



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

▶ **FILE #:** 12-B-14-UR

AGENDA ITEM #: 38

AGENDA DATE: 12/11/2014

▶ **APPLICANT:** PARTNER'S DEVELOPMENT ORLANDO DIAZ

OWNER(S): Partner's Development

TAX ID NUMBER: 104 10901

JURISDICTION: County Commission District 6

STREET ADDRESS: Carmichael Rd

▶ **LOCATION:** Northeast side of Valley Vista Rd., northwest side of Carmichael Rd., southwest side of Pellissippi Parkway.

▶ **APPX. SIZE OF TRACT:** 10.41 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Valley Vista Rd., a local street with a 36' pavement width within a 70' right-of-way and Carmichael Rd., a minor collector street with a 23' pavement width in a 70' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** BP (Business and Technology) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Research & Development / Manufacturing Facility

HISTORY OF ZONING: The Knox County Commission approved the zoning change to PC (Planned Commercial) / TO (Technology Overlay) with conditions on September 25, 2006.

SURROUNDING LAND USE AND ZONING: North: Vacant land / PC (Planned Commercial) (k) / TO (Technology Overlay)

South: Vacant land / BP (Business and Technology) / TO (Technology Overlay)

East: Pellissippi Parkway / A (Agricultural) / TO (Technology Overlay)

West: Vacant land / PR (Planned Residential) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a research & development / manufacturing facility with approximately 41,215 square feet subject to the following 11 conditions**

- 1. Meeting all conditions of the Tennessee Technology Corridor Development Authority (TTCCA) approval for

the proposed development granted on November 10, 2014.

2. Obtaining approval from the Knox County Board of Zoning Appeals for the proposed reduction in parking stall size from 200 square feet to 162 square feet.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
4. The driveway connection out to Carmichael Rd. is subject to the prohibition of truck access. All truck access shall be directed to the main access driveway off of Valley Vista Rd.
5. Providing a sidewalk connection between the building entrance and the proposed greenway easement along Carmichael Rd. The sidewalk connection should be located along the east side of the driveway that extends out to Carmichael Rd. All sidewalks shall have a minimum width of 5 feet.
6. Working with the Knox County Greenways Coordinator on establishing the greenway easement along Carmichael Rd.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Installing all landscaping, as shown on the 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.
9. Any proposed signage is subject to approval by Planning Commission Staff and the TTCDA.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.
11. A revised development plan reflecting the conditions of approval must be submitted to Planning Commission Staff for certification prior to obtaining any building permits.

With the conditions noted above, this request meets all requirements of the BP (Business and Technology) / TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop a research & development / manufacturing facility for Local Motors at the southern end of the Vista Dei Monte development located at the southwest quadrant of the Pellissippi Parkway and Hardin Valley Road interchange. This 10.41 acre site has frontage on Pellissippi Parkway, Valley Vista Rd. and Carmichael Rd. The primary access to the site is proposed from Valley Vista Rd. with a secondary access from Carmichael Rd. For safety reasons, Staff is recommending a condition that all truck access be directed to Valley Vista Rd. and be prohibited from using the Carmichael Rd. access. There will be no direct access to Pellissippi Parkway.

The proposed building will contain approximately 41,215 square feet and will include office, research and development, manufacturing and retail space. The development plan includes a total of 131 parking spaces with a typical parking stall size of 162 sq. ft. (9 ft. by 18 ft.). A zoning variance approval will be required from the minimum parking stall size of 200 sq. ft.

With the proposed development plan and recommended conditions, pedestrian connections will be provided from the building entrance to the existing sidewalk system along Valley Vista Rd. and any future greenway connections along Carmichael Rd.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA approved this proposed development on November 10, 2014.

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

1. The proposed development has access to Valley Vista Rd. which was constructed as a collector street and has adequate capacity for the proposed facility.
2. Public water and sewer utilities are available to serve the development.
3. The proposal will have no impact on schools.

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

1. With the recommended conditions, the proposed research & development / manufacturing facility 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 use will not draw additional traffic through residential areas.

2. With the recommended conditions, the proposal meets all requirements for approval of a research & development / manufacturing facility in the BP (Business and Technology) / TO (Technology Overlay) zoning districts

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

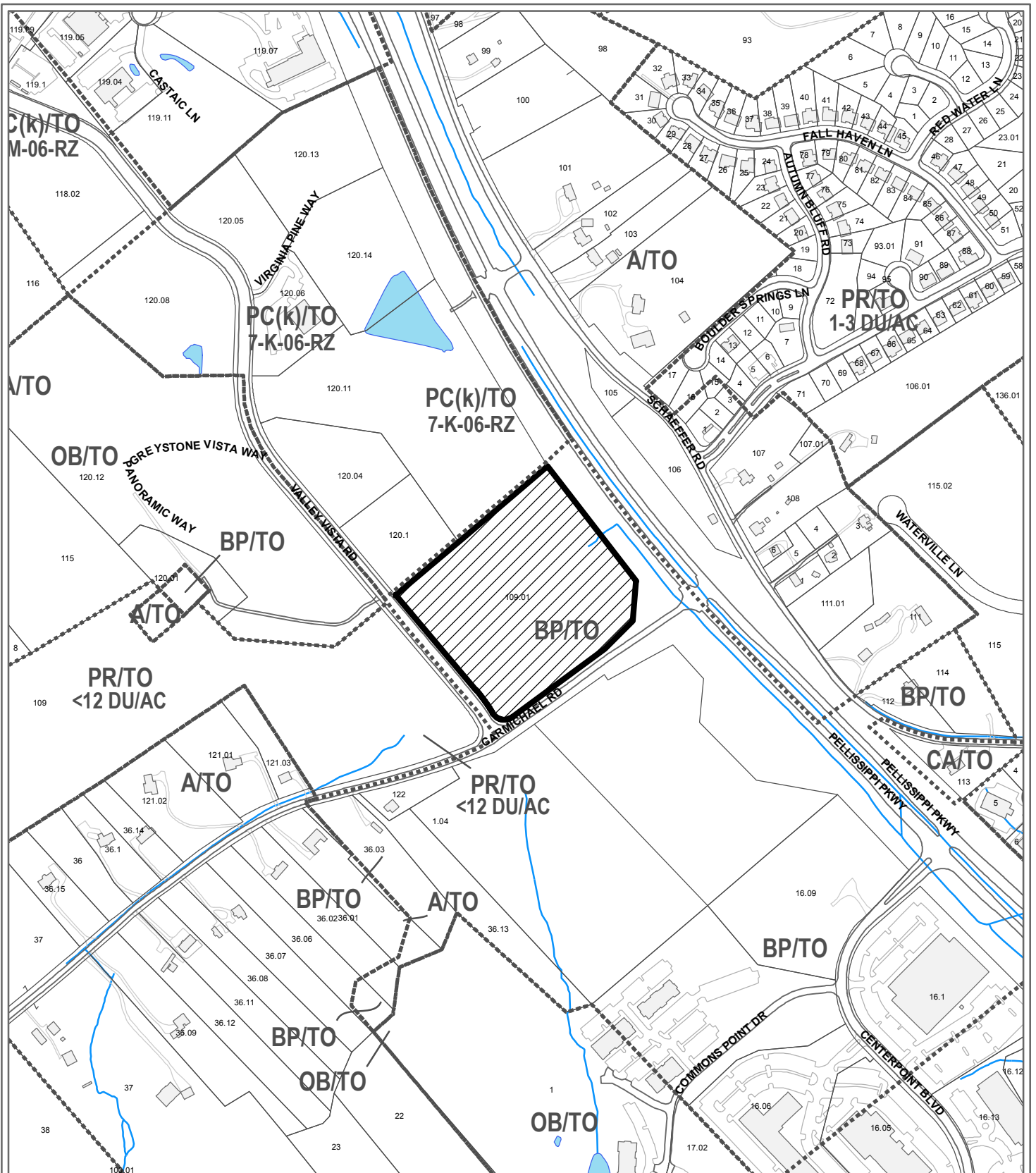
1. The Northwest County Sector Plan proposes mixed uses for this site which is in conformity with the proposed use.

2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**12-B-14-UR
USE ON REVIEW**



Research & Development / Manufacturing Facility in BP (Business and Technology) / TO (Technology Overlay)

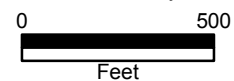
Original Print Date: 11/24/2014
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

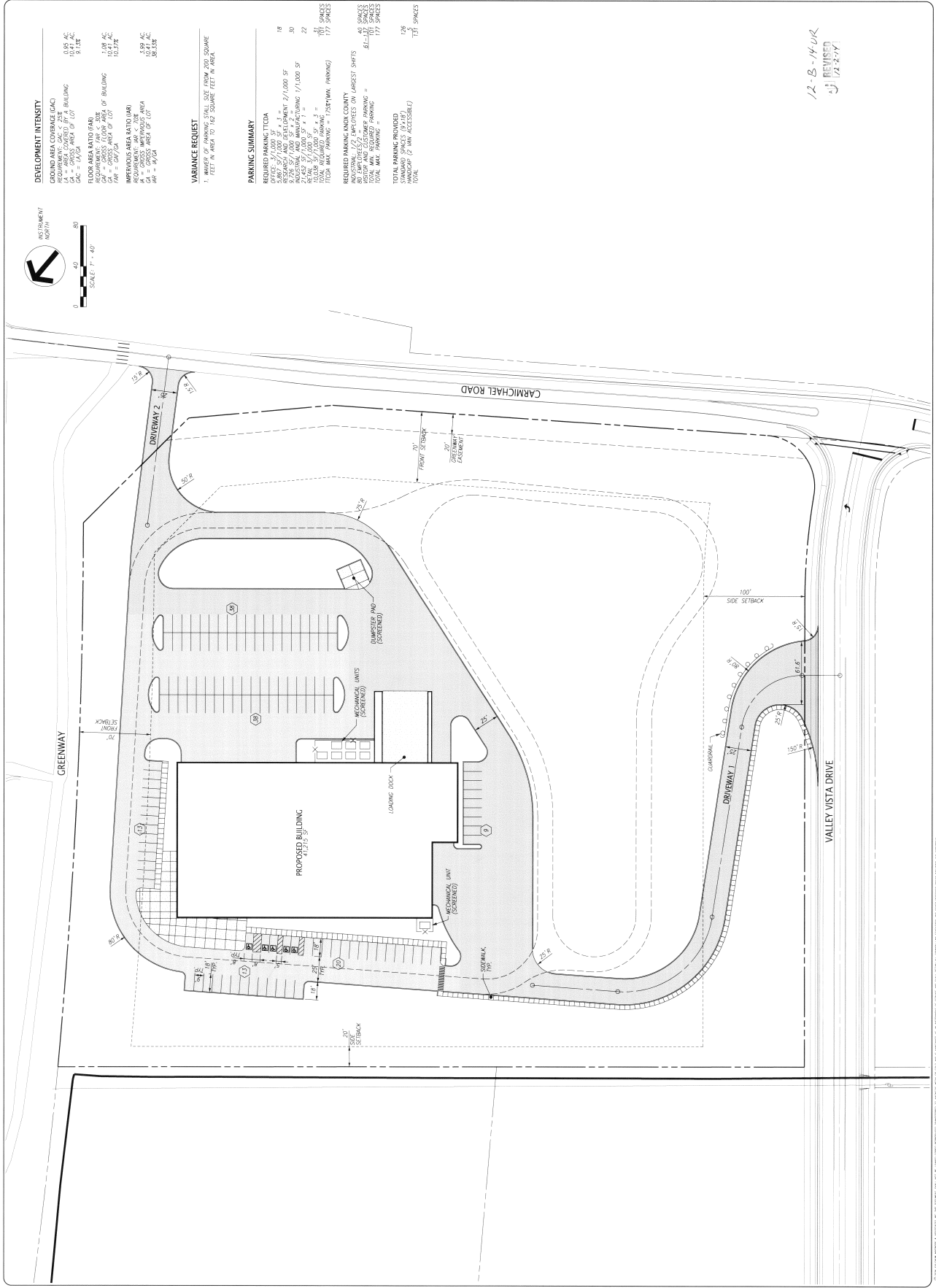
Revised:


Petitioner: Partner's Development, Orlando Diaz

Map No: 104

Jurisdiction: County





 <p>1010 HARRISON VALLEY ROAD SUITE 201 KNOXVILLE, TN 37919 OFFICE: 605.596.1419 FAX: 605.596.6448 www.fulghummacindoe.com</p>	<p>LOCAL MOTORS FACILITY VALLEY VISTA DRIVE KNOXVILLE, TENNESSEE 37932</p>	<p>PARTNERS DEVELOPMENT 502 UNION AVENUE KNOXVILLE, TN 37902 CONTACT: ORLANDO DIAZ TELEPHONE NO.: 865.246.0126 EMAIL: odiaz@partnersinfo.com</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>PROJECT: 229303 DATE: 10/22/14 SCALE: 1" = 40'</p>	<p>PROJECT SHEET C1B</p>
	<p>DESIGNED BY: A/C CHECKED BY: A/C DATE: 12/02/14 REVISION/ISSUE: 11/20/14 11/20/14 11/20/14 12/02/14</p>	<p>DATE: 11/20/14 11/20/14 11/20/14 12/02/14</p>	<p>DESIGNED BY: A/C CHECKED BY: A/C DATE: 12/02/14 REVISION/ISSUE: 11/20/14 11/20/14 11/20/14 12/02/14</p>	<p>DATE: 11/20/14 11/20/14 11/20/14 12/02/14</p>	<p>DATE: 11/20/14 11/20/14 11/20/14 12/02/14</p>



12-B-14-DK
REVISED
12-2-14



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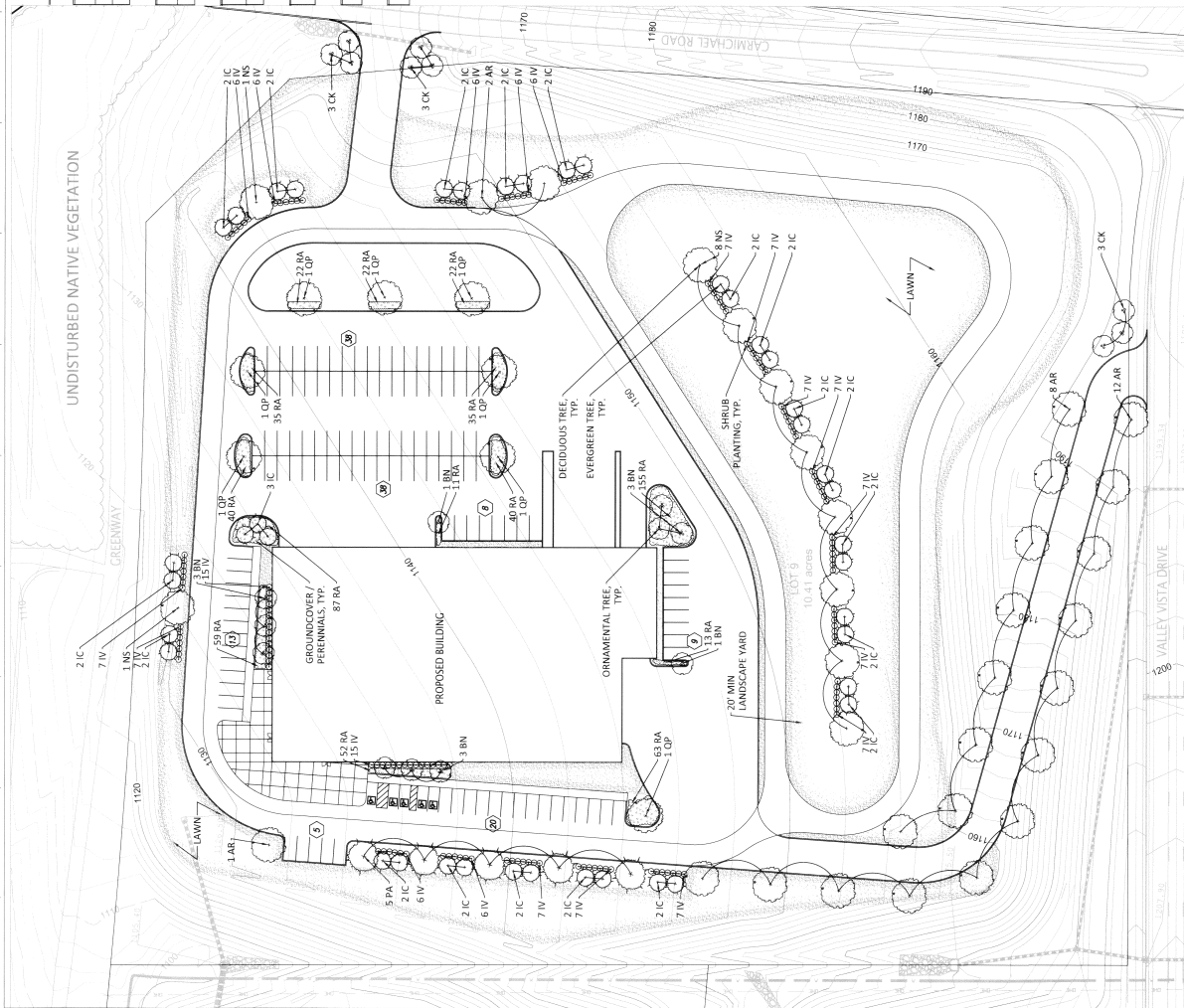


PRELIMINARY
NOT FOR CONSTRUCTION

SD

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Project Number:	14185
Date:	10/27/14
Drawn By:	NO
Checked By:	NO
Design Development:	<input type="checkbox"/> Schematic Design <input type="checkbox"/> Design Development
Revisions:	No. Date Description
Sheet Title:	PLANTING PLAN
Sheet No.:	L1.0

PLANT SCHEDULE		COMMON NAME	MIN. SIZE	NOTES
QTY	SYM	SCIENTIFIC NAME		
DECIDUOUS TREES				
23	AR	ACER RUBRUM 'OCTOBER GLORY'	6" CAL.	B&B: STRONG CENTRAL LEADER
2	NS	NYSSA SYLVATICA	2 1/2" - 3" CAL.	B&B
8	OP	QUERCUS PHELLODES 'WYNSTAR'	2 1/2" - 3" CAL.	B&B
EVERGREEN TREES				
41	IC	ILEX CORNUTA 'NELLE STEVENS'	12" HT.	BRANCHED FULL TO GROUND: B&B
5	PA	PICEA ABIES	15" HT.	BRANCHED FULL TO GROUND: B&B
ORNAMENTAL TREES				
11	BN	BETULA NIGRA 'DURA HEAT'	2" CAL.	B&B: FULL CROWN; MULTI-STEMMED
9	CK	CORNUS KOUSA	2" CAL.	B&B: FULL CROWN
EVERGREEN SHRUB				
156	IV	ILEX VOMITORIA 'SHILLINGS DWARF'	#5 CONT.	30" HGT., 48" O.C.
PERENNIAL/GROUNDCOVER PLANTING				
656	RA	RHUS AROMATICA 'LOW-GRO'	#1 CONT.	36" O.C.
LAWN				
155,000 SF LAWN SEED				
TALL FESCUE TURF TYPE				



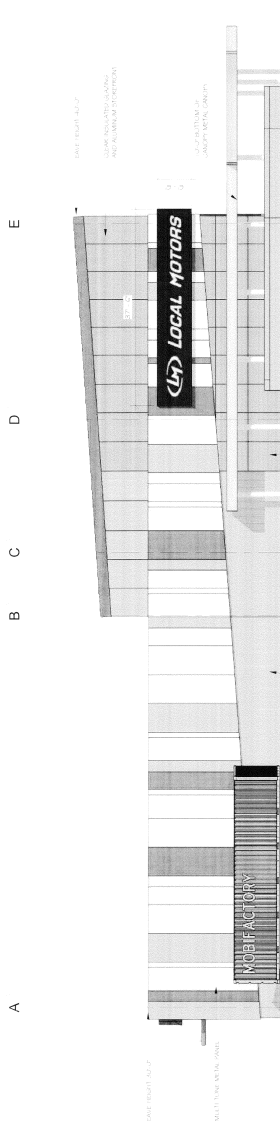
12.8.14-UL





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2 Elevation

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File: C:\Users\jmhales\AppData\Local\Temp\14125-Local Motors Motors

SD

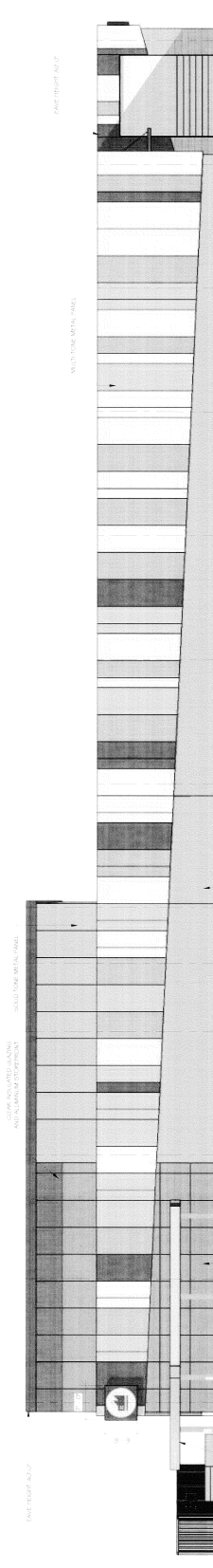
Project Name:
LOCAL MOTORS

Project Number: 14125
Date: 10-23-2014
Drawn By: M LEWIS
Checked By: J. ENGLAND
Drawing based for:
 Schematic Design
 Preliminary Design
 Construction Documents
 Revisions:
 No. Date Description

Sheet Title:
ELEVATIONS

Sheet No.:
A5.1

1 2 3 4 4.5 5 6 7 8 9 10 11 12



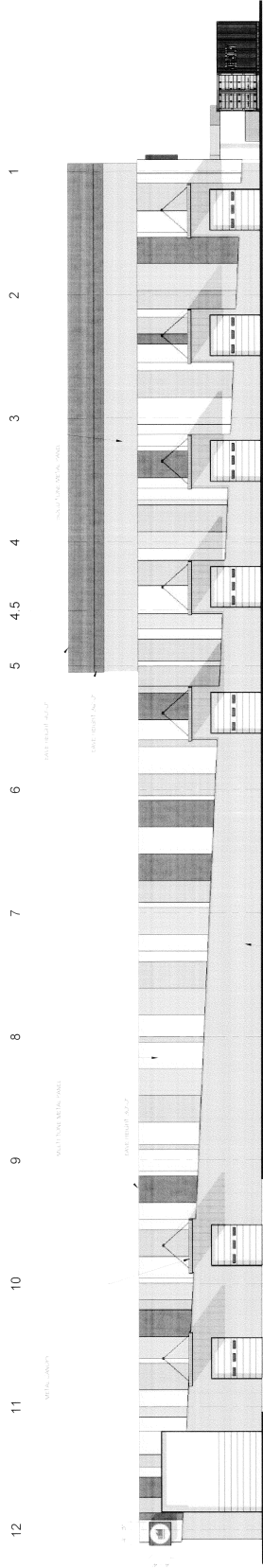
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2 Elevation
3/23/14 11:17 AM

SD

Project Name:
LOCAL MOTORS

Project Number: 14119
Date: 03/22/2014
Drawn By: M. LEWIS
Checked By: J. ENGLAND
Designed For: Schematic Design
Design Development
Construction
Revisions:
No. Date Description

Sheet Title:
ELEVATIONS

Sheet No.:

A5.2

12-15-14-OK

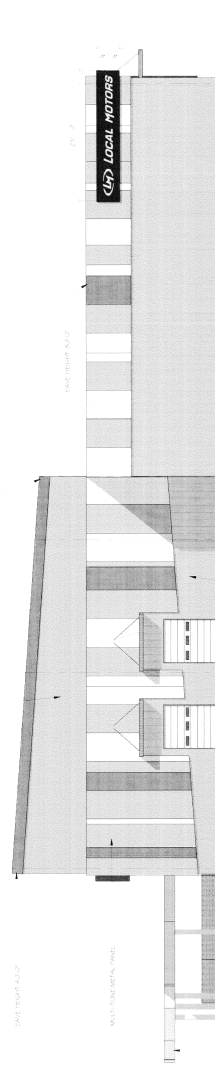
A

B

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E



1 Elevation
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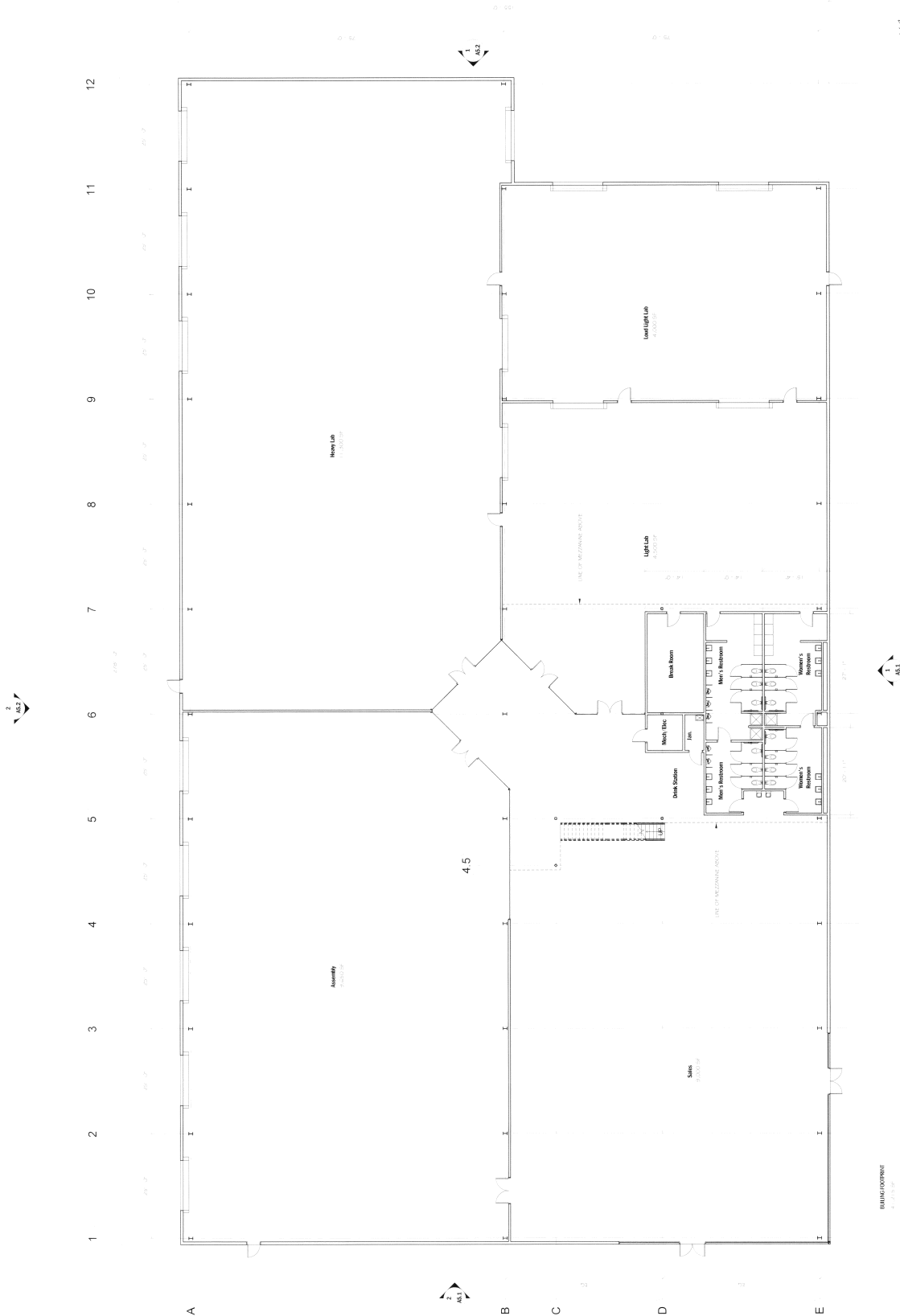
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SD

Project Name: LOCAL WORKS
Project Number: 14135
Date: 03.22.2014
Drawn By: M. LEWIS
Checked By: J. ENGLAND
Designed/Drawn For: Schematic Design Design Development Construction Documents
Revisions: No. Date Description

Sheet Title: FLOOR PLAN - GROUND LEVEL

Sheet No. **A2.1**

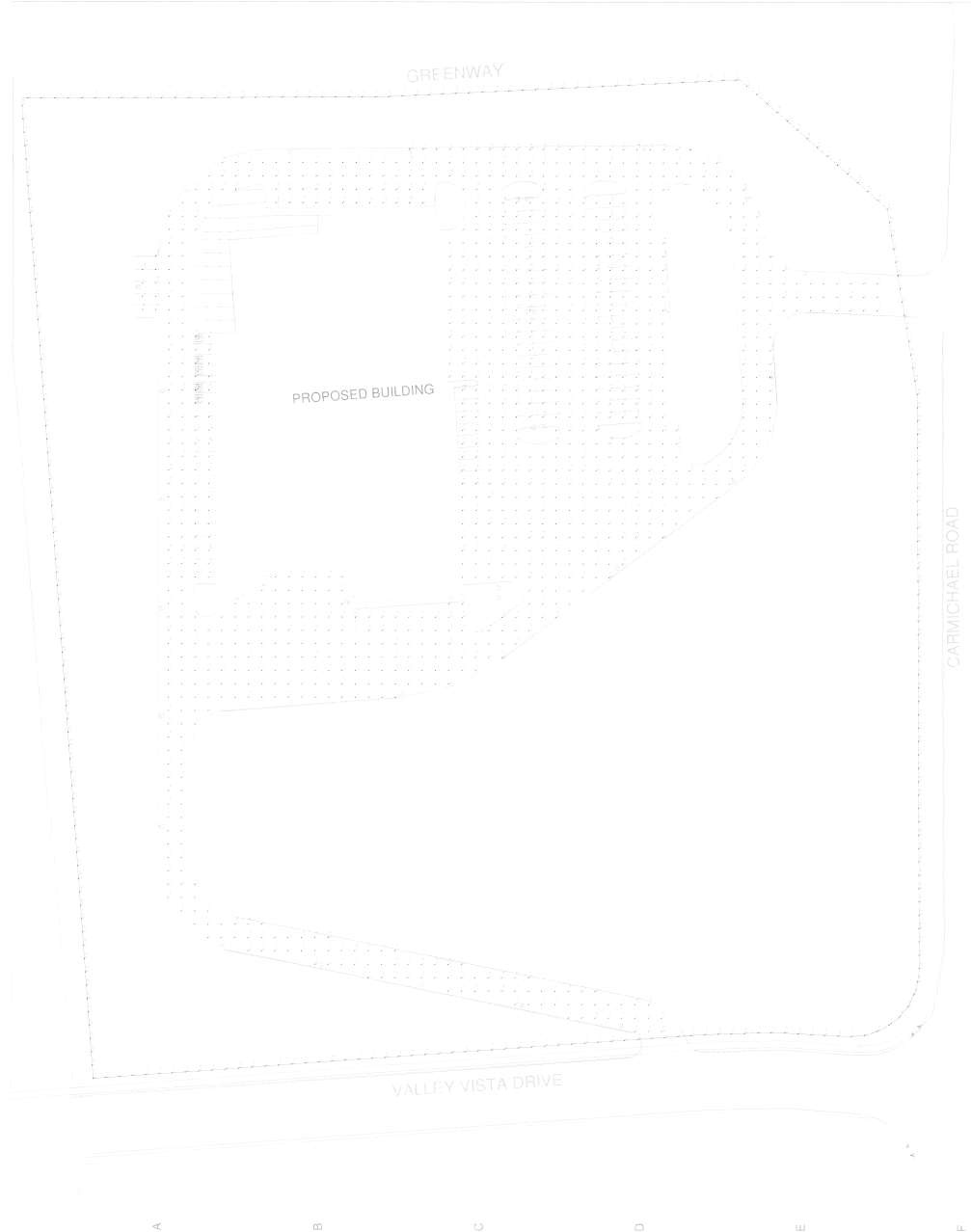


1-2-B-14-UL



1 Level 1

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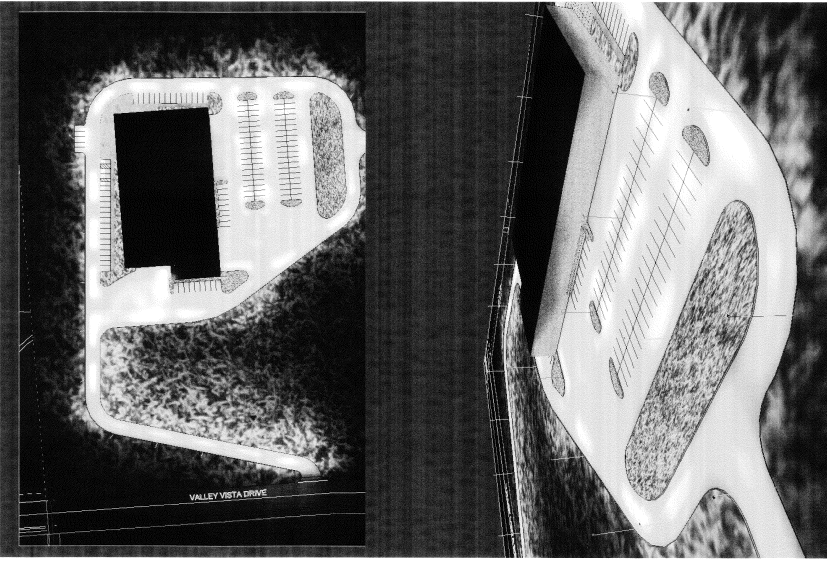


Calculation Summary

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PROPERTY LINE	illumiance	Fc	0.00	0.2	0.0	N.A.	N.A.

Luminaire Schedule	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	BUG Rating
4	2-T4-250PS	BACK BACK	0.800	Visionaire AME 2-T4 INT LOUVER-BACK@27.5MTG HT.	B1-U0-G2		
24	1-T4-250PS	SINGLE	0.800	Visionaire AME 2-T4 INT LOUVER-SINGLE@27.5MTG HT.	B1-U0-G2		

VISIONAIRE AGENCY
 BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE PROJECT ENGINEER AND/OR ARCHITECT MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT TO ENSURE AN ACCURATE REPRESENTATION OF THE LIGHTING DATA. THE PROJECT ENGINEER AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND LOCATIONS SHOWN ON THIS DRAWING. THE PROJECT ENGINEER AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND LOCATIONS SHOWN ON THIS DRAWING. THE PROJECT ENGINEER AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND LOCATIONS SHOWN ON THIS DRAWING. THE PROJECT ENGINEER AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND LOCATIONS SHOWN ON THIS DRAWING.



12-B-14-vr

NOTE: ALL CALCULATIONS ARE TAKEN AT 3' ABOVE GRADE.
 DRAWING NUMBER : MG101014DS-LOCAL MOTORS SITE LAYOUT
 PROJECT NAME : LOCAL MOTORS SITE LAYOUT
 LAYOUT DESIGNER : MG
 DESIGNER EMAIL : mgonzaales@visionairelighting.com
 PROJECT DATE : 10/10/14
 REVISION DATE : 10/24/14
 REP :

www.visionairelighting.com
 Phone: (310) 512-6480 Fax: (310) 512-6486
 19645 Rancho Way-Rancho Dominguez, CA, 90220
 POINT BY POINT CALCULATION
 Illuminance at Grade (Footcandles), unless otherwise specified.

PHOTOMETRIC STUDY

