



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

▶ **FILE #:** 11-A-14-UR

AGENDA ITEM #: 44

AGENDA DATE: 11/13/2014

▶ **APPLICANT:** JOHN SANDERS

OWNER(S): Sanders Medical Products Inc.

TAX ID NUMBER: 118 173.01

JURISDICTION: County Commission District 6

STREET ADDRESS: 10475 Dutchtown Rd

▶ **LOCATION:** North side of Dutchtown Rd., west of Cogdill Rd.

▶ **APPX. SIZE OF TRACT:** 4.61 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dutchtown Rd., a minor collector street with a 23' pavement width within a 60' right of way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** PC (Planned Commercial) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Medical products minor assembly

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land and construction business / PC (Planned Commercial) / TO (Technology Overlay) and BP (Business and Technology) / TO

South: Mixed businesses / CB (Business and Manufacturing) / TO (Technology Overlay)

East: Mixed businesses / CB (Business and Manufacturing) / TO (Technology Overlay)

West: Vacant land / PC (Planned Commercial) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located in an area of mixed commercial and light industrial uses. Development in this area has occurred in the BP, PC and CB zones. This site and much of the surrounding area is subject to the development review authority of the Tennessee Technology Corridor Development Authority.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a medical products assembly facility of approximately 21,022 square feet as shown on the development plan subject to 6 conditions.**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed facility
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health

Department.

3. Installing all landscaping as shown on the landscape plan within six months of issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
- 4 Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Obtaining approval of, and recording a final plat for this deeded lot.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) / TO (Technology Overlay) districts and the criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to construct a 21,022 square foot building on this 4.61 acre parcel located on the northwest side of Dutchtown Rd. at the western end of Cogdill Rd. Access to the site will be from Dutchtown Rd., a minor collector street at this location.

Sanders Medical Products, Inc. supplies calibration products for molecular imaging to hospitals and clinics. The process uses a small quantity of chemically stabilized radioactive material packaged in small tubes and cylinders to stimulate the radio pharmaceuticals given to patients. The processes the company uses are licensed and supervised by the State of Tennessee and the FDA. When the facility opens there will be less than six employees, with an expected maximum of 20 employees. The TTCDA Design Guidelines require a minimum of 21 parking spaces for this site. The proposed development plan includes a total of 22 parking spaces. Approval (and recording) is also required of a final plat for this deeded lot.

The proposed development is scheduled for review by the Tennessee Technology Corridor Development Authority on November 10, 2014.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposed business will have a minimal impact on the existing street system.
3. The proposed business is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposed business meets all requirements of the PC (Planned Commercial) / TO (Technology Overlay) zoning districts with the noted conditions.
2. The proposed business is consistent with the general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

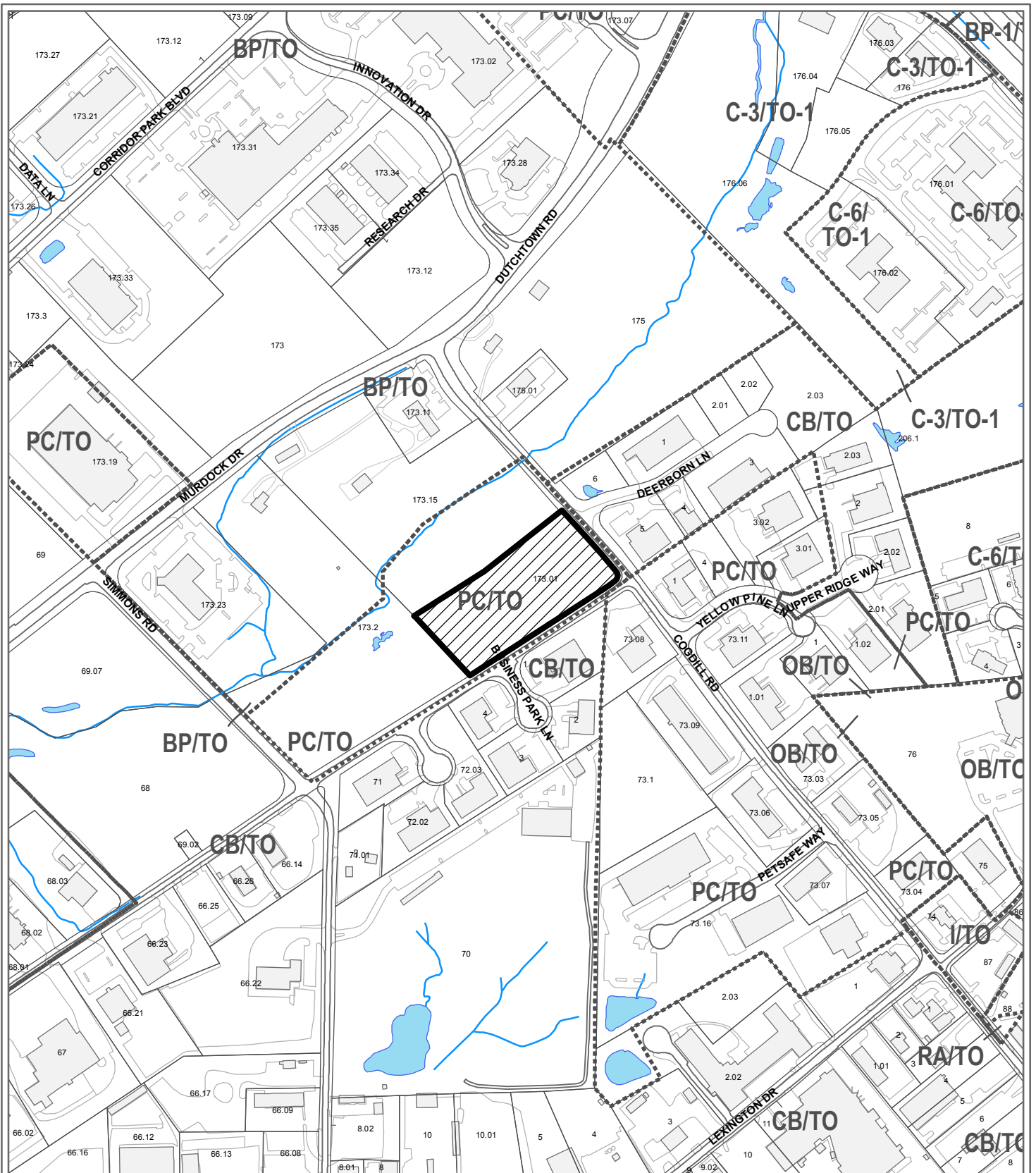
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes light industrial uses for this property. The proposed facility is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

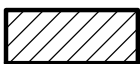
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**11-A-14-UR
USE ON REVIEW**



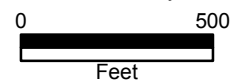
Medical products minor assembly in PC (Planned Commercial) / TO (Technology Overlay)

Original Print Date: 10/27/2014
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Sanders, John

Map No: 118
Jurisdiction: County



TREE COUNT REQUIREMENTS

PARKING LOT
2 TREES / 22 SPACES =

3 - TREES REQUIRED
5 - TREES PROVIDED

1500 SPACE
10 LARGE / 1 ACRE =

20 - TREES REQUIRED
25 - TREES PROVIDED

SEE SHEET 001 FOR CIVIL NOTES AND LEGENDS

PLANT SCHEDULE

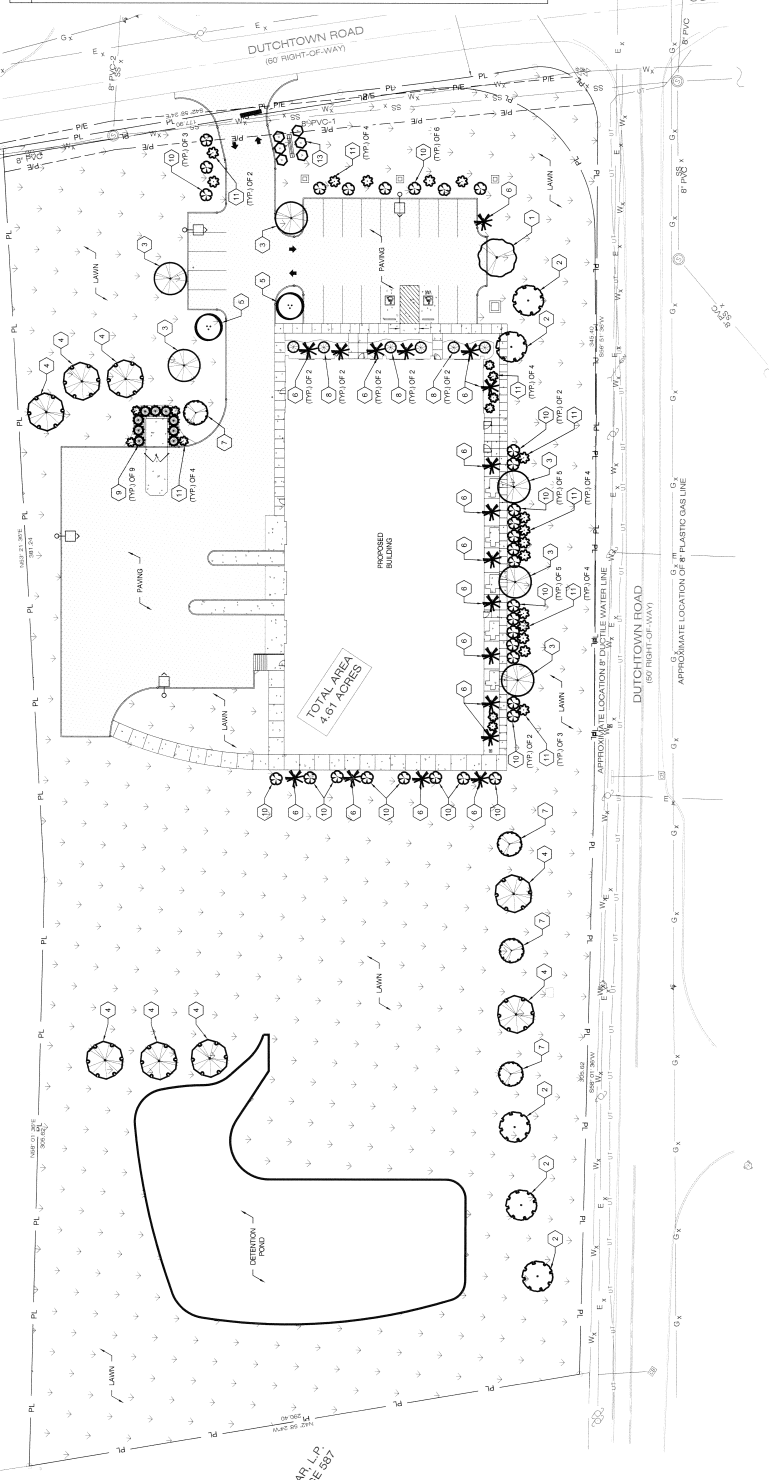
SYMBOL	BOTANICAL COMMON	MIN. PLANTING SIZE	QTY.	NOTES	SIZE AT MATURITY
1	SHADY DOME / Moderate tree	2" CAL	5	FRUITLESS (BALES) ONLY ALLOWED	50'H x 20'W
2	Aster / Iron / Outdoor / Dory / Blue / Maple	2" CAL	5	With superior soil stress	40' H x 30' W
3	Umbelliferous / Yellow / Tulip / Poplar	2" CAL	6	Golden tree color / Solid trunk	70' H x 35' W
4	Moss / Bark / Spines / Small / Dwarf / Redwood	2" CAL	6	Well suited for city streets	70' H x 15' W
5	Black / Magn / River / Birch	2" CAL	2	Multi-trunk	70' H x 60' W
6	Lagotis / Florida / Orange / Myrtle / Florida / White	2" CAL	18	MUF-HPV / Diverse / Marge	15' H x 10' W
7	Crested / Lantana / East / Palm / Redoubt	2" CAL	4	Spring color	20' H x 15' W

SYMBOL	BOTANICAL COMMON	MIN. PLANTING SIZE	QTY.	NOTES	SIZE AT MATURITY
8	Callisaya / American / Balm / Gumbo	2 gallon	6	Slow / Long / Heavy / Autumn / Orange / colors	7' H x 7' W
9	New / compact / Dwarf / Burford / Chinese / Holly	2 gallon	9	Decorative / Full / Low / maintenance	7' H x 6' W
10	Round / Bartramian / Olive / Laurel / English / Laurel	2 gallon	31	Evergreen	3' H x 6' W
11	Flora / Wood / Oak / Rose / Sunny	2 gallon	26	Evergreen / Beautiful / Fragrant / Thorns	5' H x 6' W

SYMBOL	BOTANICAL COMMON	MIN. PLANTING SIZE	QTY.	NOTES	PLANT SPACING
12	Ornamental / Many / Grass	# 10	1	Plant / spacing 1' foot	12' C/C
13	Japanese / Red / Cedar / Juniper	# 10	1	Plant / spacing 4' 10"	

LANDSCAPE NOTES

- CARES TO BE TAKEN TO PROTECT ALL UNDERGROUND UTILITIES. THE GENERAL CONTRACTOR IS TO VERIFY AND MARK THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN 10' OF THE EXISTING UTILITY. ALL UTILITIES SHALL BE CLEAN AND FREE FROM OBSTRUCTION AND SHALL BE MARKED WITH AIR TIGHT PIPES.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KNOXVILLE PLANTING SPECIFICATIONS.
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LANDSCAPE PLAN

SCALE: 1" = 20' 0"

BEAR L.P. NO. 587

DATE: 10/29/2014

DESIGNED BY: DMR

DRAWN BY: JSB

REVIEWED BY: JHH

CONTRACT NO. 140438

REVISIONS:

811

Know what's below. Call before you dig. In Tennessee call 811 or 1-800-351-1111

Sheet of 1 C1.6

MBI

Michael Brady, Inc.

299 N. WEISGARDER RD. KNOXVILLE, TENNESSEE 37916

PHONE: 966-595-0999 FAX: 966-595-5213 WWW.MBIENGINEERING.COM

ARCHITECTURAL ENGINEERING SERVICES

SANDERS MEDICAL PRODUCTS

10475 DUTCOTOWN RD. KNOXVILLE, TN 37932

A NEW DEVELOPMENT FOR

THE DRAWING HAS BEEN ISSUED FOR PERMITTING ONLY. DESIGN DEVELOPMENT. CONSTRUCTION DOCUMENTS.

Drawing Title: LANDSCAPE PLAN

LANDSCAPE PLAN

SCALE: 1" = 20' 0"

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DATE: 10/29/2014

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Sheet of 1 C1.6



 MICHAEL BRADY INC.

 ARCHITECTURAL ENGINEERING - INTERIOR

 290 N. RESERVE DR.

 MEMPHIS, TENNESSEE 38108

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 FAX: 901.584.0123

 WWW: MICHAELBRADY.COM



 THE CITY OF KNOXVILLE

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 KNOXVILLE, TN 37902

 TEL: 615.518.2000

 WWW: KNOXVILLE.GOV

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SANDERS MEDICAL PRODUCTS

 10475 GUTCHOWN ROAD

 KNOXVILLE, TN 37932

 A NEW DEVELOPMENT FOR

THIS DRAWING HAS BEEN REVISIONED

 FOR REVISION

 FOR REVISION

 FOR REVISION

 FOR REVISION

 DRAWING TIME:

 EXTERIOR ELEVATIONS

Date: 10/23/14

 Designed By: J.H.H.

 Drawn By: D.G.D.

 Reviewed By: J.H.H.

 Contract No.: 14-0050

 REVISIONS:

Sheet:

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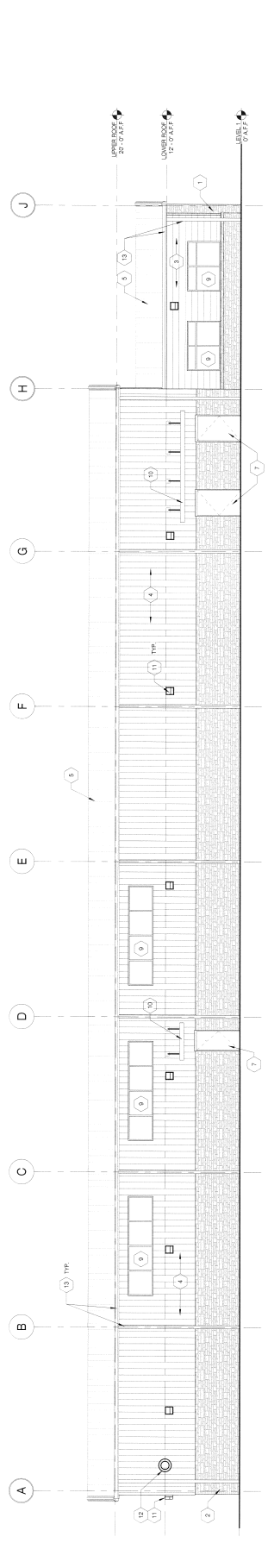
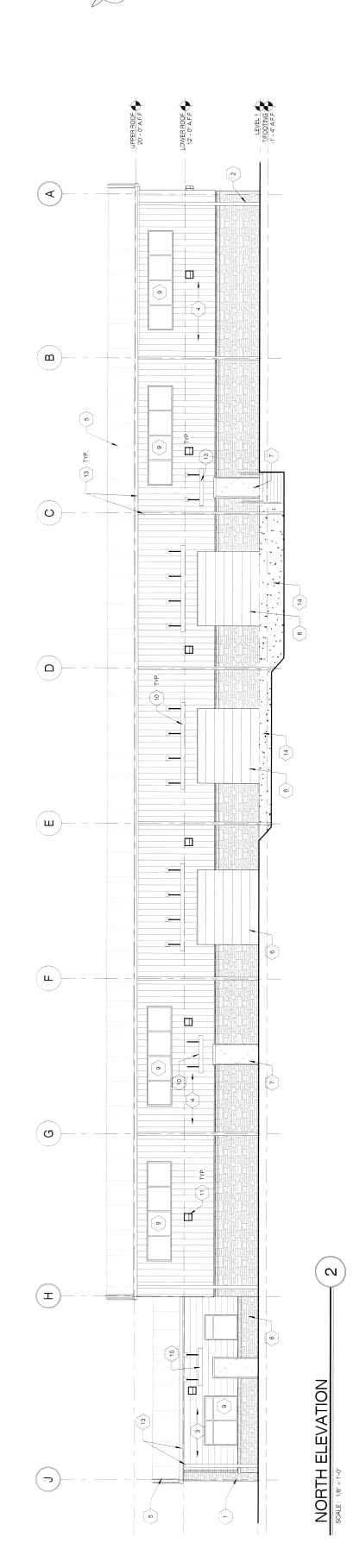
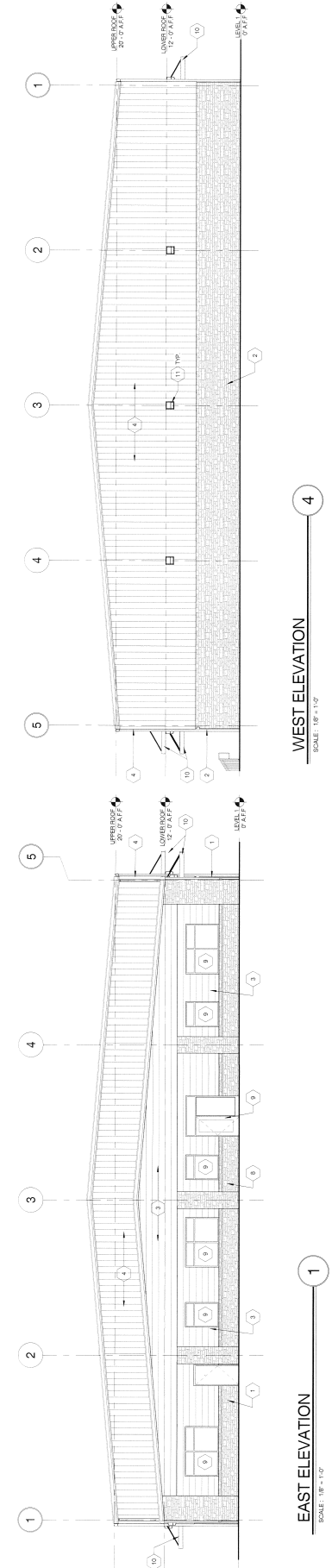
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11-A-114-OK

 J.H.H.

 10/23/14



- EXTERIOR ELEVATION KEYNOTES**
1. STONE NUMBER 10 STONE (WATERBURY) UP TO 3'-4" AFF.
 2. 12" WICK DRAINAGE FLAT METAL PANELS WITH BRASS BRUSH FINISH TO METAL BAW.
 3. 3/4" WICK DRAINAGE FLAT METAL PANELS WITH BRASS BRUSH FINISH TO METAL BAW.
 4. 3/4" WICK DRAINAGE FLAT METAL PANELS WITH BRASS BRUSH FINISH TO METAL BAW.
 5. GALVALUM STANDING SEAM METAL ROOF.
 6. INSULATED STEEL WALL PANELS WITH METAL DOORS.
 7. ALUMINUM DOORS WITH TYPICAL GLAZING.
 8. ALUMINUM DOORS WITH TYPICAL GLAZING.
 9. ALUMINUM DOORS WITH TYPICAL GLAZING.
 10. RAINSCREEN AND METAL LAMPY COVERS.
 11. ENAMEL KNOX WALL LIGHT FIXTURES.
 12. ENAMEL KNOX WALL LIGHT FIXTURES.
 13. ENAMEL KNOX WALL LIGHT FIXTURES.
 14. CONCRETE FOUNDATION AT DOOR AREA.