-UR | **AGENDA ITEM #: 112**

AGENDA DATE: 10/12/2006

APPLICANT:	**TRANSYSTEMS**
OWNER(S):	TRANSYSTEMS
TAX ID NUMBER:	141 74-78
JURISDICTION:	County Commission District 5
LOCATION:	**North side of Palestine Ln., south side of Interstate 40/75**
APPX. SIZE OF TRACT:	**27.88 acres**
SECTOR PLAN:	Southwest County
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Palestine ln., a local street with a pavement width that varies from 22' down to 15'. At the proposed entrance to this project, the road has a gravel a surface that is only 12' wide.
UTILITIES:	Water Source: West Knox Utility District
	Sewer Source: West Knox Utility District
ZONING:	**CA (General Business) & PC (Planned Commercial)**
EXISTING LAND USE:	**Vacant land**
PROPOSED USE:	**Distribution center**
HISTORY OF ZONING:	The PC (Planned Commercial) zoning was approved by the Knox County Commission with a condition that requires the maintenance of an open space buffer on the adjoining parcel #79
SURROUNDING LAND USE AND ZONING:	North: I-40 / I-75 / A agricultural
	South: Vacant land / PC commercial
	East: Vacant land / PC commercial
	West: Truck stop & a residence / PC commercial & A agricultural
NEIGHBORHOOD CONTEXT:	This undeveloped property is part of the area around the Watt Rd. I-40/75 interchange that has been developing with highway oriented commercial uses in the CA, CB and PC zones.

STAFF RECOMMENDATION:

APPROVE the request for both phase 1and 2 of the proposed distribution center at this location as shown on the development plan subject to 11 conditions

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Widening Palestine Ln. to a minimum width of 22' from the proposed driveway entrance to the project westward to the point where the road is already 22' wide. This road widening is to precede the granting of building permit for the proposed terminal building. All road widening plans must be reviewed and approved by the Knox County Dept. of Engineering and Public Works. All construction work within the existing public right-of-way must be done under the direct supervision of the Knox County Dept. of Engineering and Public Works
3. All retaining walls that will be greater than 4' in height must be designed by a structural engineer

4. Exposed banks being graded to not exceed a two to one slope. All exposed slopes must be landscaped. A landscaping plan for cut slopes must be submitted to MPC staff prior to obtaining a grading permit for this site.
5. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox county Dept. of Engineering and Public Works to guarantee such installation
6. Certification on the revised development plan by the applicants engineer that there is 300' of sight distance in both directions on Palestine Ln. from the proposed driveway
7. Combining the parcels that make up this site through the appropriate subdivision process
8. Recording the protective covenants as required by Article 5.33.14B of the Knox County Zoning Ordinance
9. All proposed signs meeting the size and location requirements of Article 3.90 of the Knox County Zoning Ordinance
10. All proposed lighting being shielded so as that it is directed down to the ground
11. A revised site plan must be submitted to MPC staff for certification prior to obtaining any grading or building permits

COMMENTS:

The applicant is proposing to construct a distribution center for Southeastern Freight Lines as shown on the development plan. The site is located on Palestine Ln., adjacent to the Interstate, in the southeast quadrant of the I-40/75 Watt Road interchange. Palestine Ln. is a local street with a pavement width that varies from 22' to being a 12' wide gravel road. Because of the truck traffic that is associated with the proposed use, the applicant will be required to widen Palestine Ln. to a minimum width of 22' as part of this project. The widening will have to be completed prior to the issuance of an occupancy permit for the project.

This site was zoned PC in 2001. At that time conditions were placed on this site that required that an open space buffer be maintained between this site and the residential development the south and southeast. This project does not encroach on to the parcel that was designated as the buffer at that time (parcel 79). The boundary of this site will be approximately 475' from the nearest residentially zoned property and well over 700 to the nearest house. Since the residential property is higher in elevation, the staff will require that all lighting associated with this project be directed downward toward the ground. This should lessen the visual impact of this use in the evening hours.

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

1. The proposal will have no impact on schools.
2. With the widening of Palestine Ln., the proposal will have minimal impact on the local streets.
3. Utilities are available to serve the development.

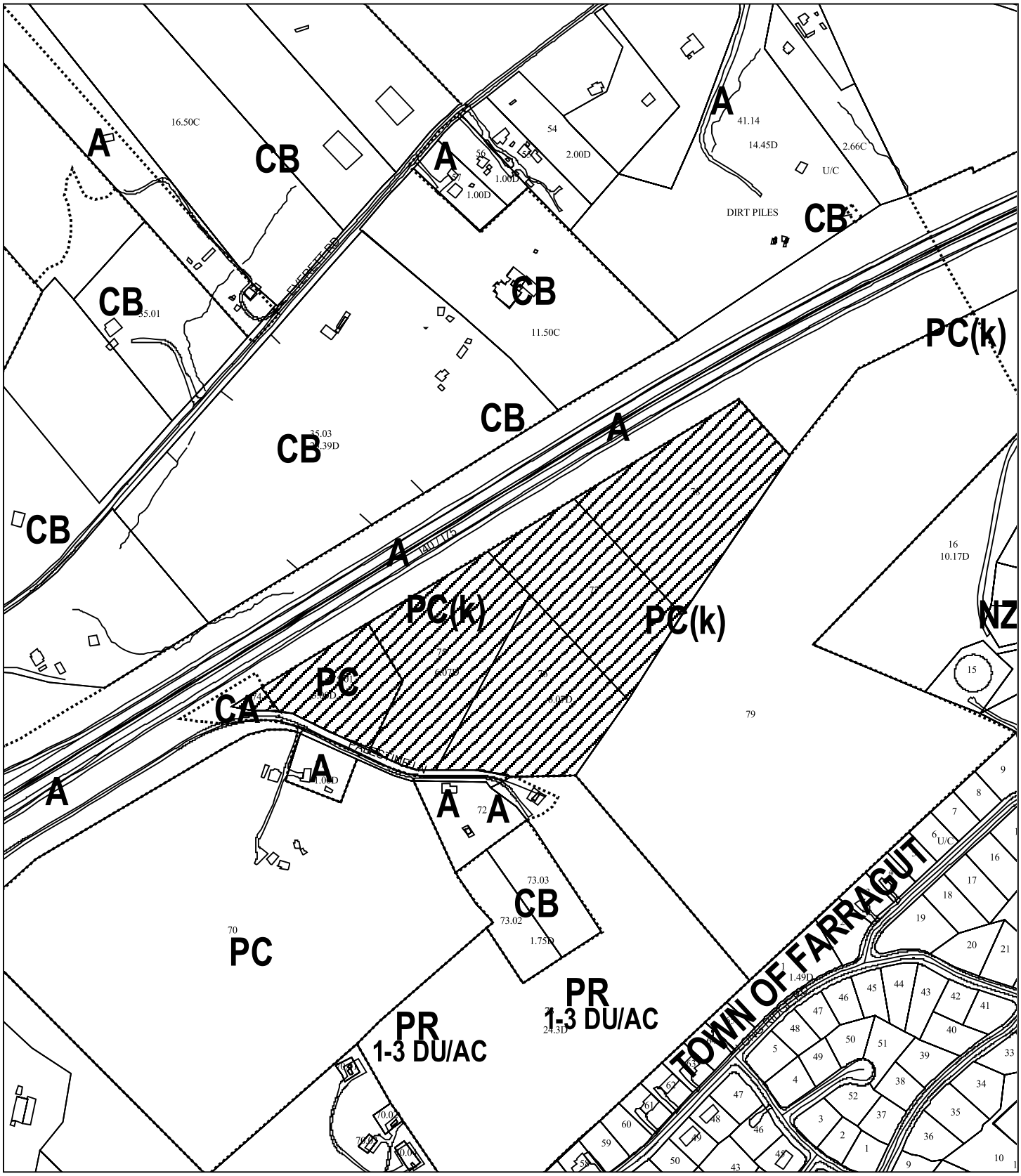
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed distribution center is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General 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 area 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.
2. The proposal meets all relevant requirements of the PC (Planned Commercial) zoning district and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes commercial use and slope protection for this site.
2. The site is located in the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



10-R-06-UR
USE ON REVIEW

Distribution center in CA (General Business) & PC (Planned Commercial)

Original Print Date: 09/27/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

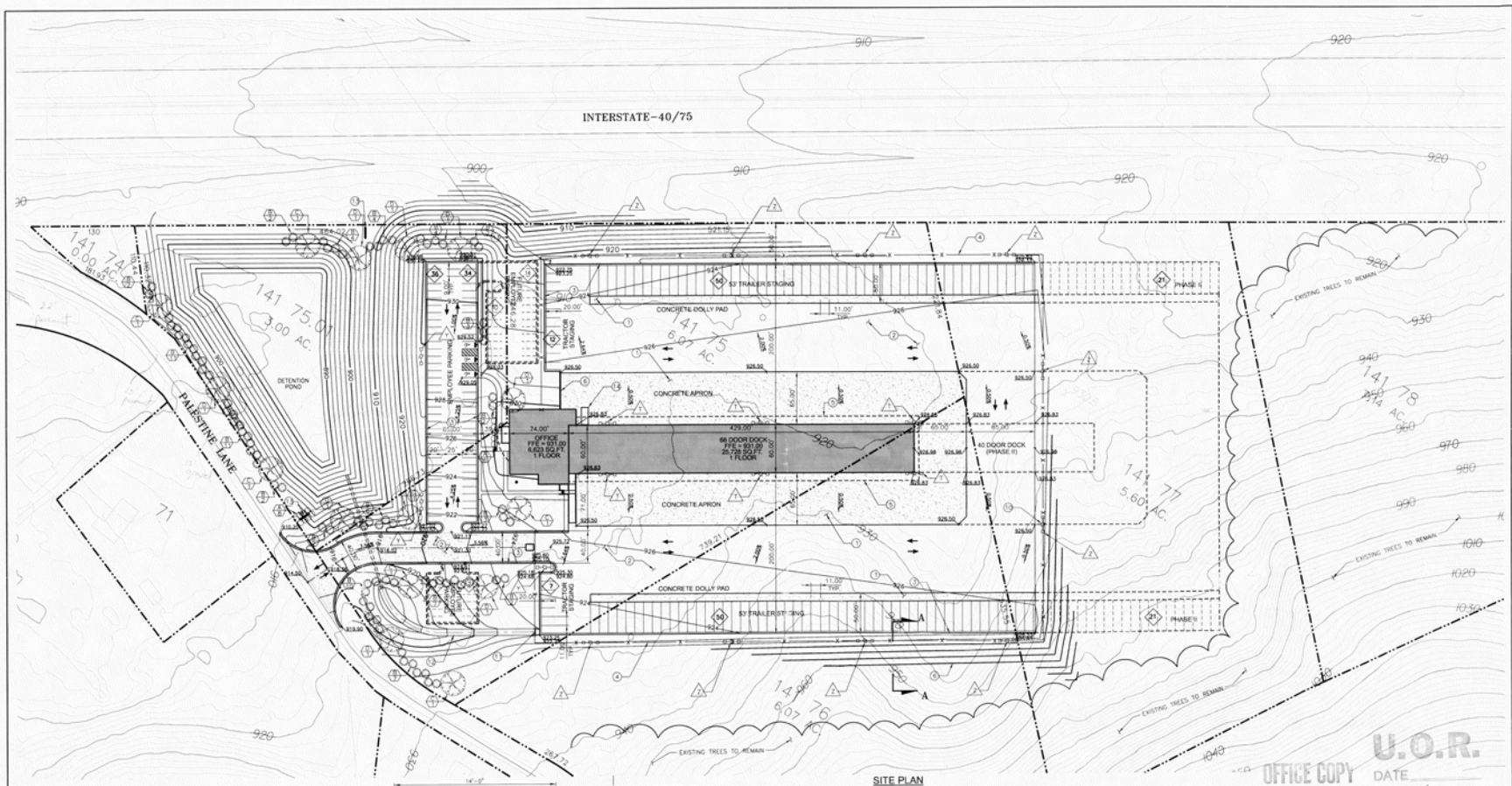
Petitioner: TransSystems

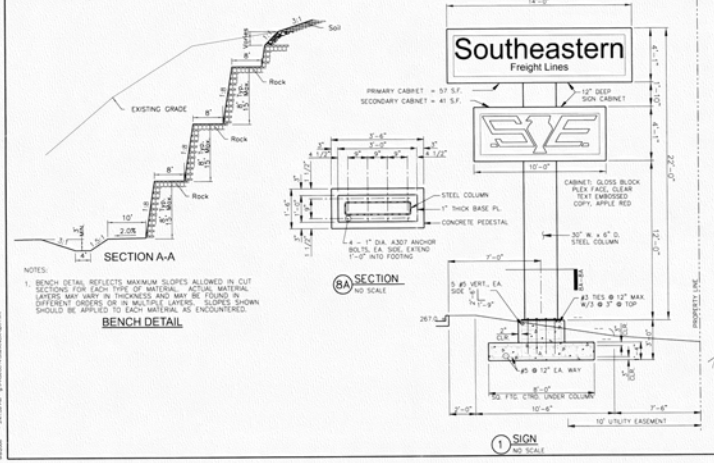
Map No: 141

Jurisdiction: County

0' 500'

N





NOTES:

1. BENCH DETAIL REFLECTS MAXIMUM SLOPES ALLOWED IN CUT SECTIONS FOR EACH TYPE OF MATERIAL. ACTUAL MATERIAL LAYERS MAY VARY IN THICKNESS AND MAY BE FOUND IN DIFFERENT ORDERS OR IN MULTIPLE LAYERS. SLOPES SHOWN SHOULD BE APPLIED TO EACH MATERIAL AS ENCOUNTERED.

LEGEND:

- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT
- INDICATES KEYNOTE NUMBER
- PROPERTY LINE/LEASE LINE
- PROPOSED CHAIN LINK FENCE
- INDICATES NUMBER OF PARKING/STAGING SPACES
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED LIGHTING FIXTURE

LANDSCAPE LEGEND

- DECIDUOUS CANOPY TREE
- MINT JULEP LUNIPER (SEE LANDSCAPE SCHEDULE)
- DWARF NANDINA (SEE LANDSCAPE SCHEDULE)
- PLANTING TYPE QUANTITY

SITE PLAN

SCALE: 1" = 50'

LAYOUT KEY NOTES:

1. HEAVY DUTY CONCRETE PAVEMENT
2. HEAVY DUTY ASPHALT PAVEMENT
3. 2'-0" CONCRETE CURB AND GUTTER
4. FENCING
5. BUILDING OVERHANG
6. CONCRETE RETAINING WALL
7. 4" PVC (SDR-35) SANITARY SEWER SERVICE LINE WITH CLEANOUTS
8. WATER TAP AND METER
9. PVC SCHEDULE 40 WATER LINE
10. SIGHT LIGHTING
11. CONCRETE FLUME
12. CONCRETE DRAINAGE SWALE
13. PYLON SIGN
14. TRASH COMPACTOR/ DUMPSTER

SITE DEVELOPMENT NOTES:

ZONING: PLANNED COMMERCIAL (PC)
BUILDING SETBACK STANDARDS:
MINIMUM FRONT YARD: 50 FEET
MINIMUM REAR YARD: 50 FEET
MINIMUM SIDE YARD ABUTTING RESIDENTIAL: 50 FEET
MAXIMUM HEIGHT: FORTY-FIVE FEET
MAXIMUM FLOOR AREA RATIO: 4.0
EMPLOYEE PARKING REQUIREMENTS:
1 SPACE PER 2 EMPLOYEES
PARKING REQUIRED: (66 DOORS * 2.0)/4 = 33 SPACES
PARKING PROVIDED: 50 SPACES
EQUIPMENT STAGING SPACES: 90 SPACES

PROPOSED USE

DISTRIBUTION CENTER

GENERAL LANDSCAPE NOTES

THIS PROJECT INCLUDES CONSTRUCTION OF AN OFFICE/ WAREHOUSE/DISTRIBUTION CENTER. A SEVEN-FOOT FENCE WILL BE CONSTRUCTED AROUND THE DOCK AREA OF THE FACILITY.

THERE ARE NO BUILDINGS WITH SIGNIFICANT EXISTING LANDSCAPING WITHIN 20' OF THE SITE.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS	LAMPS QTY.	LAMPS TYPE	DESCRIPTION	MOUNTING
A	LITHONIA	TFA 400M TA2 277 IS DDB LPI	277	12	400W MH	POLE MOUNTED CUTOFF FIXTURE, TWIN ARRANGEMENT	POLE @ + 30'
A	LITHONIA	KAD 400M SR3 4R0 SPDD9 DDP	480	6	400W MH	POLE MOUNTED CUTOFF FIXTURE, SINGLE 1-BACK	POLE @ + 30'
A	LITHONIA	TFA 400M TA2 4R0 IS DDB LPI	480	20	400W MH	POLE MOUNTED CUTOFF FIXTURE, TWIN ARRANGEMENT	POLE @ + 33'

STAGING\PARKING SCHEDULE

ITEM	PROPOSED	REQUIRED
TRACTOR STAGING	19	AS NEEDED
53' TRAILER STAGING	100	AS NEEDED
EMPLOYEE PARKING	47 + 3 HC	33
OFF STREET LOADING	27	3

PARCEL INFORMATION

PARCEL ID	ACREAGE	DISTRICT
141 074	0.00	WG
141 075.01	3.00	WG
141 075	6.07	WG
141 076	6.07	WG
141 077	5.60	WG
141 078	7.14	WG
	TOTAL = 27.88	

LANDSCAPE SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	NOTES
		SHRUBS		
A	14	NANDINA DOMESTICA "FIREPOWER"	DWARF NANDINA	15" SPREAD
B	80	JUNIPERUS CHINENSIS "MINT"	MINT JULEP JUNIPER	15" SPREAD
TOTAL	94	SHRUBS		
		DECIDUOUS TREES		
C	7	PALUSTRIS	PIN OAK	8" HGT. 2-1/2" CAL.
D	8	ACER SACCHARUM	SUGAR MAPLE	8" HGT. 2-1/2" CAL.
TOTAL	15	TREES		
		TURF		
E	ALL DISTURBED AREAS	TALLADN FESCUE	TALLADN FESCUE	4 LBS/1000 SF*

*ALL DISTURBED AREAS ARE TO RECIEVE SEEDING AT A RATE OF 4LBS/1000SF.

SCALE 1" = 50' FEET

PROPOSED DISTRIBUTION CENTER

OFFICE COPY DATE
U.O.R. DATE 10-R-06-UR

TranSystems
2400 PERSHING ROAD
SUITE 400
KANSAS CITY, MISSOURI 64108
PHONE: 816.329.8500
FAX: 816.329.8501

CONSULTANTS:

TERMINAL DOCK EXPANSION

SOUTHEASTERN FREIGHT LINES
KNOXVILLE, TENNESSEE

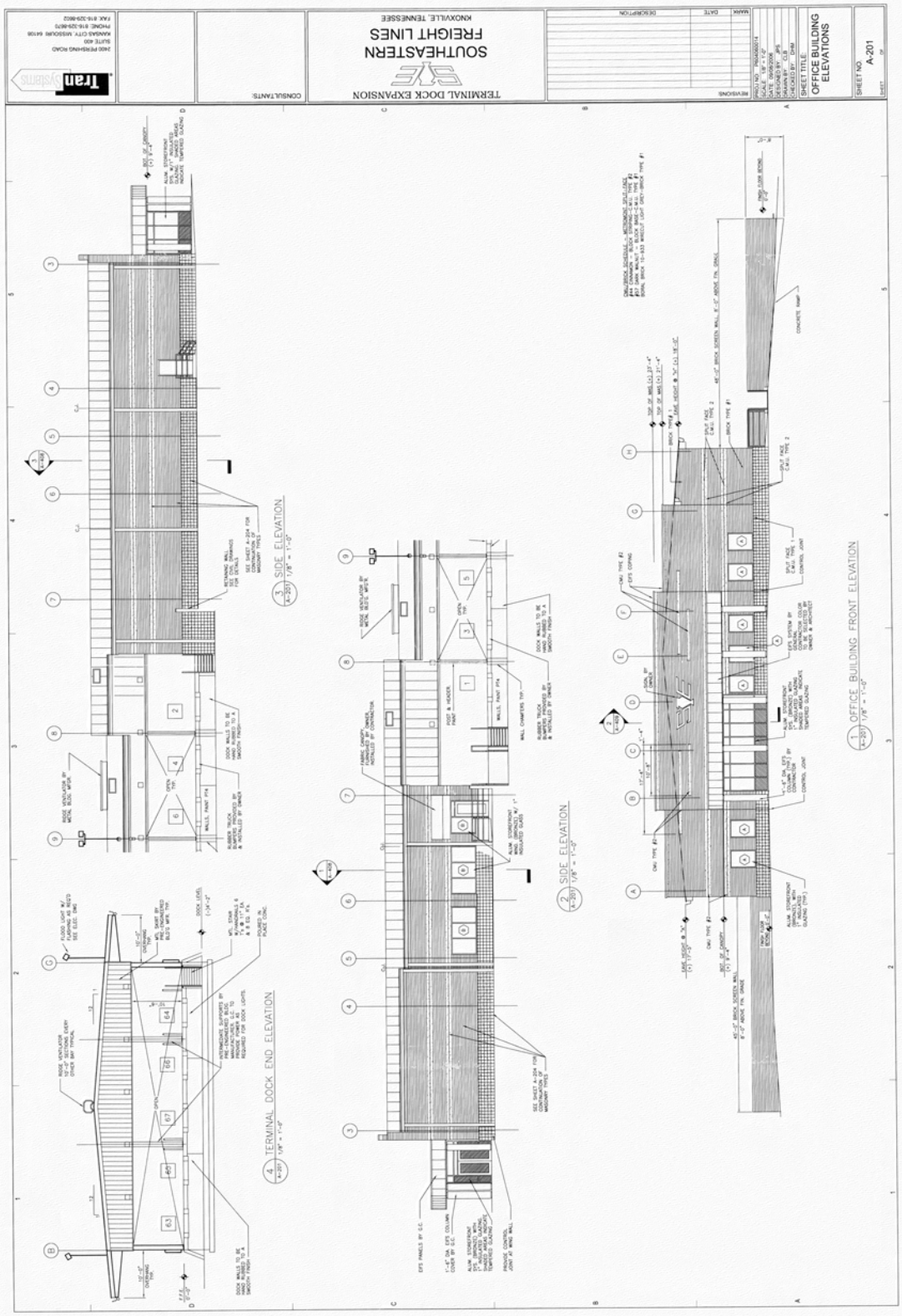
REVISIONS: MARK DATE DESCRIPTION

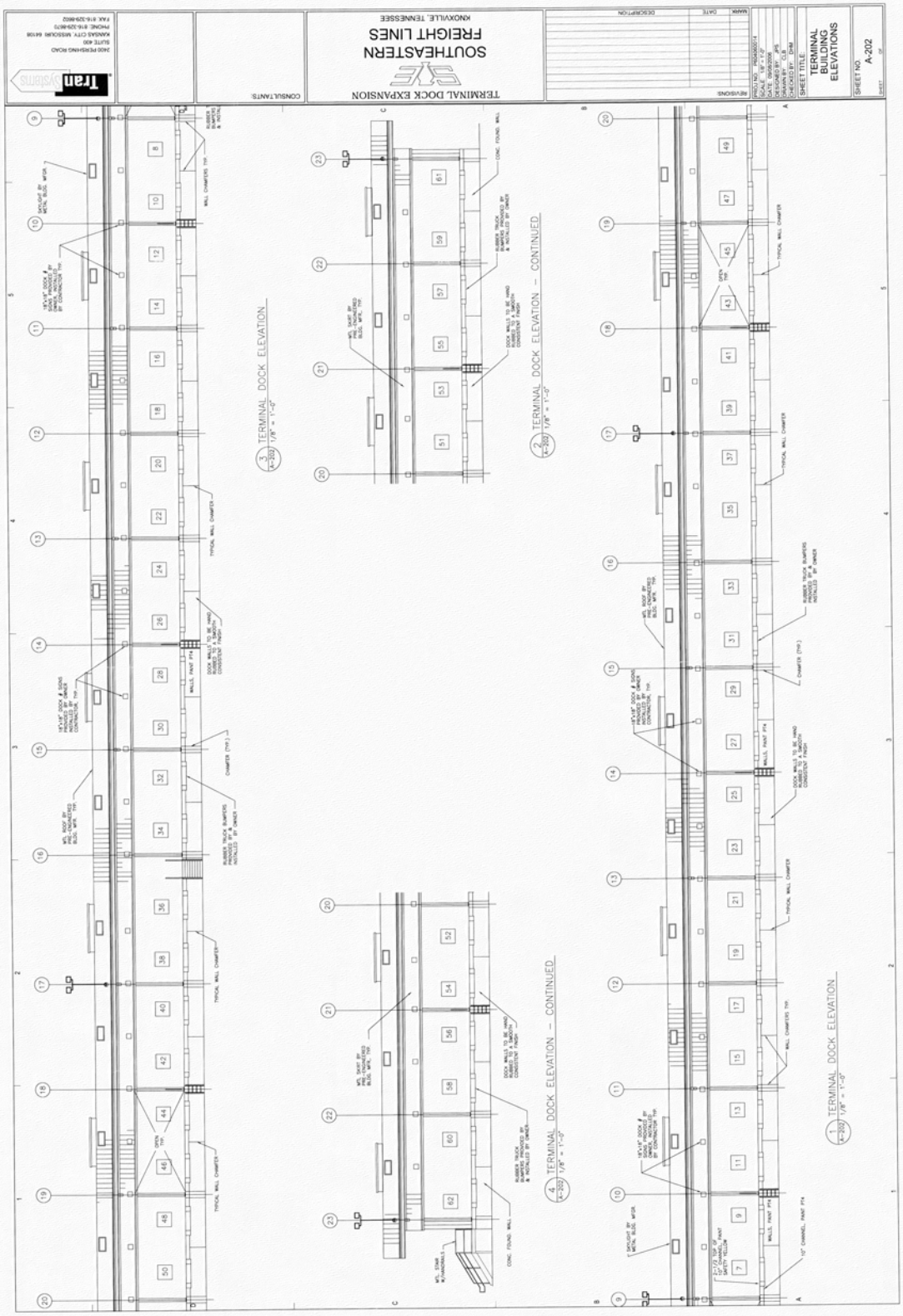
PROJ NO: P60406002014
SCALE: 1" = 50'
DATE: 08/30/06
DESIGNED BY: SEM
DRAWN BY: DLM
CHECKED BY: SEM

SHEET TITLE: SITE DEVELOPMENT REVIEW PLAN

SHEET NO. C-001
SHEET OF

IF THIS DRAWING IS LESS THAN 30" X 42" IT IS A REDUCED SIZE DRAWING


TERMINAL DOCK EXPANSION
SOUTHEASTERN FREIGHT LINES
KNOXVILLE, TENNESSEE
SHEET TITLE
OFFICE BUILDING ELEVATIONS
SHEET NO.
A-201
1 OFFICE BUILDING FRONT ELEVATION
2 SIDE ELEVATION
3 SIDE ELEVATION
4 TERMINAL DOCK END ELEVATION


TERMINAL DOCK EXPANSION
SOUTHEASTERN FREIGHT LINES
KNOXVILLE, TENNESSEE
CONSULTANTS:
REVISIONS:
MARK
DATE
DESCRIPTION
PROJ. NO. 0R06-0001-14
SCALE: 1/8" = 1'-0"
DATE: 09/06/2006
DRAWN BY: CLB
CHECKED BY: DRM
SHEET TITLE
TERMINAL BUILDING ELEVATIONS
SHEET NO.
A-202
1 TERMINAL DOCK ELEVATION
A-202 1/8" = 1'-0"
2 TERMINAL DOCK ELEVATION – CONTINUED
A-202 1/8" = 1'-0"
3 TERMINAL DOCK ELEVATION
A-202 1/8" = 1'-0"
4 TERMINAL DOCK ELEVATION – CONTINUED
A-202 1/8" = 1'-0"
TYPICAL WALL CHAMFER
WALL CHAMFER TYP
CHAMFER (TYP.)
RUBBER TRUCK BUMPERS PROVIDED BY & INSTALLED BY OWNER
DOCK WALLS TO BE HAND RUBBED TO A SMOOTH CONSISTENT FINISH
WALLS, PAINT PT4
CONC. FOUND. WALL
WD. SHIP BY PRE-FABRICATED BLDG. MFR. TYP.
WD. SHIP BY PRE-FABRICATED BLDG. MFR.
16'x14' DOCK & SIGNS PROVIDED BY OWNER INSTALLED BY CONTRACTOR, TYP.
16'x14' DOCK & SIGNS PROVIDED BY OWNER INSTALLED BY CONTRACTOR
OPEN TYP.
OPEN
SPOUT BY METAL BLDG. MFGR.
WD. STAIR W/HANDRAILS
1/2" TOP OF UNITED MASONRY
1/2" CHANNEL, PAINT PT4