

▶ **FILE #:** 5-I-08-UR

AGENDA ITEM #: 74

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** HIGHWAY MARKINGS, LLC.

OWNER(S): PAUL & AMY HIBBEN

TAX ID NUMBER: 4 036.02

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side of Maynardville Pike, southeast of Old Maynardville Pike

▶ **APPX. SIZE OF TRACT:** 16.48 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is Maynardville Pk., a major arterial street with a pavement width of 26' within a right-of-way that is over 200' in width at this location

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source:

WATERSHED: Bullrun Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Highway markings office and storage facility

HISTORY OF ZONING: The property was zoned PC (Planned Commercial) 5/29/2007 County Commission meeting

SURROUNDING LAND USE AND ZONING: North: Mixed commercial & residences / A Agricultural & CA Commercial

South: Mixed commercial & residences / A Agricultural & CA Commercial

East: Residences / A Agricultural & Union County

West: Residences / A Agricultural

NEIGHBORHOOD CONTEXT: This site is located at the Knox/Union County boundary. Development in the area consists of detached dwellings on parcels generally one in size or greater and mixed commercial uses along Maynardville Pk.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the proposed business as shown on the development plan subject to 8 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Prior to certification of the plans for building permits, record the restrictive covenants as called for in Article 5 Section 33.14B of the Knox County Zoning Ordinance.
3. Provision of a landscaping plan for review and approval by MPC staff. Screening of outdoor storage areas and adjoining should be the primary focus of the plan
4. Establish and maintain the required stream buffer as required by the Knox County Dept. of Engineering and Public Works

5. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Meeting all applicable requirements of the Knox county Health Dept.
7. Obtaining a driveway connection permit from the Tenn. Dept. of Transportation (TDOT)
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to the issuance of any building permits

COMMENTS:

The applicant is proposing to move his existing business to this location. The site was rezoned to PC (Planned Commercial) in anticipation of this move. The site is located at the Knox/Union County boundary. The primary use of this site will be to store highway construction and marking materials such as guard-rails, barrels and concrete barriers.

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

1. The proposed business will have minimal impact on local services since the needed utilities are in place to serve this development.
2. The proposed plans for the business will have minimal impact on the adjoining uses considering that the site is accessed via an arterial street.

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

1. The business plan meet the standards for development within the PC (Planned Commercial)) zoning district and all other relevant requirements of the Zoning Ordinance.
2. The proposed use 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The uses will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan and One Year Plan identifies this property as being designated for commercial use. The proposed plans for the business are consistent with the Sector Plan.
2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.



5-I-08-UR
USE ON REVIEW



Highway markings office and storage facility in PC (Planned Commercial)

Original Print Date: 04/22/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Highway Markings, LLC.

Map No: 4

Jurisdiction: County



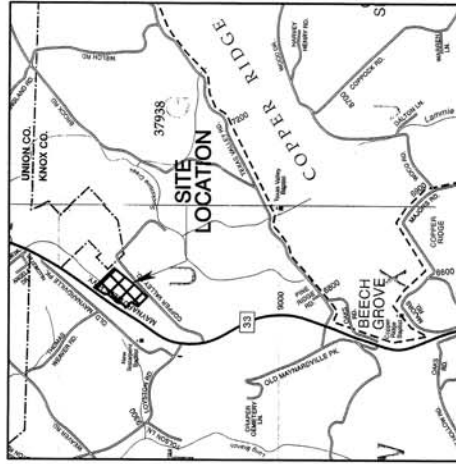
DESIGN PLAN & STORMWATER POLLUTION PREVENTION PLAN

HIGHWAY MARKINGS OFFICE & STORAGE

DISTRICT NO. 6
 KNOX COUNTY, TENNESSEE
 CLT: 004 PARCEL: 036 & 03602

ENGINEER:
 ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
 1023 TAUGARE LAKE
 KNOXVILLE, TN 37938
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DEVELOPER:
 PAUL HIBBON
 8333 COPPOCK ROAD
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 PHONE: (865) 922-1550
 FAX: (865) 922-9229



LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

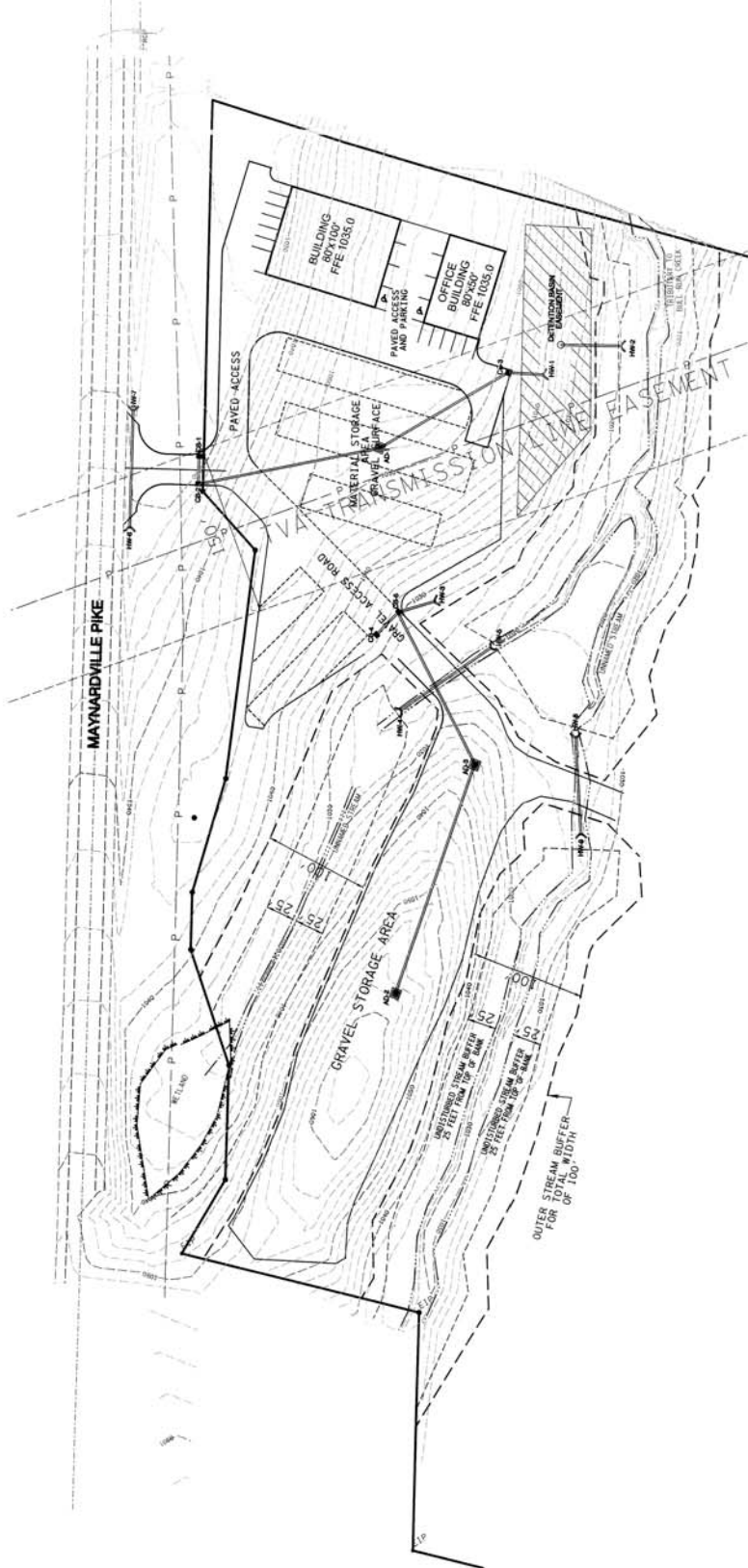


5-I-08-0R

4/26/08

REVISED

THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY



- NOTES:
- 1) EXCAVATE PERMANENT STORMWATER DETENTION PONDS AS PER ITEM OF CONSTRUCTION. USE 10% BUFFER TO PREVENT ACCUMULATED SEDIMENT, AND LANDSCAPE THE POND WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
 - 2) SIGHT DISTANCE MUST BE 450 FT IN EACH DIRECTION.
 - 3) EXISTING CONTOURS FROM SURVEY.
 - 4) CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NEW CONSTRUCTION IS IN CONFORMANCE WITH SUBDIVISION REGULATIONS, INCLUDING BUT NOT LIMITED TO: AGGREGATE BASE, ASPHALT MIX AND THICKNESS, CURB SPECIFICATIONS, PAVEMENT STRIPING, STOP AND GO SIGNAGE, AND LANDSCAPING.
 - 5) PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 - 6) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
 - 7) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED.
 - 8) ALL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILE PERMANENT SEEDING WHEREVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EROSION. SEEDING TO BE REMOVED OR RELEGATED.
 - 9) ALL EXISTING BUILDINGS TO BE REMOVED OR RELEGATED.
 - 10) ALL CUT AND FILL SLOPES ARE 2H:1V OR LESS UNLESS OTHERWISE NOTED.
 - 11) 10' BUFFER TO EXISTING STREAM BUFFER AND 25' BUFFER TO EXISTING STREAM BUFFER TO BE MAINTAINED AT ALL TIMES. ALL UTILITY AND DRAINAGE EASEMENTS WILL APPLY ALONG ALL PERIPHERAL LOT LINES.

ZONING: PG
 ACP PAGE: 16.48 AC
 NUMBER OF LOTS: 1

CI	MAP	PARCEL
104	036	03602



5-1-08-UR

NOTE:
 THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES THROUGHOUT THE LIFE OF THE PROJECT.



DEVELOPER:
 PAUL HIBBEN
 1523 TACGART LANE
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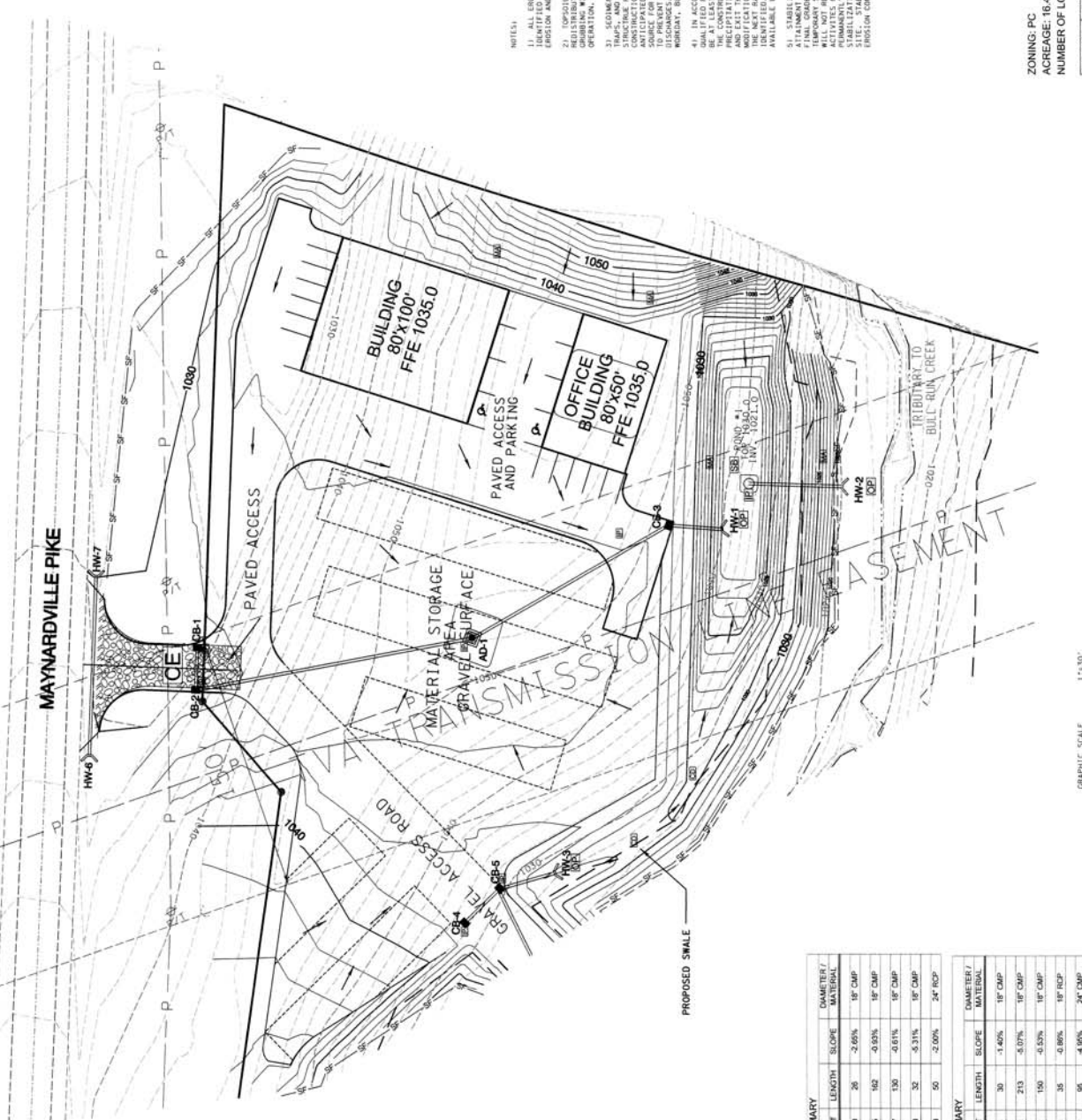
DESIGNED BY		CHKD BY	SCALE	SHEET THREE
DWT		RCC	1"=50'	NO. 3
DRAWN BY		DATE	FILE NO.	OF EIGHT SHEETS
EPH		04/02/08	07027	
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN		PLAN VIEW		
HIGHWAY MARKINGS		GENERAL LAYOUT		
ROBERT G. CAMPBELL & ASSOC., L.P.				
CONSULTING ENGINEERS				
KNOXVILLE, TENNESSEE				
NO.	DATE	DESCRIPTION	BY	CO.
REVISIONS				

THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY

- SWPPP LEGEND**
- SF — SITE SPECIFIC
 - CE — EROSION CONTROL
 - IP — IMPROVED PRACTICES
 - CD — CONSTRUCTION DRAINAGE
 - M — MATERIAL STORAGE
 - C — CONSTRUCTION CONTROL
 - P — PERMANENT
 - T — TEMPORARY
 - S — SEDIMENTATION
 - B — BEST MANAGEMENT PRACTICES
 - O — OTHER
 - A — APPROVED
 - R — RECOMMENDED
 - D — DENIED
 - P — PROPOSED
 - S — SURVEY
 - T — TYPICAL
 - U — UNUSUAL
 - V — VARIATION
 - W — WARNING
 - X — EXEMPT
 - Y — YIELD
 - Z — ZONE
 - AA — AREA
 - AB — AREA
 - AC — AREA
 - AD — AREA
 - AE — AREA
 - AF — AREA
 - AG — AREA
 - AH — AREA
 - AI — AREA
 - AJ — AREA
 - AK — AREA
 - AL — AREA
 - AM — AREA
 - AN — AREA
 - AO — AREA
 - AP — AREA
 - AQ — AREA
 - AR — AREA
 - AS — AREA
 - AT — AREA
 - AU — AREA
 - AV — AREA
 - AW — AREA
 - AX — AREA
 - AY — AREA
 - AZ — AREA

NOTES:

1. EXCAVATE PERMANENT STORMWATER DETENTION POND AS SHOWN FROM TOP TO BOTTOM CONSTRUCTION. DETENTION POND SHALL BE CONSTRUCTED TO ACCUMULATE AND LANDSCAPE STABILIZED. THE UPSTREAM DRAINAGE AREA IS STABILIZED.
2. SIGHT DISTANCE MUST BE 450 FT. IN EACH DIRECTION.
3. EXISTING CONTOURS FROM SURVEY.
4. CONTRACTOR IS RESPONSIBLE FOR ENGINEERING AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, SLOPE PROTECTION, EROSION CONTROL, THICKNESS, CURB SPECIFICATIONS, PAVEMENT, STRIPING, STOP SIGNS, ETC.
5. INSTALLATIONS OF UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
6. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
7. EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL ITEMS THAT MAY BE REQUIRED.
8. APPLY TEMPORARY SEEDING WHEREVER EXPOSED OVER 14 DAYS AND FINAL GRADING OF EXPOSED AREAS SHALL BE SEEDING WITH STURDY LEGUMINOUS GRASS. APPLY PERMANENT SEEDING WHEREVER EXPOSED OVER 14 DAYS AND FINAL GRADING OF EXPOSED AREAS SHALL BE SEEDING WITH STURDY LEGUMINOUS GRASS. CONSTRUCTION OPERATIONS WILL IMPACT THE TOPOGRAPHY OF THE SITE. THE CONTRACTOR SHALL MAINTAIN ALL PERIPHERAL LOT LINES OF ALL NON-CONSTRUCTION AREAS WHICH SHOW SLOPES OF 1:1 OR FLATTER.
9. ALL CUT AND FILL SLOPES ARE 2H:1V OR LESS UNLESS OTHERWISE NOTED.
10. A 5" UTILITY AND DRAINAGE EASEMENT WILL BE MAINTAINED ALONG ALL PERIPHERAL LOT LINES AND UTILITY AND DRAINAGE EASEMENT WILL APPLY ALONG ALL PERIPHERAL LOT LINES.



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ZONING: PC
ACREAGE: 16.48 AC
NUMBER OF LOTS: 1

CLT MAP PARCEL NO.: 004, 008, 036, 022



5-I-08-UR

CREATED BY: SCALE: 1"=30'
DATE: FILE NO. 10827
DRAWN BY: 04/02/08
JOB:

SHEET FOUR NO. 4 OF EIGHT SHEETS

PHASE I GRADING PLAN
EROSION AND SEDIMENT CONTROL

DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE



STORM DRAINAGE SUMMARY

FROM	ELEVATION	TO	ELEVATION	LENGTH	SLOPE	DIAMETER / MATERIAL
CB-1	1031.2	1027.7	CB-2 1031.0	1027.0	26	-2.65% 18" CMP
CB-2	1031.0	1027.0	AD-1 1032.0	1025.5	160	-0.93% 18" CMP
AD-1	1032.0	1025.5	CB-3 1024.7	1024.7	30	-0.61% 18" CMP
CB-3	1024.7	1024.7	HW-1	1020.0	30	-0.31% 18" CMP
POND	1021.0	1021.0	HW-2	1020.0	50	-2.00% 24" RCP

STORM DRAINAGE SUMMARY

FROM	ELEVATION	TO	ELEVATION	LENGTH	SLOPE	DIAMETER / MATERIAL
CB-4	1038.4	1022.9	CB-5 1030.3	1028.5	30	-1.46% 18" CMP
AD-2	1047.3	1043.8	AD-3 1037.9	1033.0	213	-0.57% 18" CMP
AD-3	1037.9	1033.0	CB-5 1028.2	1022.2	150	-0.57% 18" CMP
CB-5	1028.2	1022.2	HW-3	1021.9	35	-0.80% 18" RCP
HW-4	1025.4	1025.4	HW-5	1020.7	95	-4.05% 24" CMP
HW-5	1020.0	1020.0	HW-7	1020.0	100	-0.93% 24" RCP

NO.	DATE	DESCRIPTION	BY	CHK.

REVISIONS

