

MPC and MPC commissioners'



Item 4-H-15_UR

The Dollar General request must follow the recommendations' of the MPC staff.

Item 4 is the landscaping. Staff has recommended that all landscaping be performed within 6 months of the occupancy permit.

Item 9 calls for all brick or combination of brick or stucco façade. **I have spoken to Mr. Gene Brown and Mr. Brown has agreed to have the 3 public sides all brick with trim.** Please make the change in your motion to have all brick added to match the area buildings including the next door South Knox senior citizens' center.

Item 10 concerns the current pole sign. The only pole sign in the area is Weigel's , all other business have a monument style sign. Please approve staff recommendation of only a monument style sign.

Now is the time to follow the 2012 sector plan and make sure future development for Gov. John Sevier in the development plan as adopted.

Thank you.

Carson and Tammy Dailey

7508 Government Farm Road

Knoxville Tn. 37920

SOUTH SECTOR PLAN 2012

FOLLOWING PAGES ARE 34 AND 35 FROM THE 2012 SECTOR
PLAN WHICH DESCRIBES FUTURE DEVELOPMENT ON GOV.
JOHN SEVIER HIGHWAY A STATE SECINC HIGHWAY.



Governor John Sevier Highway Scenic Corridor Design Proposal

A major road improvement to widen Governor John Sevier Highway to a 4-lane divided facility is proposed by the Tennessee Department of Transportation (TDOT) for sometime between 2015 and 2024 for the segment between Alcoa Highway and Chapman Highway. This same segment of the highway holds a state level designation as a Rural Scenic Highway, however, this designation only prohibits junkyards and billboards within the corridor. The rest of Governor John Sevier Highway does not hold a state level designation.



Governor John Sevier was one of the founding fathers of Tennessee. The site of his homestead, Marble Springs, lies just off the highway.



Recently built metal structures in the corridor have spurred concerns by residents over the scenic quality of the corridor.

Community interests in more thorough protection of scenic resources have been heightened recently. This has arisen in response to recent residential and commercial development using building materials and types that disrupt the scenic quality of the corridor.

Both in response to community requests, as well as in the previous South County Sector Plan update of 2002, residents would like to see the rural scenic qualities of Governor John Sevier Highway protected as new

development occurs along the corridor. The following conceptual design guidelines are proposed to help protect the scenic quality of the corridor. However, to effectively implement these guidelines, corridor overlay zoning should be adopted.



Scenic Corridor Conceptual Design Guidelines

Public Realm:

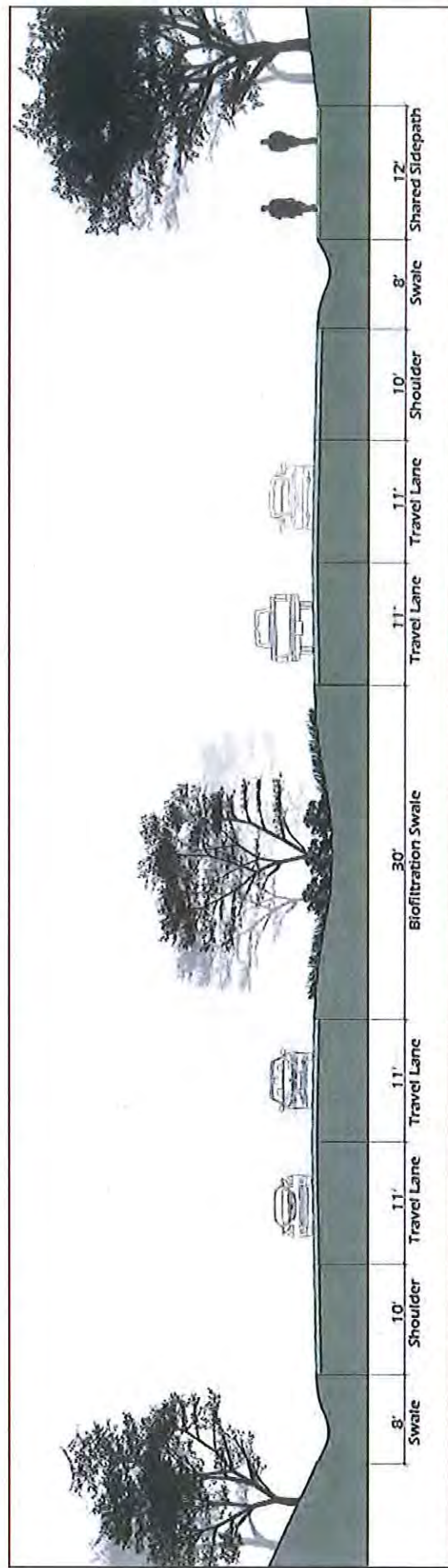
Since road widening to a FOUR-lane divided facility for Governor John Sevier Highway is expected in the near future, the following should be considered in the design of this right-of-way expansion.

Multi-modal, median divided, four-lane highway

- Four travel lanes with turning lane breaks at major intersections
- Landscaped separated, 12-foot wide bicycle/pedestrian sidepath

Green Highway Design

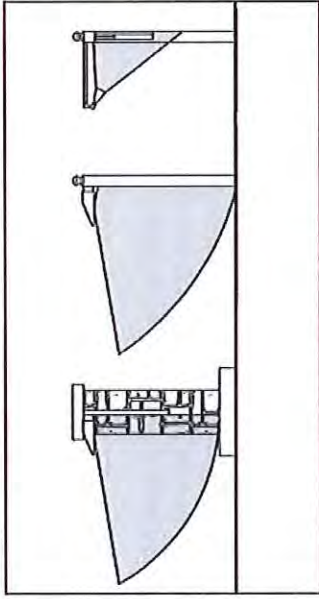
- Drainage swales
- Landscaping, including native trees and shrubbery within the rights-of-way



As TDOT widens Governor John Sevier Highway to a four-lane median-separated highway, the above illustration demonstrates how this highway can maintain a rural aesthetic. This example shows bioinfiltration swales in the median and grass swales on the side of the road to reduce and clean stormwater runoff and further protect bicyclists and pedestrians on the shared sidepath.

Lighting

- Public lighting limited to commercial nodes
- Dark sky lighting fixtures in commercial nodes



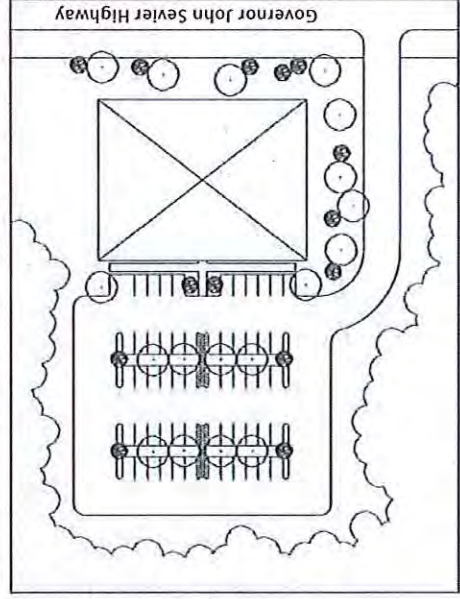
Lighting in both the public and private realm should adhere to 'dark sky' lighting standards to reduce light pollution throughout the corridor.

Private Realm:

For areas adjacent to the right-of-way, the following should be considered in development of a zoning overlay and subdivision regulations to protect scenic resources in the corridor.

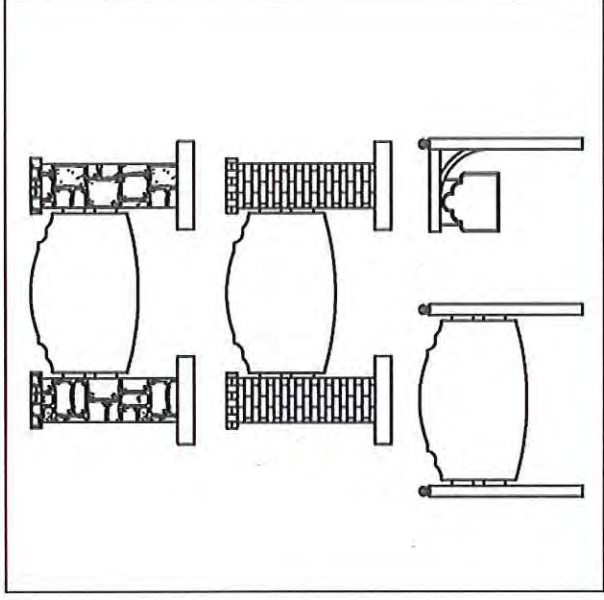
Access Management

- Shared access points to multiple tenant centers
- Limited access points for individual buildings
- Where possible, locate access points on streets instead of the highway
- Parking maximums and reduced parking minimums, with parking encouraged behind and to the side of structures



Sign Control

- Billboard prohibition along the entire South County corridor
- Uniform sign height, monument signs for individual buildings
- Master sign plan for multi-tenant centers



Sign controls should be implemented to help preserve the rural aesthetic of the corridor.

Site landscaping and woodland conservation

- Tree conservation with new construction
- Planting native tree species in parking areas and yards
- Planting trees and shrubs around buildings
- Prohibition on clearing and grading for non-residential uses on slopes over 25 percent



Recommended building materials, based on the best of current practice

- Brick, clapboard or clapboard-like material, square logs and stone
- Metal-sided with stone or brick on a majority of the façade



Window and doors (facing the highway)

- Entrance doors should be oriented to the highway
- Windows should compose at least one-quarter of the façade
- With unusual site constraints, an entrance door may be oriented to the side of the building and parking as long as windows face the highway
- Garages: doors should be oriented to the side of a building or the garage should be located behind the rear plane of a house or other structure

Uses not subject to overlay design review

- Houses under a 2,000 square foot footprint
- Agriculture with the exception of home occupations; structures used for such occupations should be constructed with (a) materials typical of South County residences, using clapboard or clapboard-like materials, square logs, stone, or brick, and (2) windows on every face of the structure.

Lighting

- Dark sky lighting fixtures
- Recessed canopies for gas pump and drive-through areas



This Weigel's has reduced light pollution impact on adjacent properties.

Setbacks

- Establishment of a general build-to line
- Allowances for setback averaging, given the varied nature of the terrain

Other Considerations

- Limited new commercial development at significant intersections, like Maryville Pike and Chapman Highway
- Office, public/institutional, and residential uses as the predominant land use pattern

The following pages show development when no control is set in place. All buildings are on Gov. John Sevier Highway. A state scenic highway.

①



2



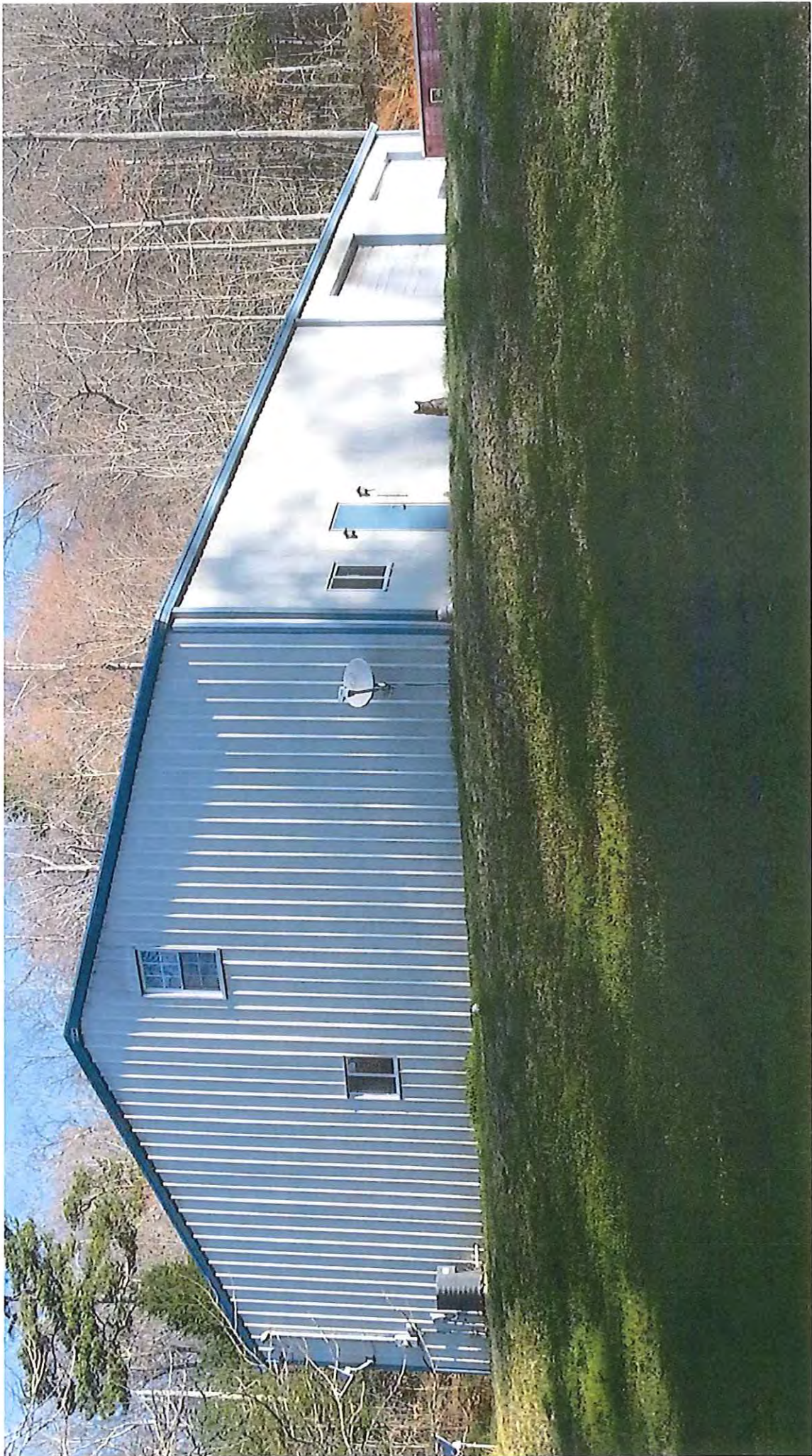
3





Built under A House Permit.
Illegal Run Business.

4



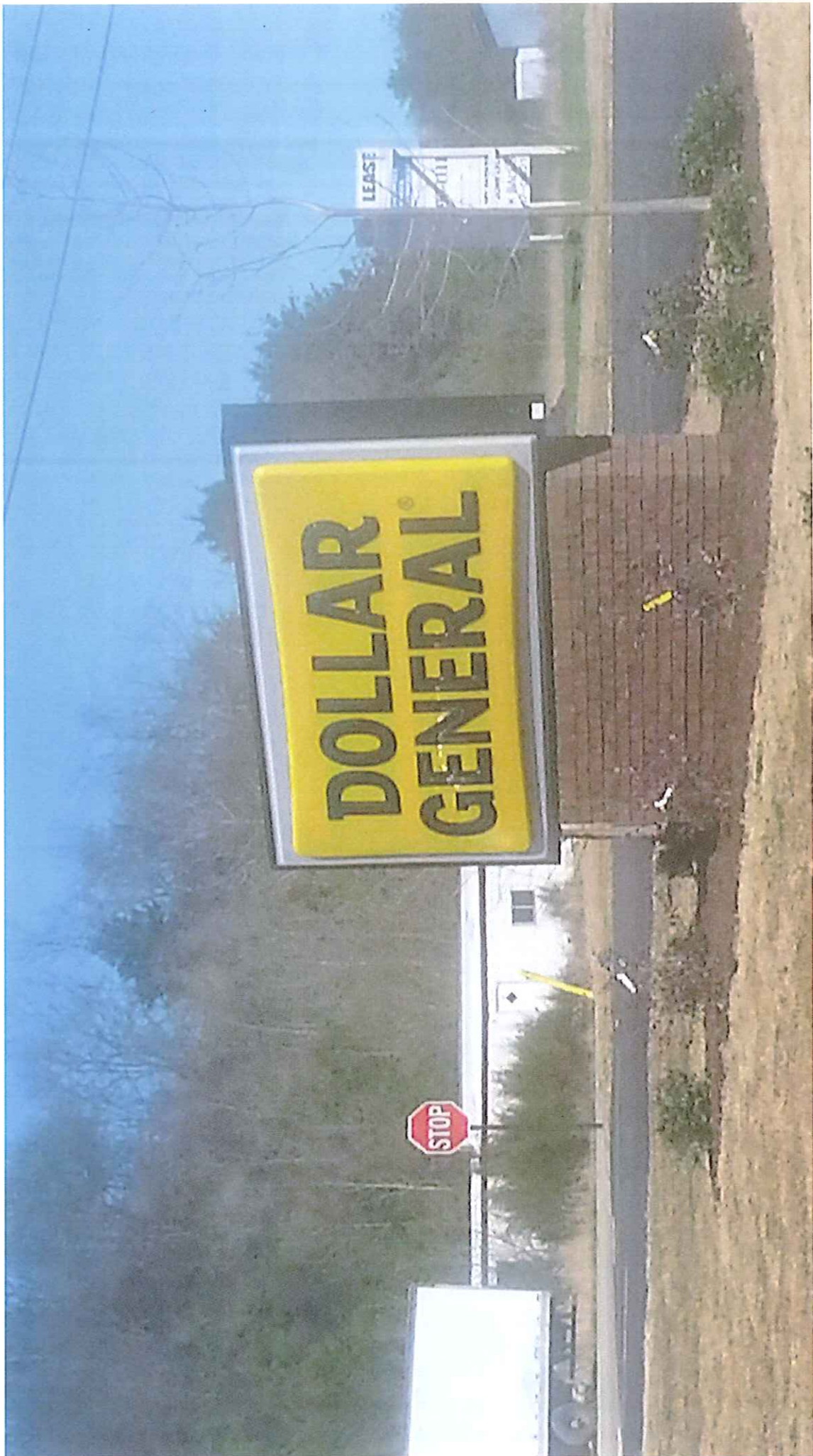
Built under A House Permit
Illegal Run Business

5

The following pages show the new Dollar General store on Gov. John Sevier at the Ramsey House. The all brick and monument sign are the types of development that Gov. John Sevier highway should have.

6





⑦

The following pages show the Dollar General store as a warehouse style. This warehouse style building will not be suitable for the neighborhood. The pole sign needs to go and a monument sign only.



8



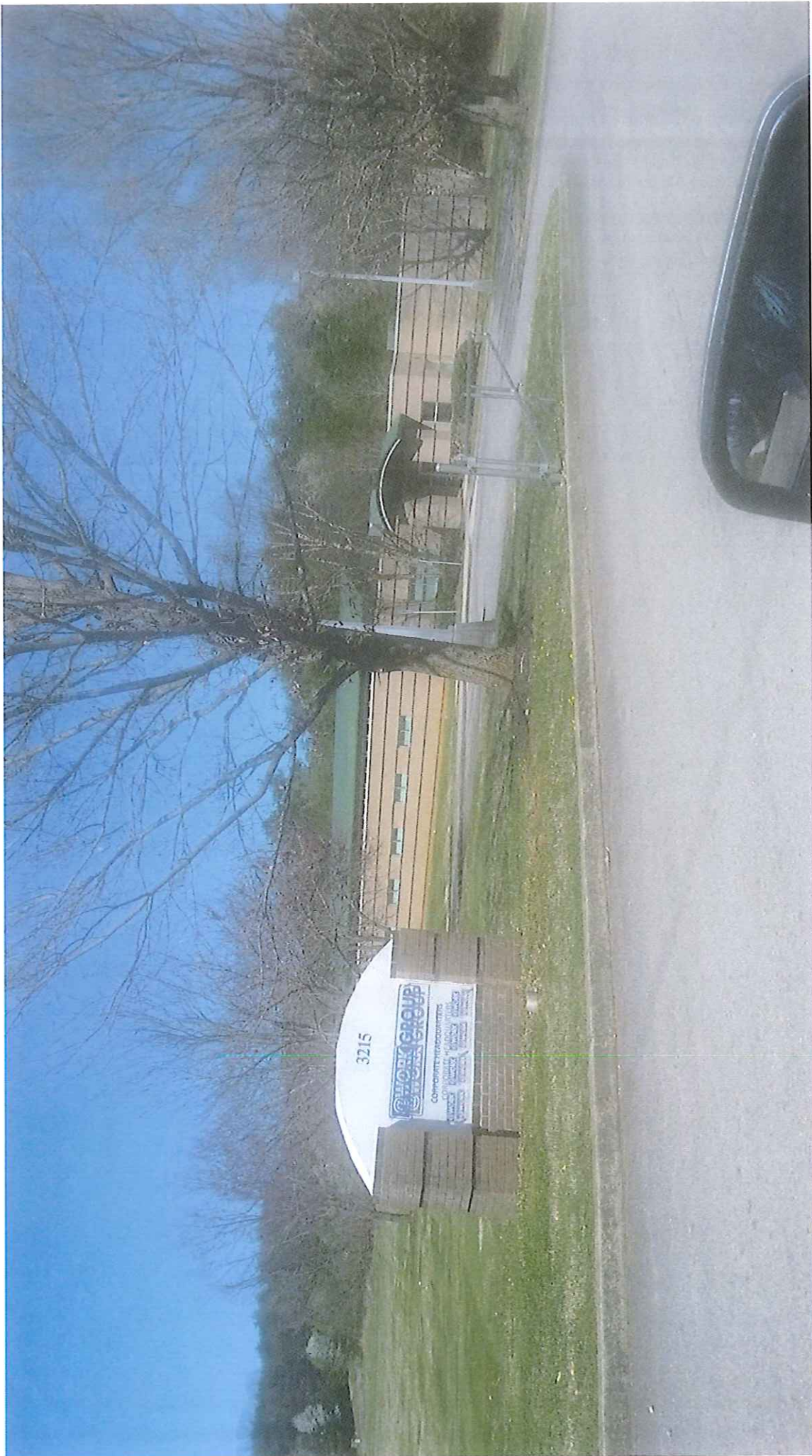
9

The following pages show current development surrounding the site. The South Knox Senior Citizens Center is next door.



10





13





51





169



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Proposed Dollar General on John Sevier Hwy

1 message

Maureen <poohbear49@comcast.net>

Sun, Apr 5, 2015 at 10:39 AM

Reply-To: poohbear49@comcast.net

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

The main issue is going to be traffic no turn lanes etc. needs to be looked at or a street light there

Sent from my iPhone

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This message was directed to commission@knoxmpc.org

April 2, 2015

TO: Knox County MPC

RE: 4-H-15-UR

Dear Commissioners:

It is our understanding that you will be hearing a proposal to build a Dollar General Store on Circle Oak Drive in South Knoxville. We have some concerns about this proposal:

1. The building needs to be brick/stucco, not metal.
2. If the sign is placed on a base, it must not obstruct the view of persons entering Gov. John Sevier Hwy from Circle Oak.
3. We are also concerned that traffic turning left onto Circle Oak from W. Gov. John Sevier Hwy will cause a back-up, since there is no turn lane at that point.
4. Also, traffic turning left onto Gov. John Sevier Hwy from Circle Oak may cause congestion at that intersection.

Please take these concerns into consideration as you make your decision. We live in South Knoxville and, feel that if we must have additional businesses, they need to be quality and an asset to the community.

Thank you,

Donald G and Patricia K Paschal
7234 Settlers Path Ln
Knoxville TN 37920
865-609-7300



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] MPC Case # 4-H-15-UR Dollar General

1 message

Name <sturdy@bellsouth.net>

Sun, Apr 5, 2015 at 12:12 PM

Reply-To: sturdy@bellsouth.net

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: Roy Braden <roy.braden@knoxcounty.org>, Mike Brown <brownm55@comcast.net>

Dear MPC Members:

As you can see from the attached pictures, we already have too many ugly metal buildings fronting Governor John Sevier Highway. This is a designated scenic highway as you know and we ask that every effort be made to keep it so. As for the proposed Dollar General store, we want a building with at least three sides brick with landscaping in keeping with the South Sector Plan. This area needs to be improved and kept up to scenic hwy. standards. A monument type sign would also help emphasize Gov. John Sevier's monumental impact on history!

Thank you for your consideration.

Jim Sturdevan

7424 South Point Road

Knoxville, TN. 37920

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This message was directed to commission@knoxmpc.org**Gov John Sevier HighwayAug2014G.pptx**

3439K

Gov. John Sevier Highway

Scenic Highway
or Cluttered Junkyard?

The following pictures were taken while driving along a 5 mile stretch of Gov. John Sevier Highway from the intersections of John Sevier and Alcoa and John Sevier and Chapman Highway. Ask yourself the following question: if I were from out of town, would I believe I was driving on a scenic highway....?

These violations are still ongoing, 4 years later!

“Grading” project. Oh, and how DID a grading permit get issued for agricultural land which clearly stated on the permit that it was going to be a commercial operation.....?





This pond **on adjacent property**, which has been fished in for generations, is filling with silt from the grading done for the “commercial” project on the previous slide.

Note the bottom of this stream bed is full of silt. This stream fills the pond.



No Landscape Barrier



09/11/2012 23:24

A **GOOD** Example! Of blending in with the surrounding natural landscape



09/11/2012 23:24

This is even worse now, 2 years later!
Is this legal? Is it SCENIC? No barrier,
no landscaping of ANY kind!



09/11/2012 23:26

Likewise here: no barrier, no landscaping. Is there ground contamination happening here?



09/11/2012 23:26



09/11/2012 23:27

This is considered a residence? Is this appropriate for a historic scenic highway?



For sale signs indicate land is zoned commercial....but it's not.



Is this commercial property? Is it scenic? What is the environmental impact? What is planned here?



Residence? Or “show chrome” shop?



15 acres commercial?!



Is this commercial too?



And this?



And this?



Future flea market?



09/14/2012 22:53

Just Imagine.....

- Is Governor John Sevier a scenic highway or a cluttered parking lot/junk yard/flea market? Not very scenic now & imagine what it will be if it is cluttered with a dozen more metal shed “homes” and littered with industrial trailers, rusting dump trucks and abandoned junk of all types and sizes.....?

This could happen to YOUR back yard!

- if the Sector Plan is not honored,
- if our way of life is not respected & protected,
- if our cultural and historical heritage is not preserved,
- **If elected officials and government employees refuse to enforce codes and zoning regulations.**



**Silt filling the
bottom of this
stream!**



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Dollar General at John Sevier Highway

1 message

amkpf423 via Commission <commission@knoxmpc.org>

Sun, Apr 5, 2015 at 10:10 PM

Reply-To: Amkpf423@aol.com

To: Commission@knoxmpc.org

To whom it may concern,

We reside in south Knoxville fairly close to the proposed Dollar General to be built. This building needs to be built in accordance with the nicer brick buildings in the vicinity and particularly since John Sevier is a designated scenic highway. There are enough metal trashy structures that are in codes violations already on this road which need to be addressed so obviously we do not need one more.

We appreciate your help in this matter.

Sincerely,
Sara Dyer and Howard Taylor

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] File 4-H-15UR; April 9th AGENDA ITEM #36 Dollar General Store Proposals

1 message

Gail Wood <gmwood14@comcast.net>
Reply-To: gmwood14@comcast.net
To: commission@knoxmpc.org

Thu, Apr 2, 2015 at 10:56 PM

Commissioners:

The John Sevier Highway neighborhoods do not want the proposed Dollar General store to be a metal 'warehouse' building, nor do we want to see a 'pole' sign used.

We feel this would denigrate an area that already has brick buildings in place: South Knoxville Senior Center, a neighboring property to the development, is brick and well landscaped; the Weigel's, in site of the development, is brick; the church, in site of Weigel's is brick; the firehouse, in site of Weigel's, is brick.

In addition, the MPC plan for development for John Sevier Highway is very specific about the choices of lighting, building materials, landscaping. The plan does not call for metal warehouses nor pole signs.

Residents of the John Sevier Corridor have worked hard to eliminate the "junkie look" that is pervasive along John Sevier. There are existing brick structures all around the proposed property, enough to justify this development be brick, with appropriate landscaping, and with a monument sign. These choices begin to add up – until, visually, one building, one development at a time, and through our willingness to fight for thoughtful development and aesthetics...we will elevate the look of John Sevier Highway – a road still designated a "Scenic Highway".

Thank you for considering my request.

Gail Wood

940 Westcourt Dr.

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This message was directed to commission@knoxmpc.org