



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

▶ **FILE #:** 4-F-15-UR

AGENDA ITEM #: 34

AGENDA DATE: 4/9/2015

▶ **APPLICANT:** JOHNSON ARCHITECTURE, INC.

OWNER(S): Radio Systems Corporation

TAX ID NUMBER: 131 B A 001, 131-07310, 131-07316 & 131-07330 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10427 Petsafe Way

▶ **LOCATION:** Southwest side of Cogdill Rd., northwest side of Lexington Dr., north and south side of Petsafe Way.

▶ **APPX. SIZE OF TRACT:** 17.85 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cogdill Road, a minor collector street, with a 19' pavement width within a 60 ft. right-of-way and Lexington Dr., a local street with a 24' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** PC (Planned Commercial) / TO (Technology Overlay) & CB (Business and Manufacturing) / TO

▶ **EXISTING LAND USE:** Business- office/warehousing

▶ **PROPOSED USE:** Building additions and parking lot expansion

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed businesses and warehousing / PC (Planned Commercial) / TO (Technology Overlay)

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

East: Mixed businesses and warehousing / PC (Planned Commercial) / TO (Technology Overlay) & I (Industrial) / TO (Technology Overlay)

West: Golf driving range / CB (Business and Manufacturing) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located in the Cogdill Rd. commercial area. This area is characterized by mixed heavy commercial, distribution and light manufacturing businesses.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for the building additions and parking lot expansion as shown on the development plan subject to 8 conditions

1. Approval of a Certificate of Appropriateness (3-A-15-TOB) by the Tennessee Technology Corridor Development Authority (TTCDA).
2. Approval of a variance by the Knox County Board of Zoning Appeals to reduce the required size of a parking stall, from 200 square feet to 162 square feet.
3. Installation of all sidewalks/pathways as shown on the development plan in compliance with all applicable requirements of the Americans with Disabilities Act (ADA).
4. Installing all landscaping within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
5. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
6. Combining all parcels owned by the applicant's client into one parcel through the resubdivision process.
7. Meeting all relevant requirements of the Knox County Health Department.
8. Meeting all relevant requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC and CB zoning districts and the other criteria for approval of a use on review.

COMMENTS:

The applicant is requesting approval of two building additions and additional parking for the PetSafe, Inc. campus off Cogdill Road. The applicant has submitted a master plan for the PetSafe, Inc. campus (owned by Radio Systems Corp) with the intent that all of the property will be combined into a single development parcel. The proposed campus is located on the north and south sides of Petsafe Way and fronts along the west side of Cogdill Rd. from Petsafe Way south to Lexington Dr. The majority of the property is zoned PC (Planned Commercial) / TO (Technology Overlay) with only the 1.5 acre lot fronting on Lexington Dr. being zoned CB (Business and Manufacturing) / TO (Technology Overlay).

The applicant is proposing two building additions on buildings that front on Cogdill Rd. The first addition is to the former Dairy Farmers of America building located on the south side of Petsafe Way and west side of Cogdill Rd. This building is being converted to a meeting facility for the campus. In addition to the meeting space, the building will also include a call center, fitness facility, break room and exterior patio. The proposed addition of approximately 1800 square feet will be added to the south side of the building with an adjoining outdoor patio area of approximately 1650 square feet. The second building addition is to the office/warehouse building located just south of the new meeting facility. The addition of approximately 6875 square feet will be located on the back side of the building and will include an additional loading dock.

The development plan also includes a modification to the existing parking lot between the two buildings fronting on Cogdill Rd. and the addition of a new parking lot on the vacant 1.5 acre lot that fronts on Lexington Dr. The proposed parking spaces will be 9'x18' (162 square feet) which will require the approval of a variance from the Knox County Board of Zoning Appeals (BZA). The proposed plan incorporates pathways that will connect to the existing pathway system and provide pedestrian connections throughout the campus.

The only proposed signage will be the addition of a new building sign for Radio Systems Corporation on the new meeting facility with the sign facing Cogdill Rd. The proposed lighting for the parking lots include full cut-off LED fixtures mounted on 25 ft. poles.

The proposed development will be before the Tennessee Technology Corridor Development Authority (TTCDA) on April 6, 2015 for a Certificate of Appropriateness (3-A-15-TOB).

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

1. The proposed development will have a minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed is compatible with the surrounding businesses.

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

1. The proposed building additions and parking lot expansion are 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 development plan meets all relevant requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this property for light industrial uses. The proposed building expansions and the accompanying parking will be used by Radio Systems Corp. which manufactures electronic animal control devices which is consistent with the plan.

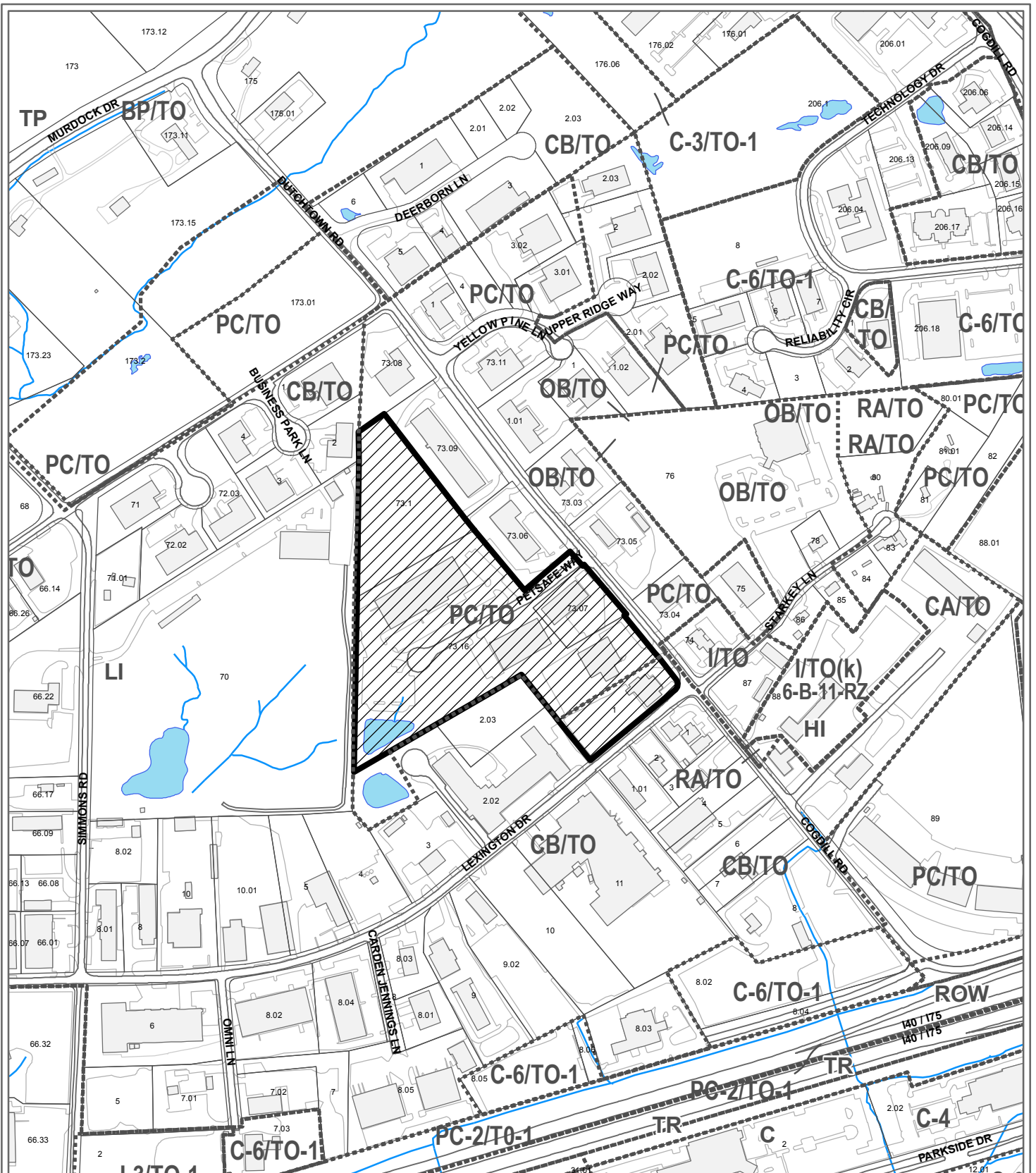
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 86 (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-F-15-UR
USE ON REVIEW**

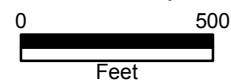


Building additions and parking lot expansion in PC (Planned Commercial) / TO (Technology Overlay) & CB (Business and Manufacturing) / TO

Original Print Date: 3/24/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Johnson Architecture, Inc.

Map No: 131
Jurisdiction: County



Site Improvements for: PetSafe Inc. 10427 Electric Avenue Knoxville, Tennessee 37932

March 25, 2015

ARCHITECT:



Johnson
Architecture
2240 Sutherland Avenue, Suite 105
Knoxville, TN 37919
865.671.9060
jainc.com

CIVIL:

Will Robinson & Associates
131 Brentwood Drive
Oak Ridge, Tennessee 37830
(865) 386-4200
Contact: Will Robinson

LANDSCAPE:

Jenny Thurman, RLA
1793 The Lane Road
Cookeville, TN 38506
(931) 537-3589
TN License #819

ELECTRICAL:

Engineering Services Group, Inc.
900 East Hill Ave. Suite 350
Knoxville, TN 37915
(865)522-0393

MPC SUBMISSION
NOT FOR CONSTRUCTION
March 25, 2015



LOCATION

CODE REQUIREMENTS

DRAWING INDEX



BUILDING CODE/ ZONE ANALYSIS

KNOX COUNTY, CITY OF KNOXVILLE
PROJECT: Site Plan Improvements for:
PetSafe Inc.
OWNER: Radio Systems Corp.
CONTACT: Rick Friel (865) 671-9060
ARCHITECT: Johnson Architecture, Inc.
2240 Sutherland Avenue, Suite 105
Knoxville, TN 37919
865-671-9060 fax 865-671-9061
Applicable Codes (as currently adopted by the City of Knoxville Inspections Bureau):
City of Knoxville Zoning Ordinance (with amendments) adopted by City Ordinance 3369
2009 ICC/ANSI A117.1
2012 International Energy Conservation Code as adopted by City Ordinance 0-219-2012
2012 Green Construction Code (pending adoption)
2012 International Building Code as adopted by City Ordinance 0-221-2012
2012 International Existing Building Code as adopted by City Ordinance 0-226-2012
2012 International Residential Code as adopted by City Ordinance 0-223-2012
2012 International Performance Code as adopted by City Ordinance 0-220-2012
2008 edition of the National Electrical Code as adopted by City Ordinance 0-38-2010
2012 edition of the International Fuel Gas Code as adopted by City Ordinance 0-223-2012
2012 edition of the International Mechanical Code as adopted by City Ordinance 0-222-2012
2012 edition of the International Plumbing Code as adopted by City Ordinance 0-224-2012
2012 edition of the International Property Maintenance Code as adopted by City Ordinance 0-225-2012
Knoxville Code of Ordinances: Chapter 6 Buildings and Building Regulations, Article 1, Section 6-5, Fire District.
2012 International Fire Code with Local Amendments as adopted by City Ordinance 0-227-2012

Occupancy Classification: Business
Type of Construction: II B - Sprinkler

Building Height and Area: Business

Table 503 Requirements	
Max. height in feet:	55
Max. number of stories:	4
Max. floor area:	23,000 S.F.
Max. area per floor w/ allowable increases:	69,000 S.F.

Table 601 Requirements:		II B
Structural frame including columns, girders, trusses:	0	
Bearing walls:	0	
Exterior:	0	
Interior:	0	
Non-bearing walls and partitions:	0	
Exterior (I):	0	
Interior:	0	
Floor Construction:	0	
Including supporting beams and joists:	0	
Roof Construction:	0	
Including supporting beams and joists:	0	
Table 602		
Fire-resistance rating requirements for Exterior Walls based on Fire Separation Distance (a):		
Fire Separation Distance (feet)	Type of Construction	Group A, B, E, F-2, I, R (I), S-2, U
< 5(c)	All	1
>= 5 < 10	Others	1
>= 10 < 30	I-4, V-4	0
>= 30	All	0

Table 1016.1 - Exit Requirements:		300' (IBC) 200' (NFPA)
Max. exit travel distance:		30'
Max. length of dead-end corridor:		30'
Capacity of Means of Egress:		
Min. corridor width:		72 inches
Min. stair width:		44 inches
Min. door opening:		32 inches clear

TITLE SHEET

CIVIL

C1.1 SITE PLAN

LANDSCAPE

L1.1 LANDSCAPE PLAN

ARCHITECTURAL

SP-0 SITE PLAN LAYOUT
2.1 DAIRY FARMERS FLOOR PLAN
2.2 DODDSON FLOOR PLAN
3.1 DAIRY FARMERS EXTERIOR ELEVATIONS
3.2 DODDSON EXTERIOR ELEVATIONS

ELECTRICAL

E1.1 DFA/DODDSON SITE PLAN ELECTRICAL
E1.2 SITE PLAN LIGHTING CALCULATIONS - DFA
E1.3 SITE PLAN LIGHTING CALCULATIONS - DODDSON
E1.4 SITE PLAN LIGHTING CALCULATIONS - PARKING LOT

4-F-15-UR
Revised: 3/26/2015

SET NO. _____



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Site Improvements for:
PetSafe, Inc.
10427 PetSafe Way
Knoxville, Tennessee 37932

SITE LAYOUT PLAN

REVISIONS:

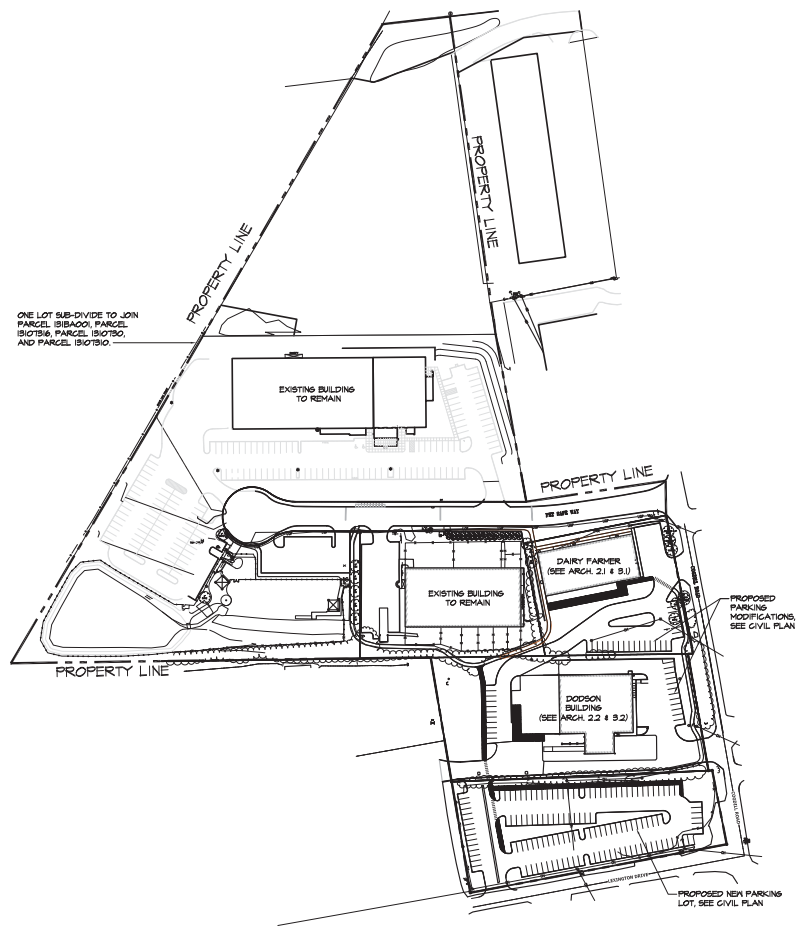
DATE: March 25, 2015

FILE NAME: DFA-SP-0

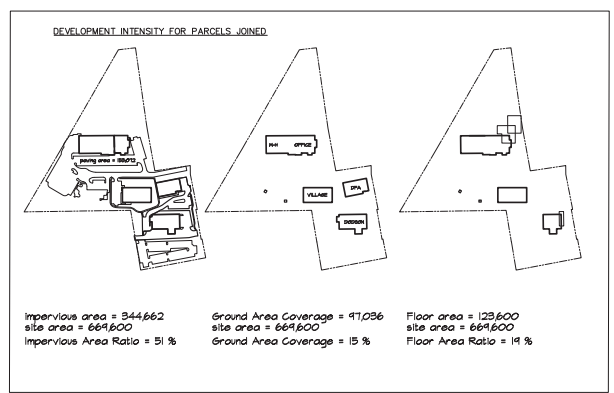
PROJECT NO: 133057

SP-0

PLOT SCALE: AS NOTED



SITE LAYOUT PLAN
SCALE: 1" = 100'-0"
MAGNETIC NORTH



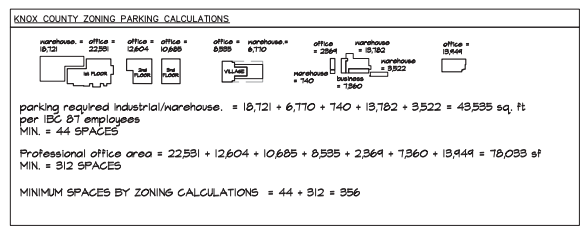
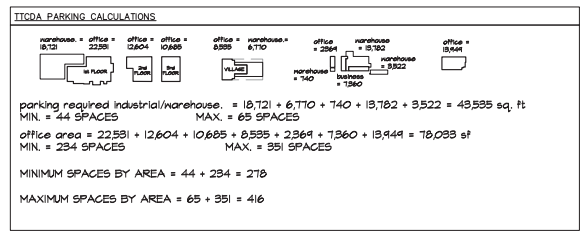
DEVELOPMENT INTENSITY TABULATIONS
PARCEL 131 07312 & 131 BA00201

SITE SUMMARY:
REQUIRED PARKING SPACES: Zoning B56
MAXIMUM PARKING ALLOWED: TTCDA 421
EXISTING SPACES PROVIDED: 329
PARKING SPACES INDICATED: 476D

PROPOSED SPACES ADDED = 127
PROPOSED SPACES LOST = 31
PROPOSED TOTAL SPACES = 415

GROUND AREA COVERAGE = 15%
FLOOR AREA COVERAGE = 19%
IMPERVIOUS AREA RATIO = 51%

4-F-15-UR
Revised: 3/26/2015





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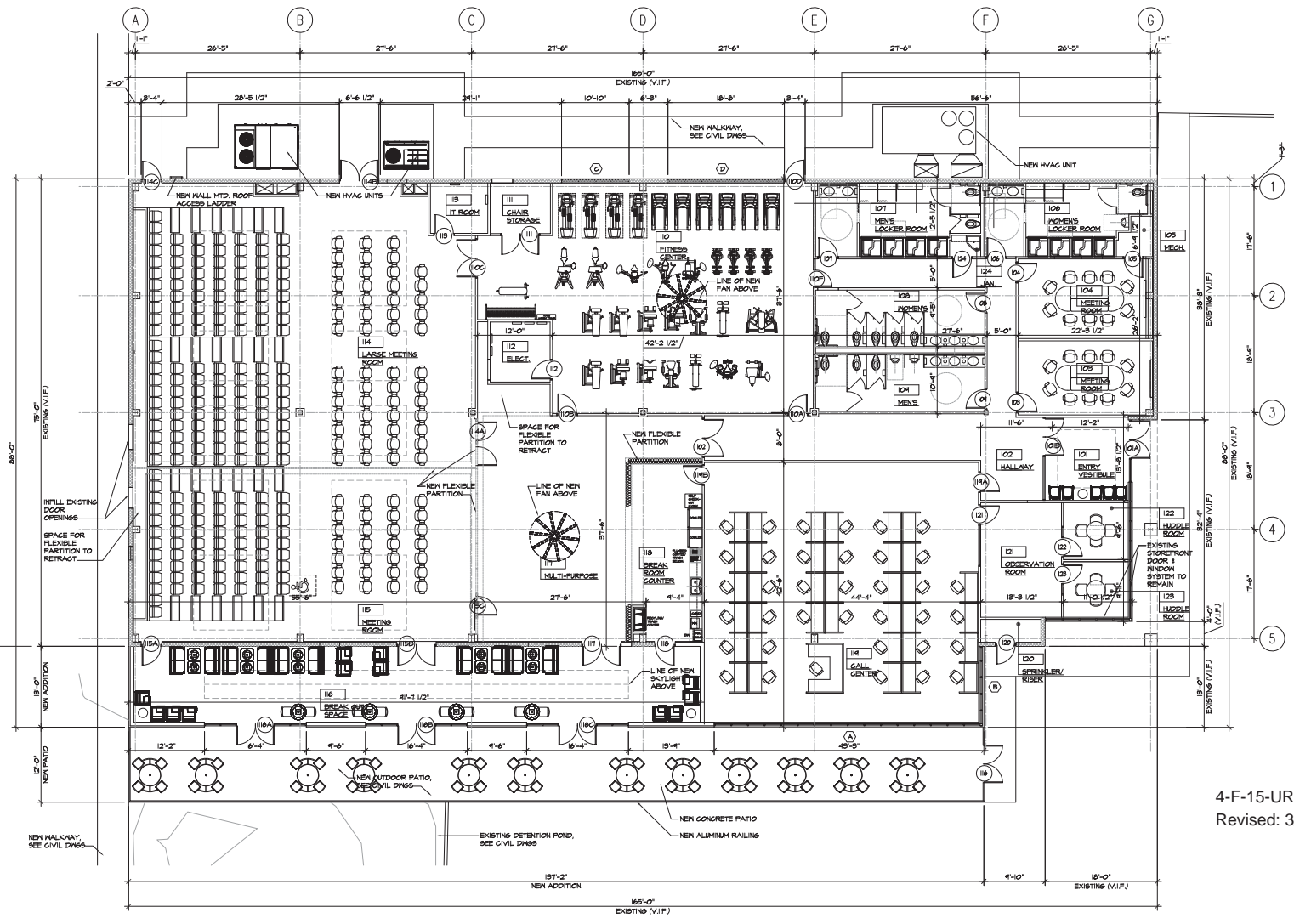
DAIRY FARMERS FLOOR PLAN

REVISIONS:

DATE: March 25, 2015
FILE NAME: DFA-2.1
PROJECT NO: 133057

2.1

PLLOT SCALE: AS NOTED



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

4-F-15-UR
Revised: 3/26/2015



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DAIRY FARMERS
EXTERIOR ELEVATIONS

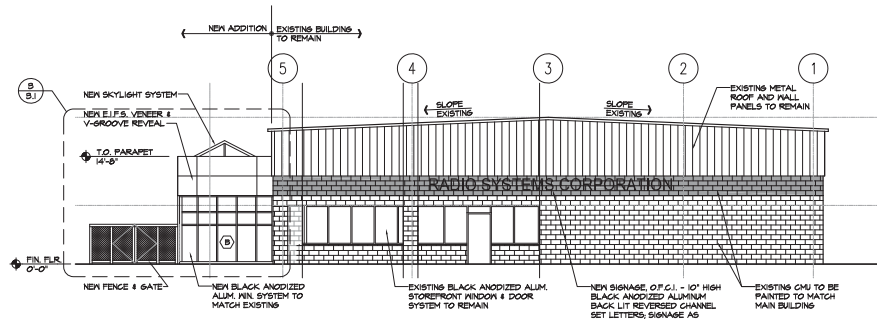
REVISIONS:

DATE: March 25, 2015

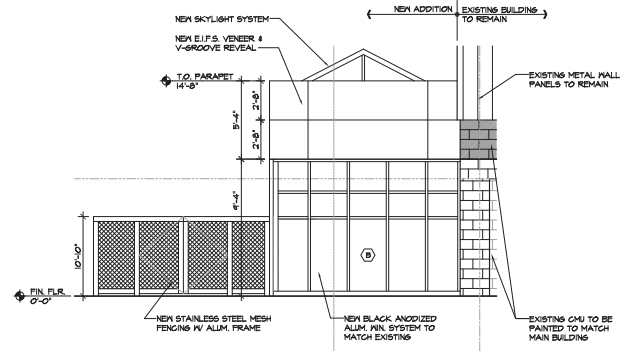
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PROJECT NO: 133057

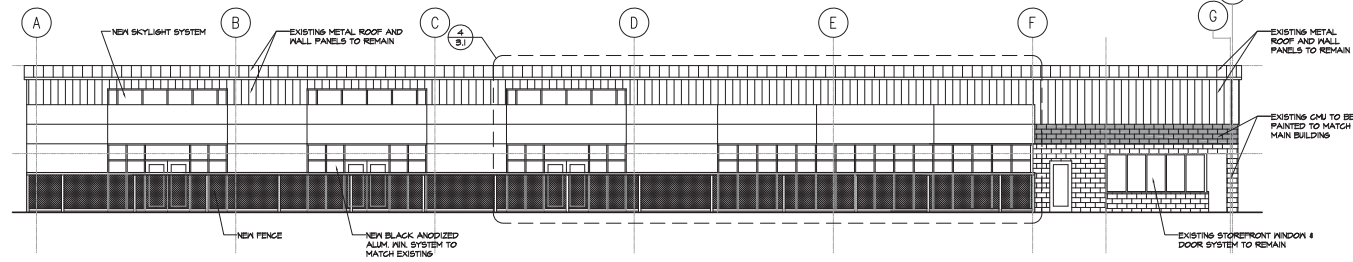
3.1



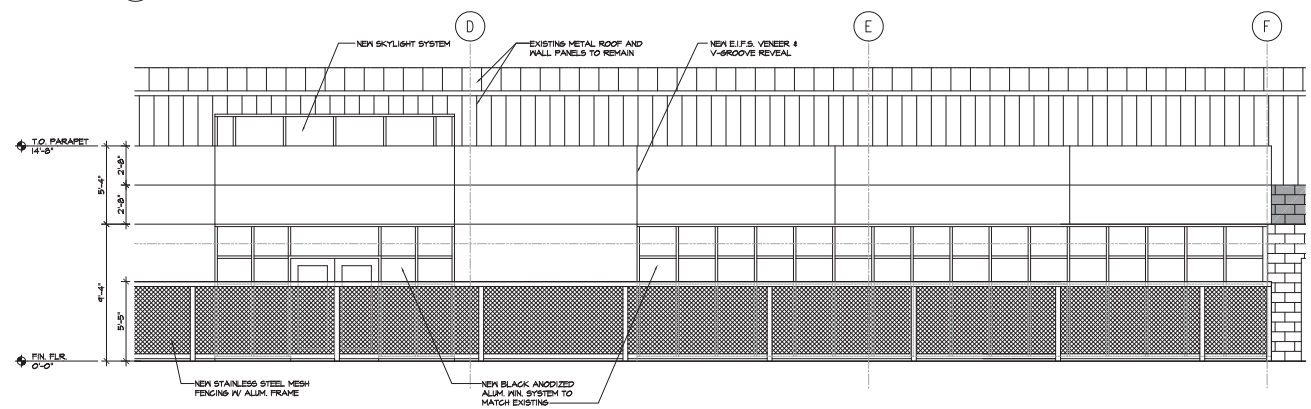
1 PROPOSED EXTERIOR ELEVATION - DAIRY FARMERS
3.1 SCALE: 1/8" = 1'-0"



3 ENLARGED PARTIAL ELEVATION
3.1 SCALE: 1/4" = 1'-0"



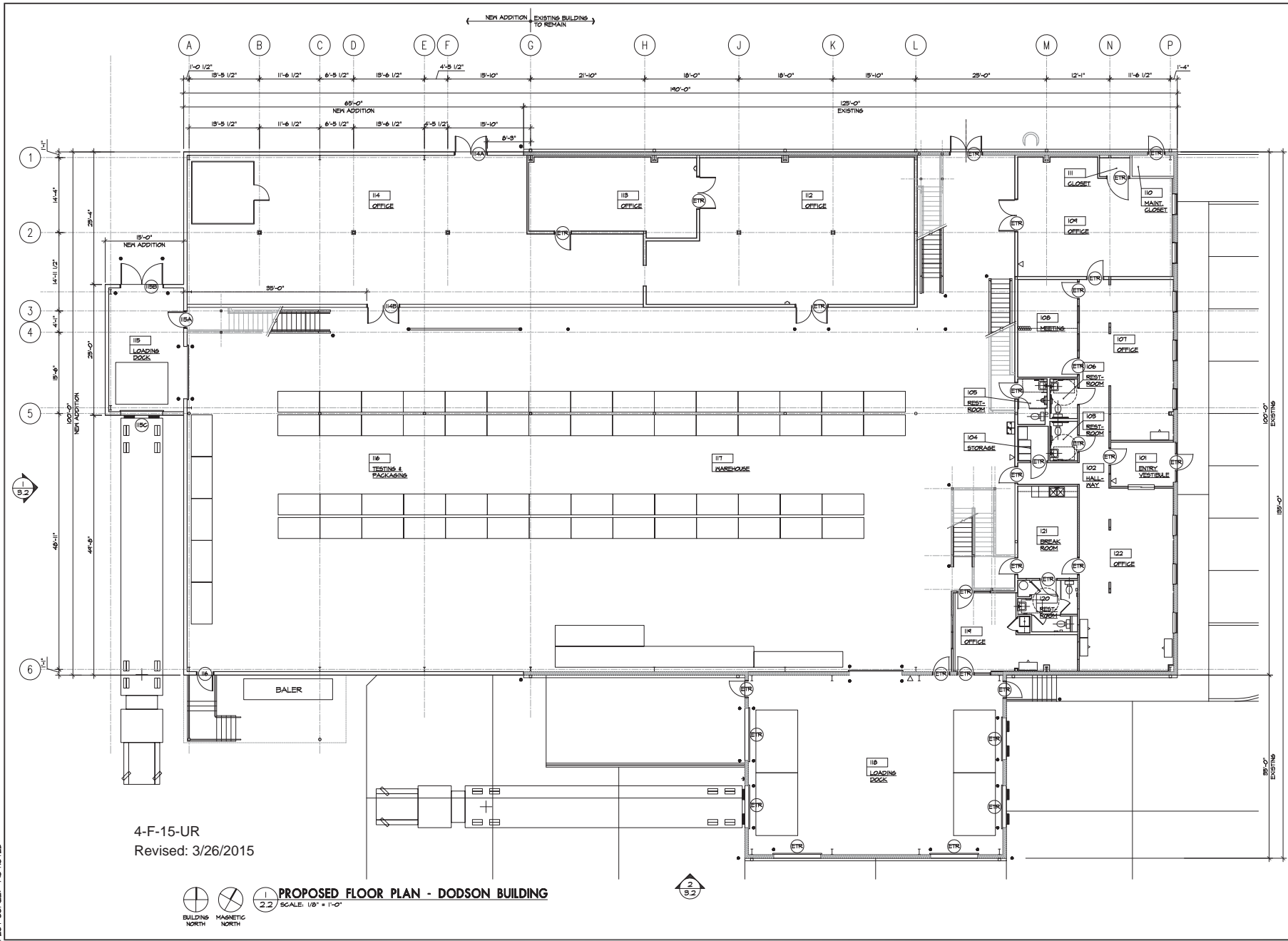
2 PROPOSED EXTERIOR ELEVATION - DAIRY FARMERS
3.1 SCALE: 1/8" = 1'-0"



4 ENLARGED PARTIAL ELEVATION
3.1 SCALE: 1/4" = 1'-0"

4-F-15-UR
Revised: 3/26/2015

PLOT SCALE: AS NOTED



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Site Improvements for:
PetSafe, Inc.
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Knoxville, Tennessee 37932

DODSON FLOOR PLAN

REVISIONS:

DATE: March 25, 2015
FILE NAME: DFA-2.2
PROJECT NO: 133057

2.2

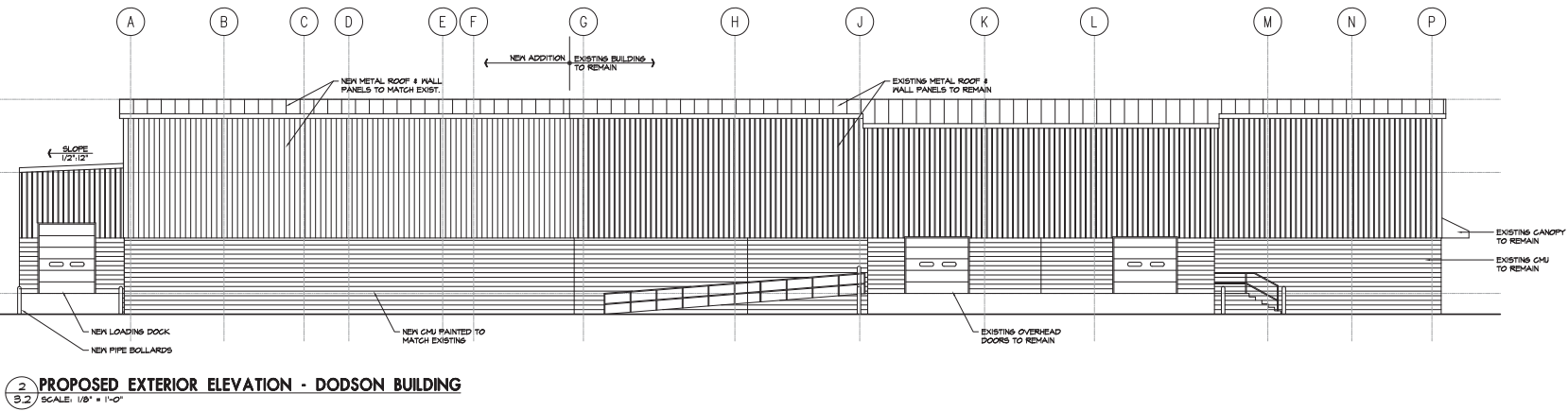
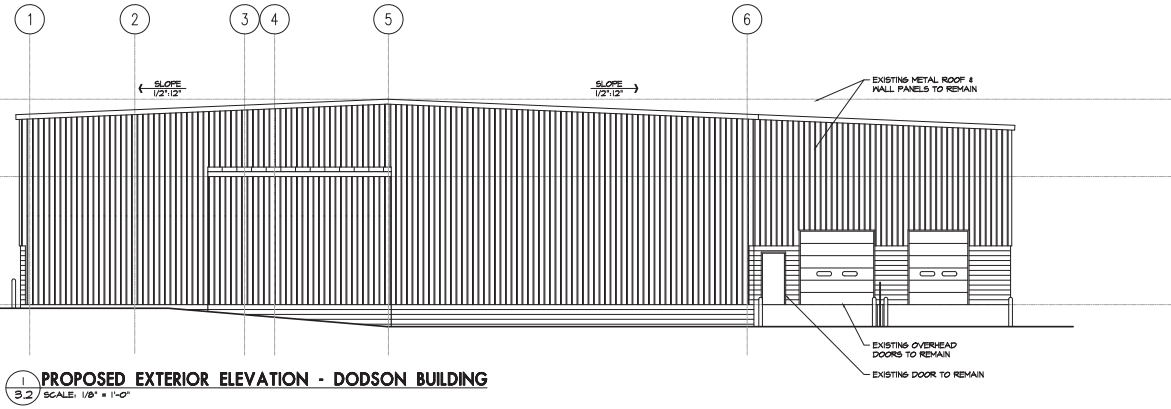


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4-F-15-UR
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10427 PetSafe Way
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DODSON EXTERIOR ELEVATIONS

REVISIONS:

DATE: March 25, 2015
FILE NAME: DFA-3.2
PROJECT NO: 133057

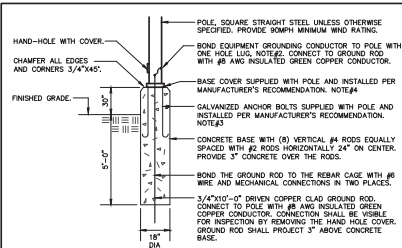
3.2

PLOT SCALE: AS NOTED

LIGHTING FIXTURE SCHEDULE						
TYPE	LAMPS	MOUNTING	FIXTURE DESCRIPTION	MANUFACTURER'S NAME AND CATALOGUE NUMBER	INPUT WATTS	NOTES
T	LED 976 LUMENS	POLE MTD	16" SQ LED POLE LIGHT WITH BRONZE ALUMINUM HOUSING FORWARD THROW OPTICS, SQUARE STRAIGHT POLE, 25'-0" BRONZE FINISH	ACCULITE SST-A09-4K-IN-FT-BZ	97	X
U	LED 10,347 LUMENS	POLE MTD	16" SQ LED POLE LIGHT WITH BRONZE ALUMINUM HOUSING, TYPE 3 OPTICS, SQUARE STRAIGHT STEEL POLE, 25'-0" BRONZE FINISH	ACCULITE SST-A09-4K-IN-30-BZ	97	X

LIGHTING FIXTURE NOTES:

1. ALL SUBSTITUTE LIGHT FIXTURES WHEN SUBMITTED FOR REVIEW MUST INCLUDE A POINT BY POINT FOOTCANDLE CALCULATION OF THE SITE ON 24" X 36" SHEET FOR REVIEW BY THE ENGINEER.



POLE BASE DETAIL FIXTURE TYPES "T" & "U"

NOTES:

1. BASE SHALL BE HAND RUBBED FINISH UNLESS OTHERWISE SPECIFIED.
2. EQUIPMENT GROUNDING LUGS TO BE FACTORY INSTALLED.
3. TOP OF ANCHOR BOLTS SHALL EXTEND FULLY THROUGH THE TOP MOST NUT TO PROVIDE FULL STRUCTURAL STRENGTH AND POSITIVE DRAINAGE OF RAINWATER.
4. POLE BASE COVER SHALL TOUCH THE TOP OF THE CONCRETE BASE. THERE SHALL BE NO VISIBLE AIR GAP BETWEEN THE BASE COVER AND THE TOP OF THE CONCRETE BASE.

ELECTRICAL SPECIFICATIONS

- ALL WORK SHALL COMPLY WITH THE LATEST ISSUE OF ALL NATIONAL, STATE, AND LOCAL CODES.
- THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS, AND UTILITY COMPANY FEES AS REQUIRED.
- ELECTRICAL LAYOUTS ARE DIAGRAMMATICAL IN NATURE. EXACT LOCATIONS SHALL BE GOVERNED BY THE ARCHITECTURAL, MECHANICAL, OR SPECIFIC DRAWINGS OF EQUIPMENT OR RELATED TRADES.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED BY THEIR WORK. COORDINATE WITH GENERAL CONTRACTOR.
- ALL WIRING BELOW GRADE SHALL BE IN SCH 40 PVC CONDUIT. MINIMUM SIZE OF 1" ALL CONDUIT SHALL CONTAIN A SEPARATE INSULATED GROUNDING CONDUCTOR.
- ALL CONDUCTORS SHALL BE TYPE "THW/THHN" DUAL INSULATION COPPER. MINIMUM SIZE SHALL BE NO. 10. CONDUCTOR CARRYING CAPACITY OF ALL CONDUCTORS SHALL BE BASED ON 90 DEGREE C FOR 100 AMP AND SMALLER AND 75 DEGREE C FOR LARGER THAN 100 AMP REGARDLESS OF INSULATION TYPE.
- THE CONTRACTOR SHALL WARRANT AND GUARANTEE ALL WORK EXECUTED UNDER THIS DESIGN TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR AFTER COMPLETION.
- THE CONTRACTOR SHALL VISIT THE JOB PRIOR TO SUBMISSION OF HIS BID AND VERIFY EXISTING CONDITIONS. ADDITIONAL CHARGES FOR WORK REQUIRED AS A RESULT OF NOT VISITING THE SITE WILL NOT BE CONSIDERED.
- COORDINATE ALL CONSTRUCTION DELIVERIES, DISPOSAL OF CONSTRUCTION TRASH, ETC. WITH OWNER.
- CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS SHOWING ANY CHANGES AND MODIFICATIONS THAT OCCURRED DURING THE CONSTRUCTION PERIOD. UPON COMPLETION OF CONSTRUCTION THESE RECORD DRAWINGS SHALL BE TURNED OVER TO THE OWNER.

AccuLite AREOS™ LED LOW PROFILE LED AREA LIGHT

Product: AREOS™ LED LOW PROFILE LED AREA LIGHT
 Fixture Type: 16" SQ
 Location: 25' AND 30'
 Contact Photo: [Image]

PRODUCT DESCRIPTION
 The AccuLite™ LED Area Light is a low profile luminaire for use in lighting applications. Low energy efficiency, and low maintenance costs are required. AccuLite LED light source delivers up to 10,347 lumens with only 25Watt total fixture input power. A full fixture PFS rating protects the electronics and light output from the weather.

PRODUCT SPECIFICATIONS
 Output: Precision engineered T8 (Dual external reflectors) reflectors retrofitted around an array of LEDs. No ballast - constant current placement and performance - 7 years life, 5' and 6' footed. These distributions are available in 3' and 4' sizes. Based on the optic class and protected from UV exposures, ensuring the performance of the fixture over long periods of time.

Fixed Retainable LED Module - The complete LED module can be easily and safely rotated in the field to aim the fixture in 100° increments. A 6" angle of beam of 4' below the square LED module so that it is best to rotate to the desired orientation.

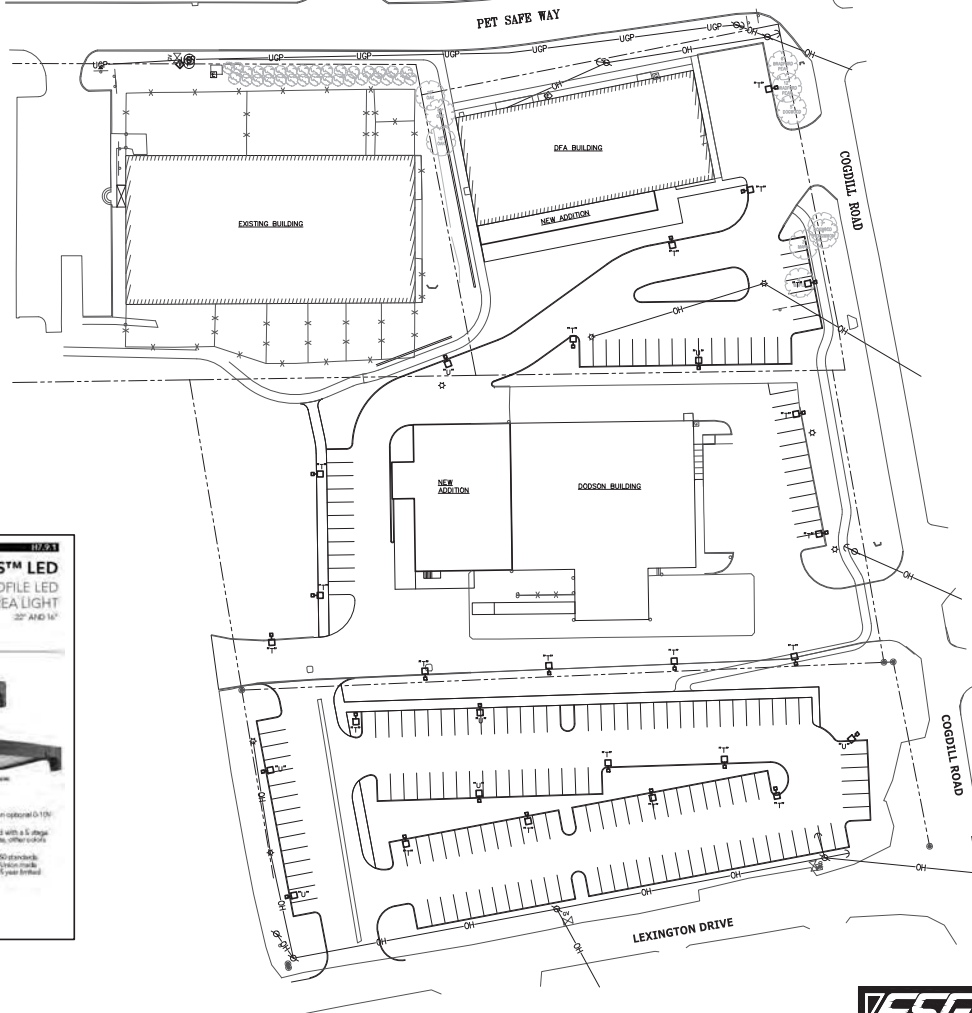
Clamping - Fixtures can be installed with an optional D-100 clamp. The module may rotate around the clamp to the required orientation.

Finish - All exposed surfaces are protected with a 5 stage powder coating. A standard color is bronze, other colors available.

Construction Made in US/6063-T5 ALUMINUM
 • Suitable for wet locations • PFS rated • Incon-steel
 • Meets "Stop American" and "Buy USA" 4 year tested warranty.

Check-Sky Compliance - All of these LED lighting distributions are compliant with Check-Sky guidelines.

FIXTURE TYPES "T" & "U"
 NO SCALE



SITE PLAN - LIGHTING
 SCALE: 1"=40'-0"

- NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN BID PRICE ALL UTILITY COMPANY COSTS RELATIVE TO THE TYPE OF SERVICES PLANNED. THE SERVICES ILLUSTRATED ON THE DRAWINGS ARE BASED ON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF RELEASING PROJECT FOR BIDDING. PRIOR TO BIDDING THE ELECTRICAL CONTRACTOR SHALL CONTACT POWER COMPANY, TELEPHONE COMPANY, AND CABLE TV TO VERIFY THE SERVICE ARRANGEMENTS AND ALL UTILITY COMPANY COSTS INVOLVED WHICH ARE TO BE INCLUDED IN BID PRICE.
 2. ALL BRANCH CIRCUIT WIRING ON SITE SHALL BE IN CONDUIT WITH MINIMUM SIZE OF 3/4".
 3. COORDINATE REMOVAL OF EXISTING NIGHT WATCHMAN AND OVERHEAD FEEDER WITH THE POWER COMPANY.

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Site Improvements for:
PetSafe, Inc.
 10427 PetSafe Way
 Knoxville, Tennessee 37932

DFA/DOOSON
 SITE PLAN
 ELECTRICAL

REVIEWS:

DATE: March 25, 2015
 FILE NAME:
 PROJECT NO: 15586

ESGA
 ENGINEERING SERVICES GROUP, INC.
 CONSULTING ENGINEERS
 800 EAST HALL AVE. SUITE 300
 KNOXVILLE, TENNESSEE 37915
 865.522.2399
 865.522.2399
 PHS# 0710-15586

E1.1