



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

▶ **FILE #:** 2-C-15-UR **AGENDA ITEM #:** 26

POSTPONEMENT(S): 2/12/2015-5/11/2015 **AGENDA DATE:** 6/11/2015

▶ **APPLICANT:** COLONEL J. D. EDDLEMON & HENRY J. BRIGHT, III

OWNER(S): Colonel Joseph D. Eddlemon

TAX ID NUMBER: 104 120 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: Schaeffer Rd

▶ **LOCATION:** Northeast side of Schaeffer Rd., north of Lovell Rd.

▶ **APPX. SIZE OF TRACT:** 2.2 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Schaeffer Rd., a minor collector street with a 21' pavement width within a 50' 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:** Office and research and development

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences and business / BP (Business and Technology) / TO (Technology Overlay)

South: Residence and business / BP (Business and Technology) / TO (Technology Overlay)

East: Business / BP (Business and Technology) / TO (Technology Overlay)

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

NEIGHBORHOOD CONTEXT: The proposed development is located in the area that includes a mix of businesses near the interchange of Pellissippi Parkway and Lovell Rd.

STAFF RECOMMENDATION:

▶ **APPROVE the request for an office/research and development facility with approximately 3,072 square feet and a maintenance/storage building with approximately 1,200 square feet as shown on the development plan subject to 9 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. The internal driveway will be a one-way loop. The main driveway and parking area shall be paved and include all pavement markings and signage as required by the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to Planning Commission Staff and TTCDA approval.
8. Obtaining approval from the Knox County Board of Zoning Appeals for a reduction in the number of required parking spaces from 12 to 9.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

COMMENTS:

The applicant is proposing to build an office building that will include a research and development component. Access to the site is from Schaeffer Rd., a minor collector street. To help reduce the impact to the site the applicant is proposing the main access driveway as a paved one-way loop. The driveway to the 1,200 square foot maintenance building will be a 20' wide gravel surface. The applicant is also requesting a reduction in the required number of parking spaces from the Knox County Board of Zoning Appeals.

The applicant is proposing to bring three military surplus buildings to the site. Two of the buildings totaling approximately 3,072 square feet will be connected by a deck and will be used as an office/research and development facility. The third building located on the back of the site will be used as a maintenance/storage building. The building facades are being modified in order to meet the intent of the TTCDA design guidelines.

Since the site is located within the TO (Technology Overlay District), the development plan will also be reviewed by the Tennessee Technology Corridor Development Authority (TTCDA) at their June 8, 2015 meeting.

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 BP (Business and Technology) / TO (Technology Overlay) districts and the criteria for approval of a use on review 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

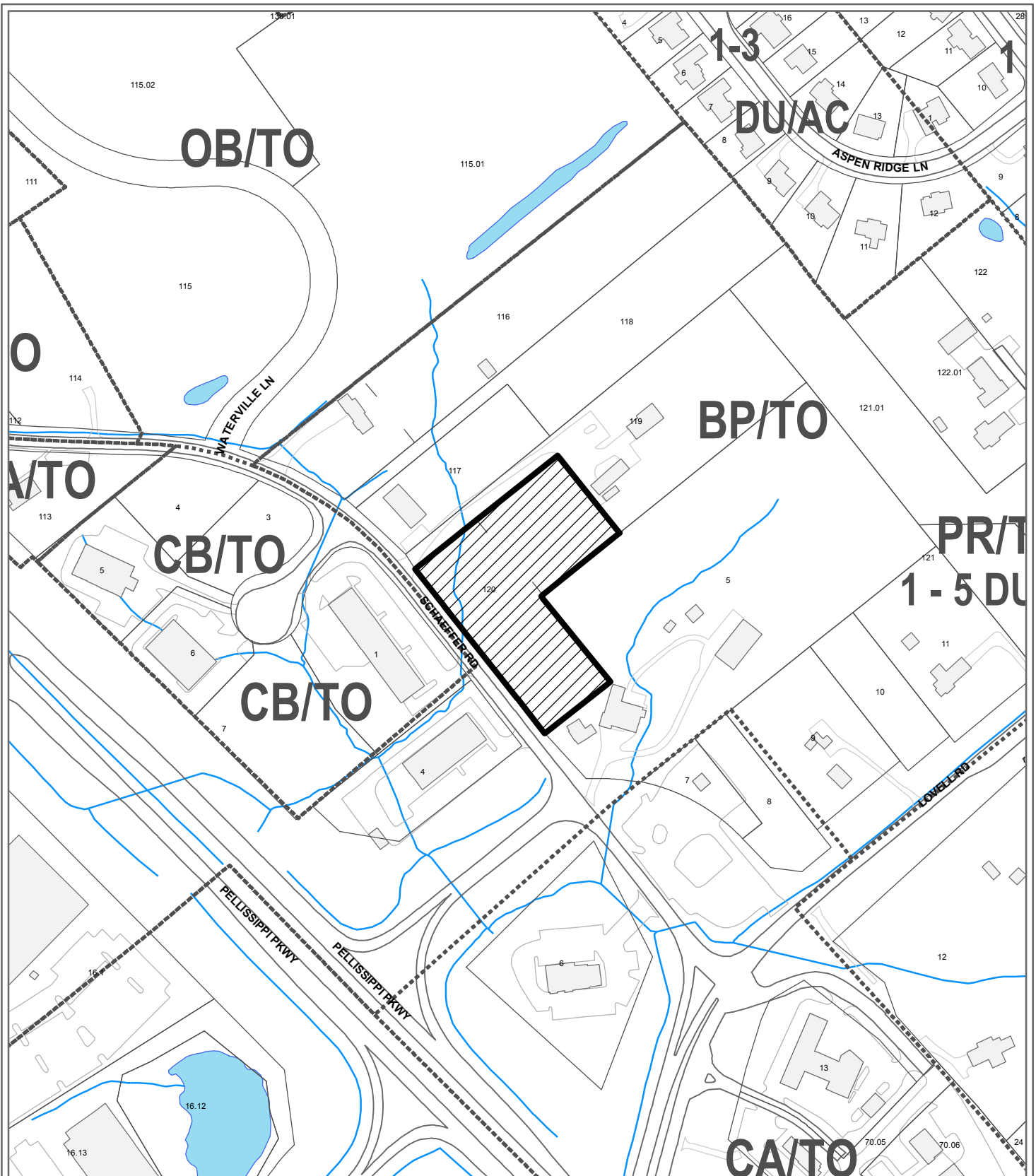
1. The Northwest County Sector Plan proposes medium density residential and office uses for this property. The proposed facility is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy

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.



**2-C-15-UR
USE ON REVIEW**



Office and research and development in BP (Business and Technology) / TO (Technology Overlay)

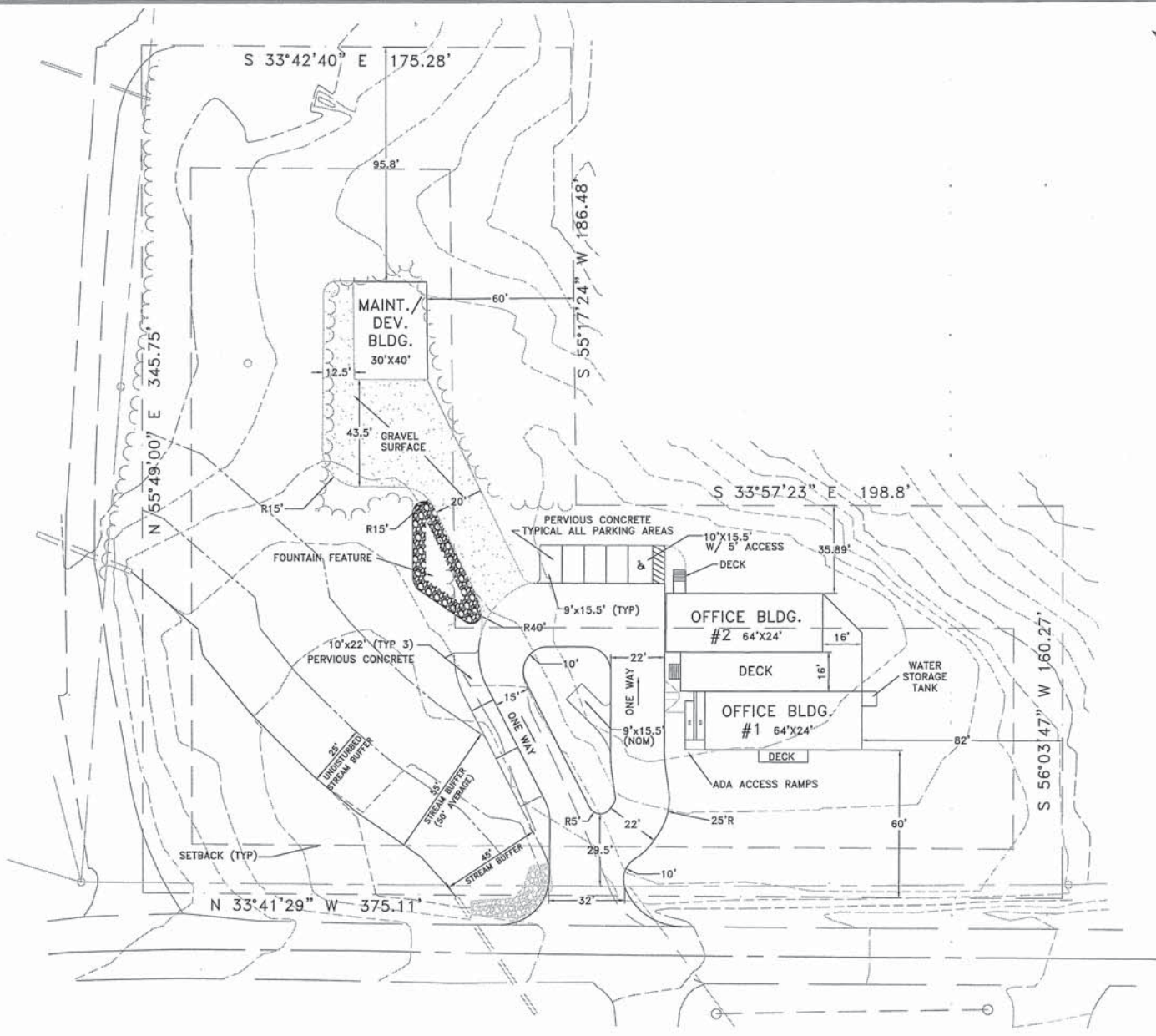
Petitioner: Colonel J. D. Eddlemon & Henry J. Bright, III

Map No: 104

Jurisdiction: County



Original Print Date: 1/23/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- NOTES:**
- BOUNDARY INFORMATION PER SURVEY PERFORMED BY BENCHMARK ASSOCIATES, INC. 15 JAN. 2015
 - ACCESS TO MAINTENANCE/DEVELOPMENT FACILITY IS TO BE PROVIDED WITH GRAVEL SURFACE ONLY
 - EXISTING FAMILY CEMETARY TO REMAIN UNDISTURBED
 - UTILITIES:
WATER AND SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: LENOIR CITY UTILITIES BOARD
TELEPHONE: TDS TELECOM & BELL SOUTH
CABLE TV: CHARTER COMMUNICATIONS
NATURAL GAS: KNOXVILLE UTILITIES BOARD

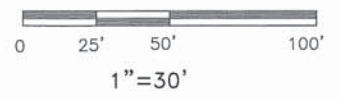
TOTAL AREA OF SITE: 92,755 SQ.FT.
 IMPERVIOUS AREA (BUILDINGS & PAVEMENT): 10245 SQ.FT.
 RATIO OF IMPERVIOUS AREA: 11.05%

PARKING: REQUIRED BY KNOX COUNTY ZONING ORDINANCE = 12
 TTCDA REQUIRED 9 MINIMUM, 12 MAXIMUM = 9

DRIVEWAY WIDTH = 20' TO 25'

PARKING LOT SETBACKS: 15' FROM ALL LOT LINES

BUILDING SETBACKS: PERIPHERY BOUNDARY-50' REAR
 20' FRONT AND SIDE



2-C-15-UR
 REVISED 5-28-15

NO.	DATE	REVISION	BY
A	4/27/15	ISSUE FOR REVIEW	LRJ
B	5/27/15	ISSUE FOR APPROVAL	LRJ

ENGINEER
 LELAND R. JOHNSON, JR. P.E.
 2379 CHOTO ROAD
 KNOXVILLE, TN 37922
 (865) 310-5073



OWNER/DEVELOPER:
 J. D. EDDLEMON
 ATTN: HENRY BRIGHT
 9209 OAK RIDGE HWY
 OAK RIDGE, TN 37830
 (865) 789-8264

EDDLEMON PARK
 PARCEL 120,
 CLT MAP 104
 KNOXVILLE, KNOX CO.
 TENNESSEE

CONCEPTUAL DESIGN

SCALE: 1"=30' DATE: 17 APR 2015

EP-C-001

S 33°42'40" E 175.28'

PLANT TABLE

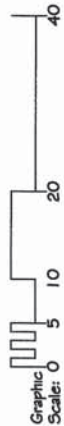
Key	Qty	Description	Botanical Name	Size
	16	Anthony Waterer Spirea	<i>Spiraea japonica</i>	3-Gal
	9	Dwarf Burford Holly	<i>Ilex cornuta</i>	7-Gal
	9	Dogwood	<i>Cornus florida</i>	2'-Gal
	13	Happy Returns Daylily	<i>Hemerocallis</i>	1-Gal
	2	Little Gem Magnolia	<i>Magnolia grandiflora</i>	8'
	10	Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	30"-36"
	12	Prague Viburnum	<i>Viburnum 'Pragense'</i>	30"-36"
	5	Redtwig Dogwood	<i>Cornus redosier</i>	30"-36"
	17	Rose Creek Abelia	<i>Abelia grandiflora</i>	3-Gal
	4	Tuscarora Crapemyrtle	<i>Lagerstromia indica</i>	8'
	19	Variegated Liriope	<i>Liriope muscari</i>	1-Gal

Brookhaven Designs
 865-659-4222
 P.O. Box 71011 • Knoxville, TN. 37930
 Your Design / Build Professionals

N 55°49'00" W 345.75'

S 55°17'24" W 186.48'

S 33°57'23" W 198.8'



Landscape Design Layout Plan

Date: 04/24/15 Scale: 1" = 20'

Eddleman Park

Schaeffer Road • Knoxville, TN

Registered Landscape Architect

John M. Weech, R.L.A.
 DE1517E PA954 TN0537

MAINT. BLDG

EXISTING CEMETARY

FUTURE WATER FEATURE

EXISTING STAND OF MATURE OAK, SWEETGUM, PINE and POPLAR

UNDISTURBED EXISTING STAND MATURE TREES

EXISTING TREELINE

OFFICE BLDG # 2

DECK

OFFICE BLDG # 1

EXISTING TREELINE

EXISTING STAND OF MATURE OAK, PINE and SWEETGUM

EXISTING SWEETGUM

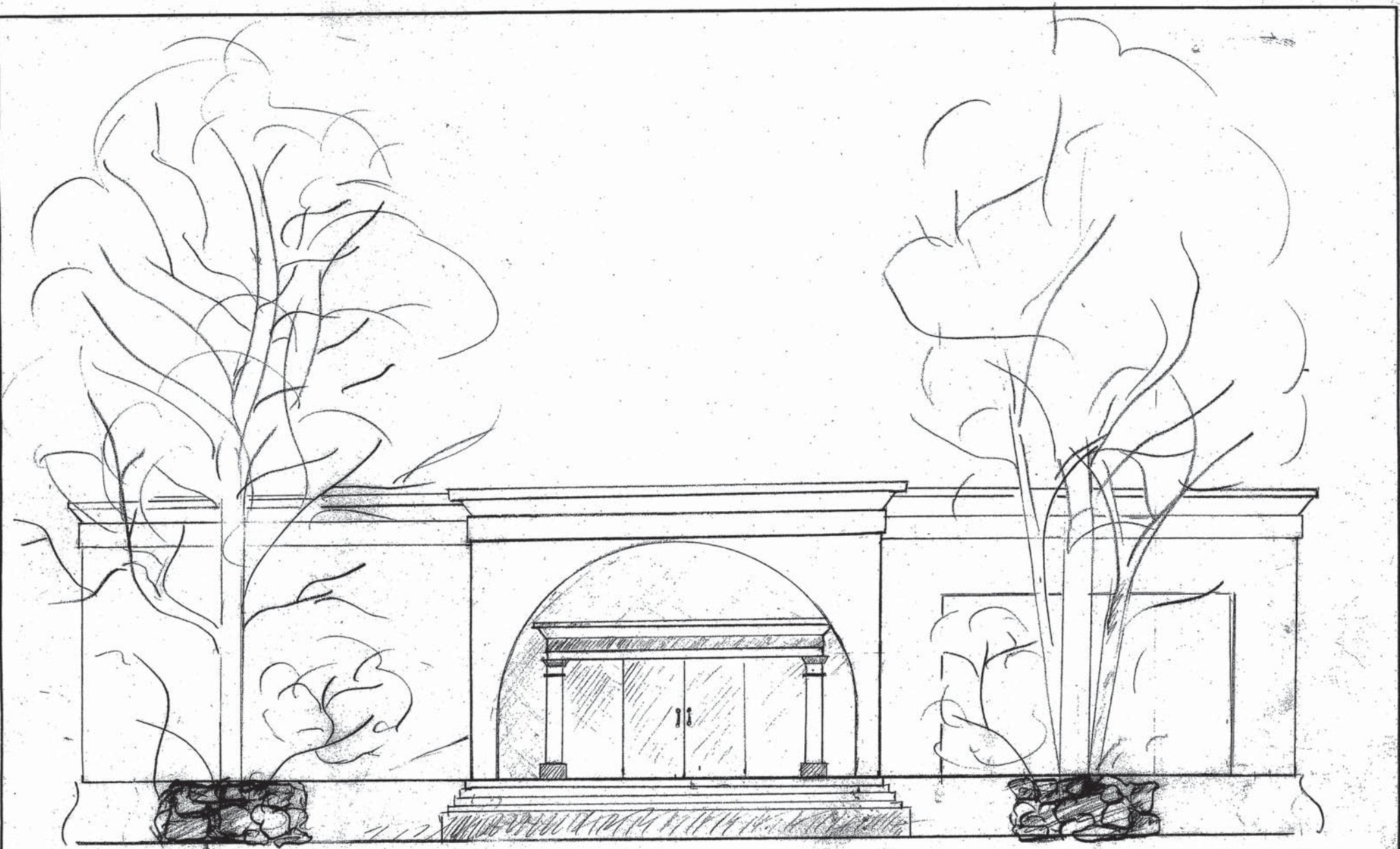
FESQUE SEEDED LAWN

2-C-15-UR
 REVISED
 4.29.15

S 56°03'47" W 160.27'

N 33°41'29" W 375.11'

Schaeffer Road



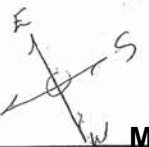
2-C-15-UR
REVISED
4-29-15



Eddlemor Park		
SCALE:	APPROVED BY:	DRAWN BY: <i>[Signature]</i>
DATE: 12-12-14		REVISED
		DRAWING NUMBER A-1



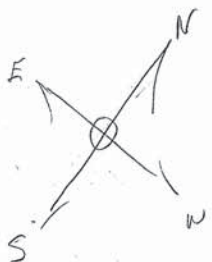
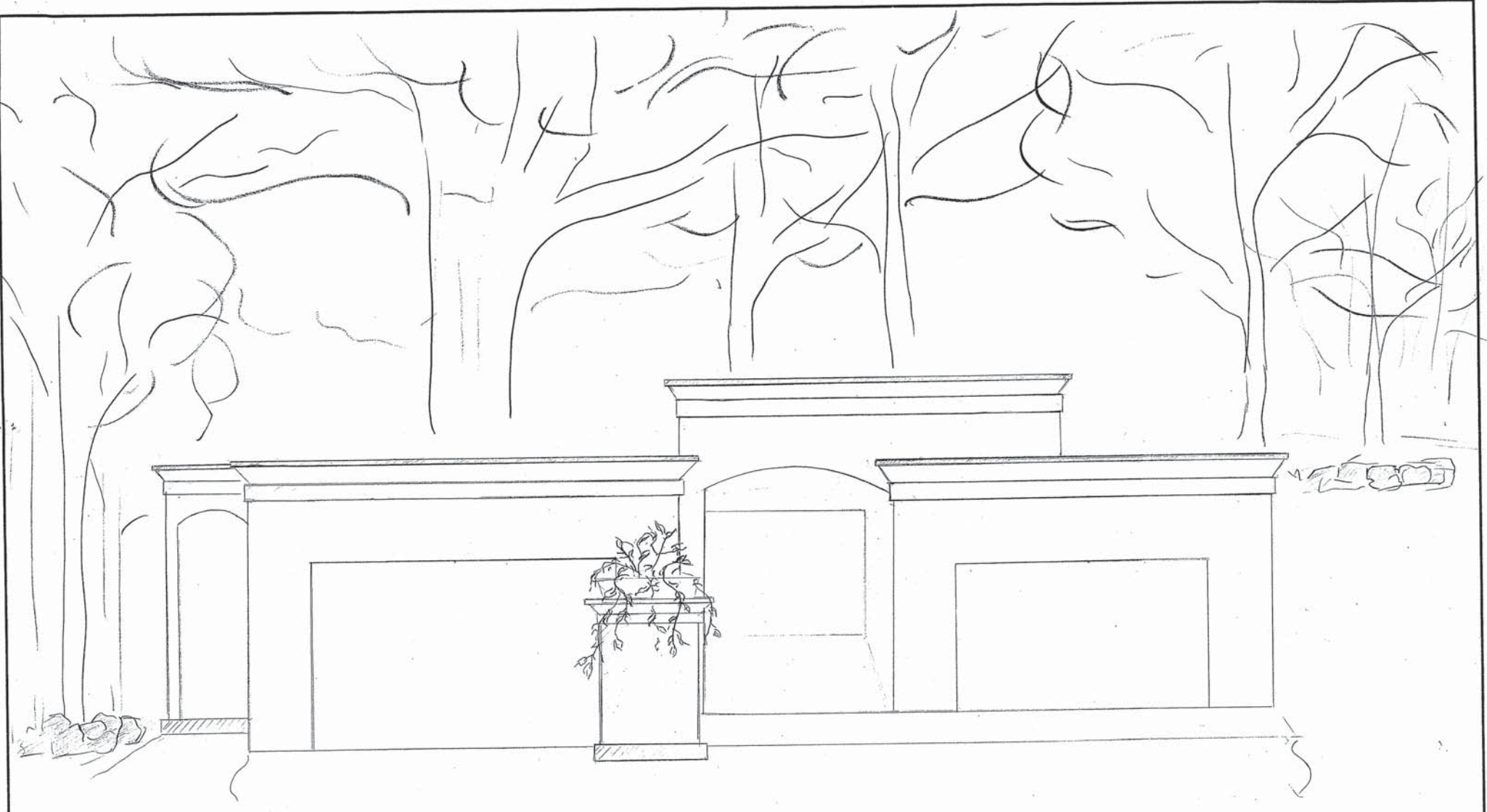
2-C-15-UR
REVISED
4-29-15



MPC June 11, 2015

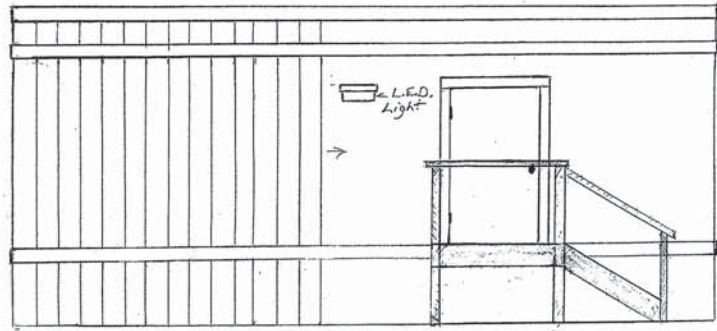
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DATE:		REVISED:
		DRAWING NUMBER
		A-2

Agenda Item # 26



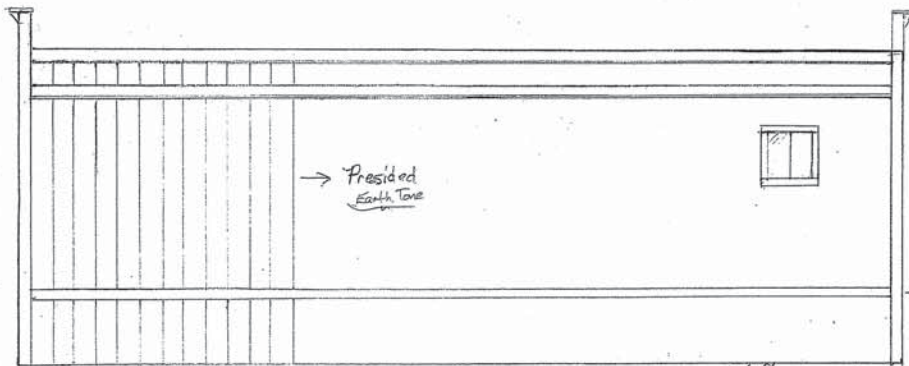
2-C-15-UR
REVISED
4-29-15

SCALE:	APPROVED BY:	DRAWN BY: <i>hfb</i>
DATE:		REVISED
DRAWING NUMBER		A-3



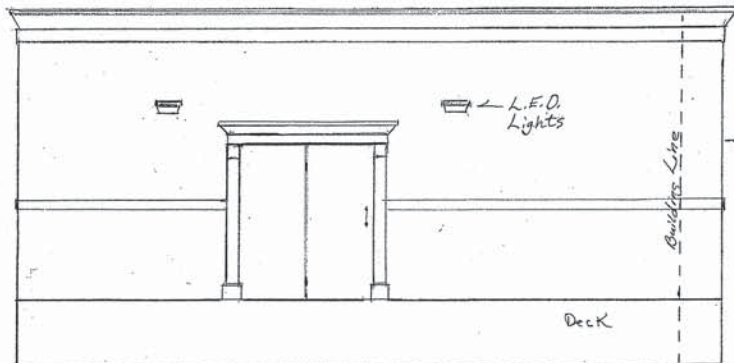
Back Elevation

4x4 Deck + Stairs
(Per-Code)



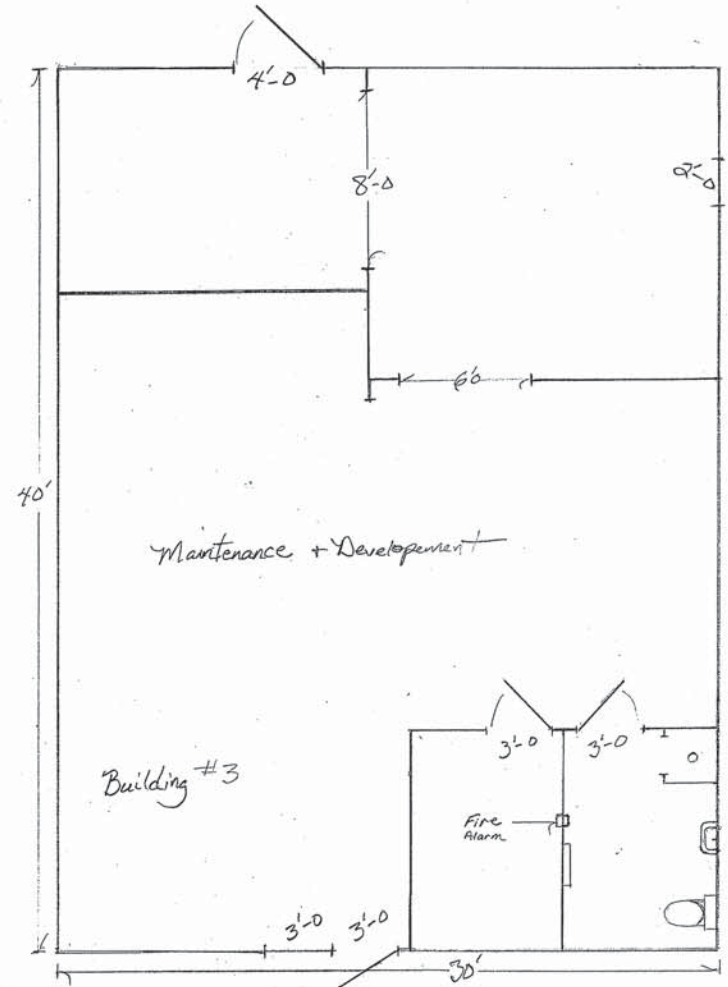
Right + Left Elevations

Left (minus window)



Front Elevation

Roof Pitch
1 in 12



Floor Plan #3

2-C-15-UR
REVISED
14-29-15

Eddlesman Park Bldg. #3		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: [Signature]
DATE:		REVISED
C1-01737-A+B PFS # 482387 + 482388		
DRAWING NUMBER		A-5