

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 4-D-12-UR **AGENDA ITEM #:** 33
 POSTPONEMENT(S): 4/12/2012 **AGENDA DATE:** 5/10/2012
 ▶ **APPLICANT:** **TB PROPERTIES, LLC**
 OWNER(S): The Development Corporation of Knox County

TAX ID NUMBER: 74 PART OF 097
 JURISDICTION: County Commission District 8
 ▶ **LOCATION:** **Southeast side of Thorn Grove Pike, north side of Interstate 40, west of Midway Rd.**
 ▶ **APPX. SIZE OF TRACT:** **34 acres**
 SECTOR PLAN: East County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Thorn Grove Pike, a minor arterial street with a 19' pavement width within a 50' right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: N/A
 WATERSHED: Tuckahoe Creek

▶ **ZONING:** **PC (Planned Commercial) or EC (Employment Center) pending**
 ▶ **EXISTING LAND USE:** **Residence and vacant land**
 ▶ **PROPOSED USE:** **Warehouse/Distribution**
 HISTORY OF ZONING: Rezoning of property to PC or EC currently under consideration by the Planning Commission (4-G-12-RZ and 4-C-12-SP)
 SURROUNDING LAND USE AND ZONING: North: Rural residential and vacant land / A (Agricultural)
 South: I-40 / OS-1 (Open Space Preservation)
 East: Vacant land / A (Agricultural)
 West: Rural residential and vacant land / A (Agricultural)
 NEIGHBORHOOD CONTEXT: This area has developed with agricultural and rural residential uses under A (Agricultural) zoning.

STAFF RECOMMENDATION:

- ▶ **APPROVE the development plan for a warehouse distribution facility of approximately 64,000 square feet, subject to the following 9 conditions**
1. Meeting all applicable requirements of the Knox County Health Department.
 2. Providing documentation to the Knox County Department of Engineering and Public Works that the driveway profile and vertical curve for the intersection of the driveway entrance at Thorn Grove Pike is within acceptable limits.
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Building construction is not permitted within the hatched contour area of the sinkhole or the 5' drainage easement extending outside of the uppermost closed contour (1032 contour). Building construction within the

50' setback from the uppermost closed contour may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer.

5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.

6. Revising the landscape plan to: a) Provide a "Type A" landscape screen between the loading dock area and Thorn Grove Pike (see attachment); b) Identify the existing tree coverage on the southern half of the site that will remain undisturbed; c) Providing more evergreen trees on the plan on the north side of the site between the building and Thorn Grove Pike; d) Providing details of the "landscaping area" between the building and the retention pond; and e) providing a mix of landscaping along the building facades to reduce the impact of the building mass. The revised landscape plan shall be submitted to Planning Commission staff for approval.

7. Installing all landscaping, as shown on the revised landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along public streets.

8. Site lighting plan to comply with the requirements of the Knox County Zoning Ordinance. It is recommended that the proposed lighting meet the lighting design guidelines for the Tennessee Technology Corridor.

9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the PC (Planned Commercial) or EC (Employment Center) zoning districts, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop a warehouse distribution facility for a restaurant supply company on a 22.13 acre tract located northwest of the interchange of I-40 and Midway Rd. Access to the site is off of Thorn Grove Pike at a location approximately 1800 feet west of Midway Rd.

The proposed facility includes an office area of 20,507 square feet and 42,646 square feet of warehouse space for a total building area of 63,153 square feet. The proposed facility and the main entrance to the building is oriented towards I-40. A warehouse expansion of approximately 30,000 square feet is planned for the future and would be considered through a separate use on review application.

The property which is presently zoned A (Agricultural) is before the Planning Commission at this meeting for consideration of a plan amendment and rezoning. While the rezoning request is to PC (Planned Commercial), Staff is recommending rezoning to EC (Employment Center). The proposed development plan has been reviewed for compliance under both the PC and EC zoning designations.

The development site includes two sinkholes/closed contour areas. The larger sinkhole which is on the west side of the proposed building (identified as the 1032 contour) has had the biggest impact on the location of the proposed building. Under the County's stormwater ordinance, building construction is not permitted within the hatched contour area of the sinkhole or the 5' drainage easement extending outside of the uppermost closed contour. It has been the practice of the Staff and Planning Commission to require a 50' building setback from the uppermost closed contour. Construction in that area is permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works.

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

1. Public water is available from KUB to serve the site. Sanitary sewer is not available. The use of a septic system is subject to approval by the Knox County Health Department.
2. The request will have no impact on the school system.
3. The proposed warehouse/distribution center use generates lower traffic volumes than other commercial uses. All truck traffic will be directed back to Midway Rd and the interstate. The existing streets are sufficient to handle these additional trips.
4. The recommended revisions to the landscape plan shall help to reduce the visual impact of the proposed development on the area.

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

1. The proposed warehouse/distribution facility is consistent with the general standards for uses permitted on review: The proposed development is consistent with the proposed amendments to the Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. With the recommended conditions, the proposed use is more compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. With the close proximity to the interstate interchange, the use will not draw significant additional traffic through residential areas.
2. With the recommended conditions, the proposal meets all requirements for approval of a warehouse/distribution facility in the PC (Planned Commercial) or EC (Employment Center) zoning districts.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

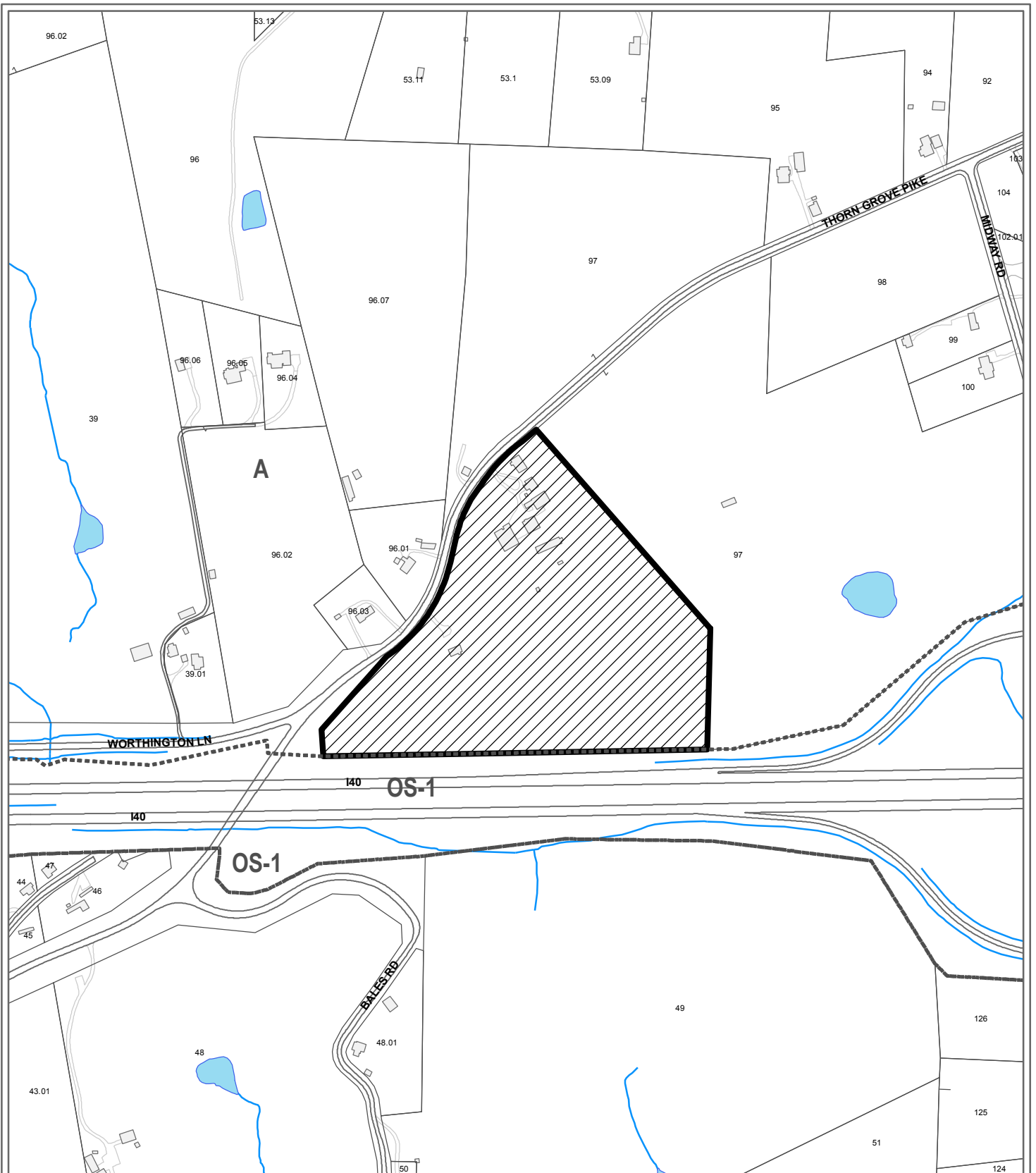
1. The proposed development plan conforms with the recommended amendment of the East County Sector Plan to Business Park - Type 1, and recommended rezoning to EC (Employment Center).
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 184 (average daily vehicle trips)

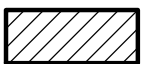
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.

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.



**4-D-12-UR
USE ON REVIEW**



Warehouse/Distribution in PC (Planned Commercial) pending

Petitioner: T B Properties, LLC

Map No: 74

Jurisdiction: County



Original Print Date: 3/15/2012

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Request to Postpone • Table • Withdraw

Name of Applicant: TB Properties LLC
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): MPC File Nos. 4-G-12-RZ, 4-C-12-SP, and 4-D-12-UR

Date Scheduled for MPC Review: May 10, 2012

Date Request Filed: May 3, 2012 Request Accepted by: _____

REQUEST

Postpone

Please postpone the above application(s) until:
May 10, 2012

DATE OF FUTURE MPC PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Applicant has decided to acquire other property.

Eligible for Fee Refund? Yes No

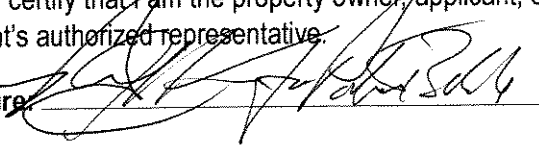
Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: 

PLEASE PRINT

Name: TB Properties, LLC

Address: P.O. Box 55

City: Russellville State: TN Zip: 37860

Telephone: 423-586-5758

Fax: 423-586-5294

E-mail: patricia@katom.com

PLEASE NOTE

Consistent with the guidelines set forth in MPC's
Administrative Rules and Procedures:

POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

PROJECT INFORMATION

PROPOSED FACILITY DESCRIPTION: PROPOSED EMPLOYMENT CENTER AND WAREHOUSE WITH A THREE STORY OFFICE BUILDING.

SITE LOCATION: INTERSECTION OF THORN GROVE PIKE & INTERSTATE 40

APPLICANT: METROPOLITAN PLANNING COMMISSION

PROJECT ADDRESS: 400 W. STATE STREET, SUITE 403, KNOXVILLE, TN 37902

SITE AREA: 22.13 ACRES

PERMIT NO. 074

PROJECT NO. 074-097

DEVELOPMENT AREA: 157 FLOOR: 7,771 SF

2ND FLOOR: 7,771 SF

3RD FLOOR: 6,668 SF

GRAND TOTAL: 21,110 SF

NUMBER OF STORES: THREE (3) STORES

HEIGHT OF BUILDING: 35' 0" AFF.

PARKING:

REQUIREMENTS: THE TWO COMMERICAL ESTABLISHMENTS - ONE (1) PER TWO (2) EMPLOYEES ON THE FOURTH (4) EMPLOYEES - SEVEN (7) PARKING SPACES REQUIRED

PROFESSIONAL OFFICES: ONE SPACE PER 200 SF OF LEASABLE OR USEABLE SPACE

OFFICE USEABLE SPACE CALCULATED @ 80% OF OFFICE SQUARE FOOTAGE

1ST FLOOR: 5,777 SF

2ND FLOOR: 5,777 SF

3RD FLOOR: 3,334 SF

TOTAL: 14,888 SF

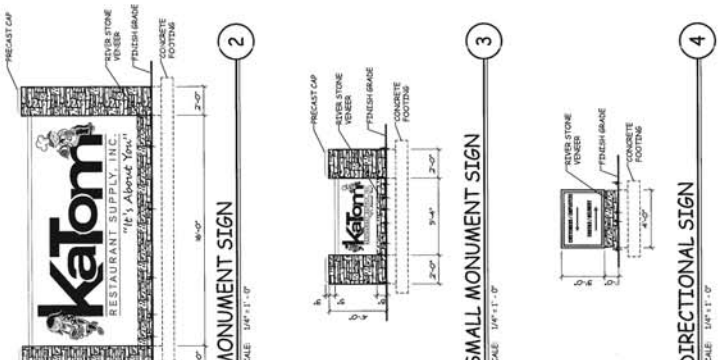
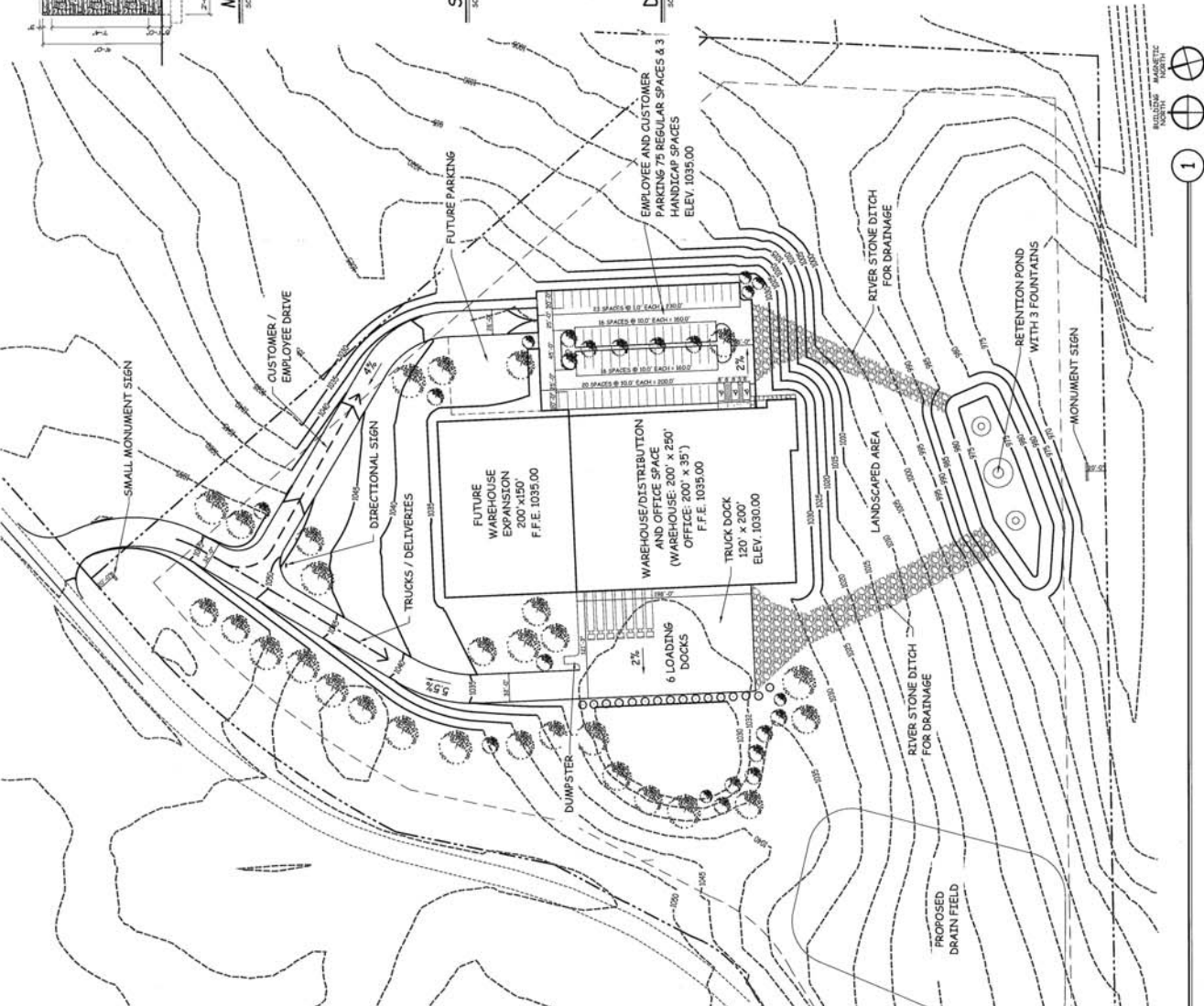
SPACES REQUIRED: SIXTY FIVE (65) PARKING SPACES

REQUIRED PARKING: SEVENTY TWO (72) PARKING SPACES

ACTUAL PARKING SHOWN: SEVENTY TWO (72) PARKING SPACES

ACCESSIBLE SPACES: SEVEN (7)

GRAND TOTAL: 78 T.S.



Michael Brady Inc.
 1000 N. WETLANDS BLVD
 KNOXVILLE, TENNESSEE 37912
 PHONE: 615 554 0211
 FAX: 615 554 0999
 WWW: michaelbrady.com

FOR REVIEW ONLY

NOT FOR CONSTRUCTION OR PRICING

PROPOSED WAREHOUSE SITE
 KNOXVILLE, TN

R: REVISIONS
 3-28-12

DATE: 3/28/12
 DRAWN BY: C.A.P.
 CHECKED BY: E.D.P.
 COM. NO. 110395
 REV. DATE:

THIS DRAWING IS BELIEVED TO BE:
 A. A REVIEW ONLY
 B. A PRELIMINARY DESIGN
 C. A FINAL DESIGN
 D. AN INSTRUMENT OF SERVICE

4-D-12-UR

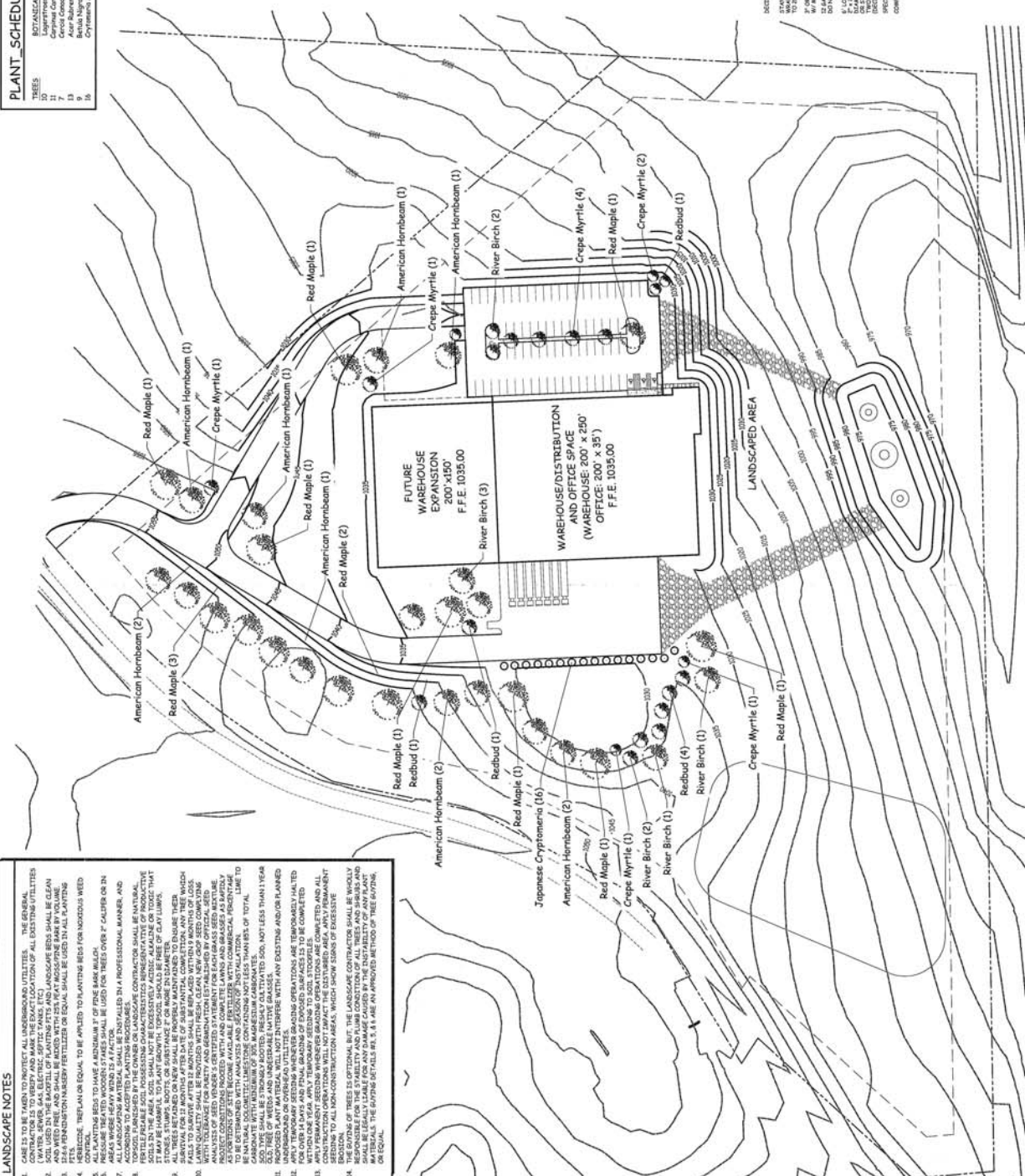
Sheet No. 1 of 1
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LANDSCAPE NOTES

- CASE 15 TO BE TAKEN TO PROTECT ALL UNDERGROUND UTILITIES. THE GENERAL CONTRACTOR IS TO VERIFY AND MARK THE EXACT LOCATION OF ALL EXISTING UTILITIES AND WEDS PREP. AND SHALL BE MARKED WITH RED WIPES THAT INDICATE THE BARK BY VOLUME.
- FOR UNDERGROUND UTILITIES, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
- CONTROL. THE PLAN OR EQUAL TO BE APPLIED TO PLANTING BEDS FOR NOxious WEEDS.
- PLANTING BEDS TO HAVE A MINIMUM 4" OF FINE SAND W/ 1/4" GRAVEL OR AN AREA WHERE HEAVY WIND IS A FACTOR.
- PLANTING BEDS TO BE FILLERED IN A PROFESSIONAL MANNER, AND ACCORDING TO ACCEPTED PLANTING PROCEDURES.
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PLANT SCHEDULE

TREES	BOTANICAL COMMON	CONT.	CA.	SIZE
1	Liquidambar styraciflua / Sweetgum	30 gal	15" Cal	8-12" OA
2	Quercus macrocarpa / White Oak	30 gal	15" Cal	8-12" OA
3	Acer rubrum / Red Maple	30 gal	15" Cal	8-12" OA
4	Prunella serotina / Black Cherry	30 gal	15" Cal	8-12" OA
5	Corymbia japonica / Japanese Cryptomeria	30 gal	15" Cal	8-12" OA



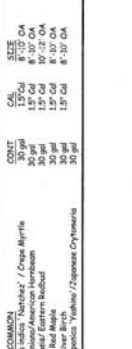
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 299 N. WELLS AVE. EDEN
 KNOXVILLE, TENNESSEE 37919
 606.598.0999
 michaelbradyinc.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PRICING

PROPOSED WAREHOUSE SITE
 KNOXVILLE, TN

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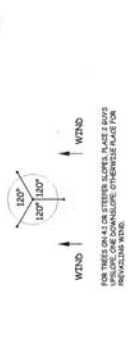
GUIDES PATTERN FOR DECIDUOUS TREE PLANTING



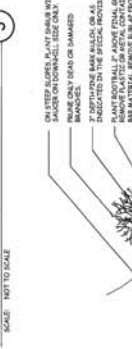
GUIDES PATTERN FOR CONIFER TREE PLANTING



SHRUB PLANTING DETAIL



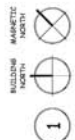
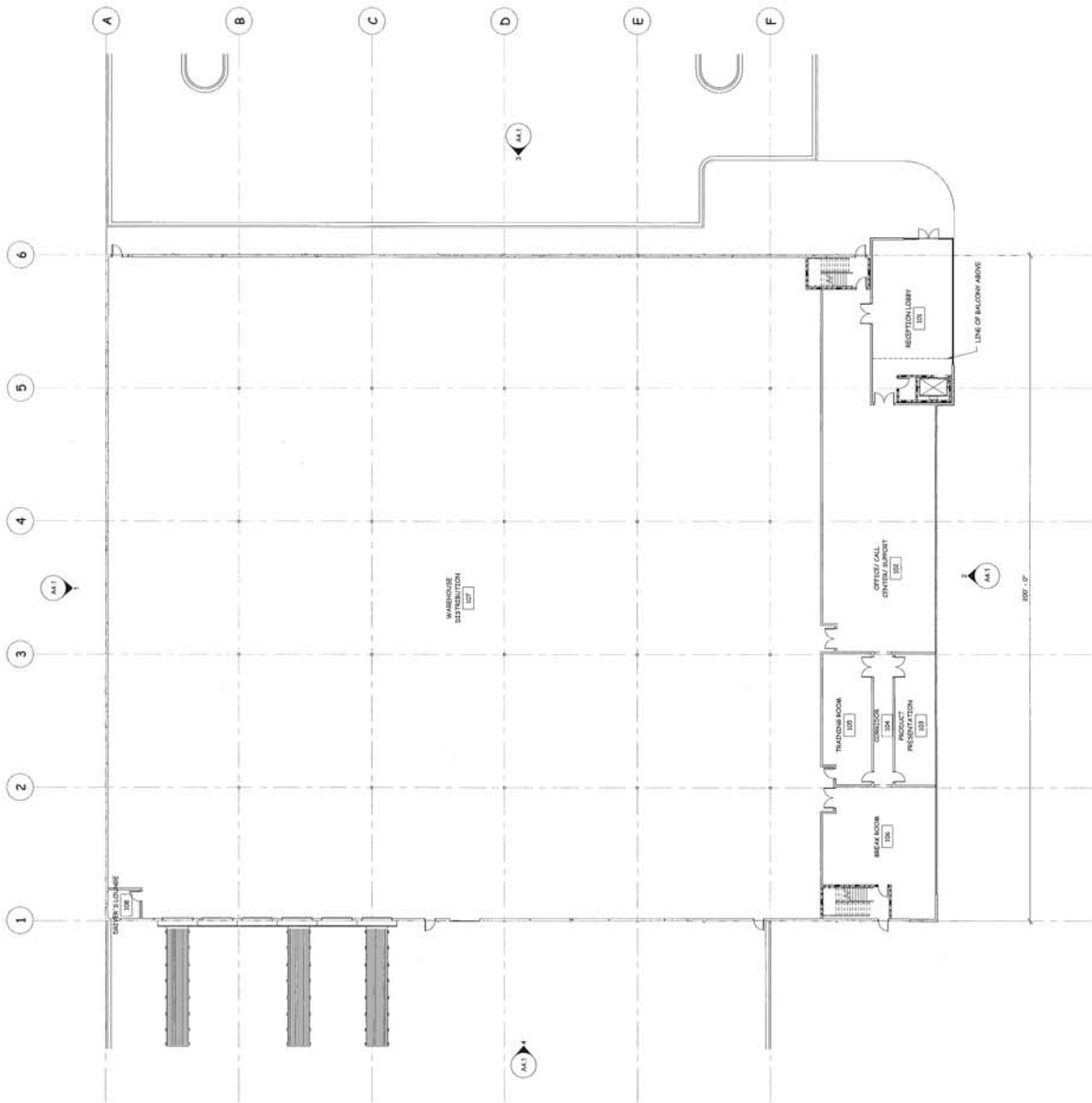
TREE PLANTING & GUYING



LANDSCAPE PLAN
 SCALE: 1"=60'-0"

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FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

4-D-12-JR

SHEET No. **A1.1**
of

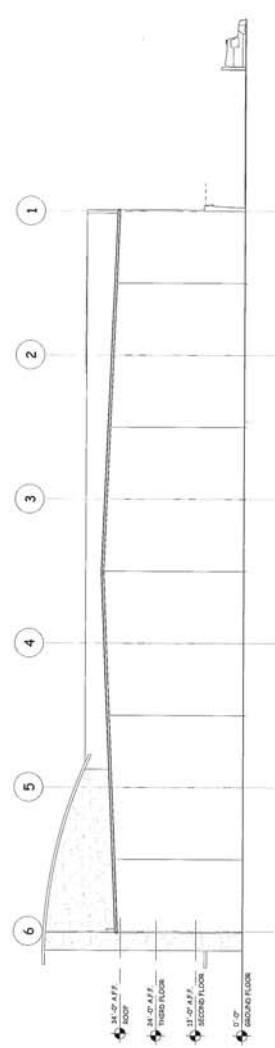
Date: 2-13-12
Designed By: B.D.P.
Drawn By: A.J.C.
Reviewed By: B.D.P.
Comm. No.: 110291
Revisions:

Drawing Title:
1000-0000

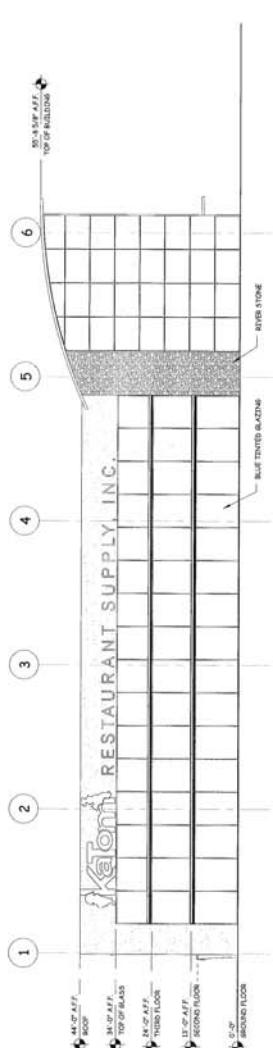
A NEW DEVELOPMENT FOR:
KATOM RESTAURANT SUPPLY, INC.
KNOXVILLE, TENNESSEE

THE DESIGN PROFESSIONAL'S DESIGN SHALL BE LIMITED TO THE SCOPE OF THE CONTRACT AND SHALL NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS TO THE DESIGN PROFESSIONAL.

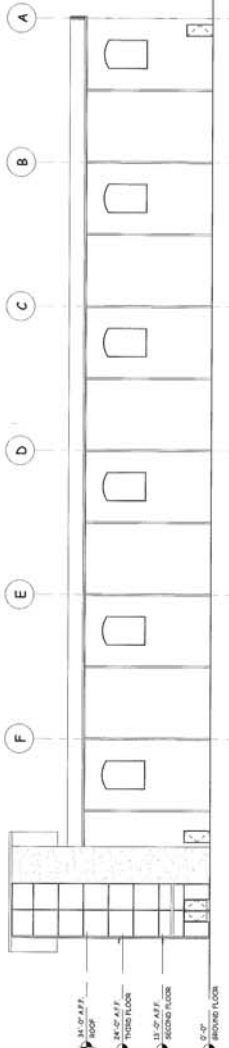
MBI
michael brady inc.
architectural engineering interior



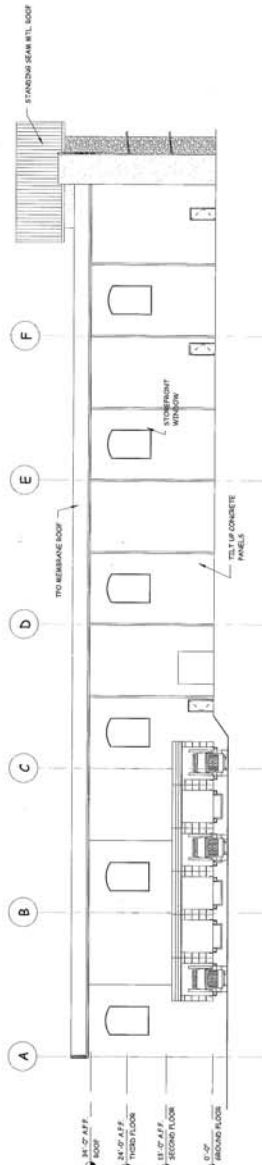
NORTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

4-D-12-UR

MBI
Michael Brady Inc.
Architectural Engineering Division
1000 North Main Street
Knoxville, Tennessee 37902
615-522-8888
www.michaelbrady.com

ALL TRADE NOTIFICATIONS, NOTES, AND COMMENTS TO THE ARCHITECT SHALL BE SUBMITTED TO THE ARCHITECT BY THE TRADES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT.

KATOM RESTAURANT SUPPLY, INC.
KNOXVILLE, TENNESSEE
A NEW DEVELOPMENT FOR
DRAWING TITLE: RESTAURANT ELEVATIONS

DATE: 2-13-12
DESIGNED BY: B.D.P.
DRAWN BY: A.Z.H.
REVIEWED BY: B.D.P.
COMM. NO: 110391
SCALE: AS SHOWN

Sheet of A4.1

GUIDELINES LANDSCAPE SCREENING

DESIGN

Type "A" Screen: Dense

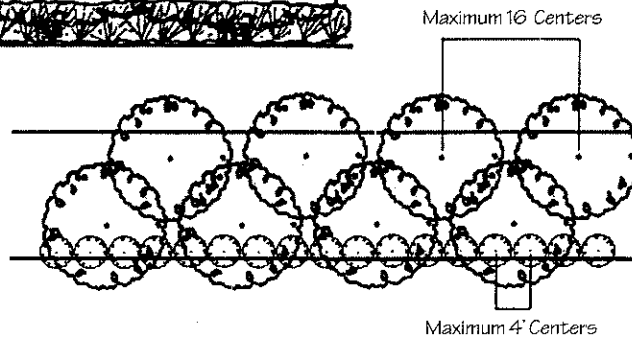
APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- Two offset rows of deciduous or evergreen canopy trees with a 6 ft high continuous dense evergreen hedge fence wall or earth berm

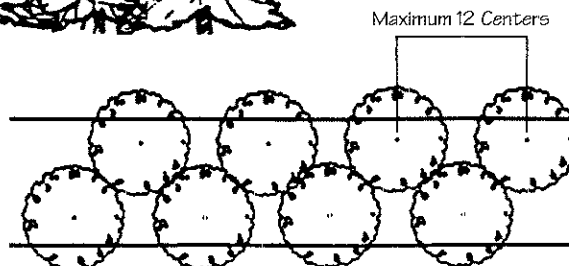
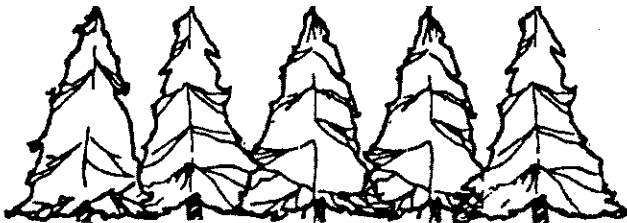
TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:

MPC
Development Services
Suite 403
City County Building
400 Main Street
Knoxville, TN 37902
Phone: 865 215-2500
Fax: 865 215-2068
Web: www.knoxmpc.org

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.