

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

▶ **FILE #:** 1-A-16-UR

**AGENDA ITEM #:** 38

**AGENDA DATE:** 1/14/2016

▶ **APPLICANT:** CROSS COMPANY BY FLAGSHIP GROUP INC.

OWNER(S): Kidsco LLC

TAX ID NUMBER: 118 173.36 & 173.37

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 850 Discovery Ln

▶ **LOCATION:** Northwest end of Discovery Ln., east side of Corridor Park Blvd.

▶ **APPX. SIZE OF TRACT:** 4.83 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Discovery Ln., a local cul-de-sac street with a boulevard section 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:** Revised stormwater plans

HISTORY OF ZONING: Property was rezoned to PC (Planned Commercial) / TO (Technology Overlay) in 1998.

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

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

East: Pellissippi Parkway access ramps / BP (Business and Technology Park) / TO (Technology Overlay)

West: Business / BP (Business and Technology Park) / 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 revised stormwater plan for an approved office and light manufacturing facility of approximately 22,000 square feet as shown on the development plan subject to 4 conditions.**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed revised stormwater plan.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all applicable conditions of the Use on Review approval (6-E-15-UR) granted by the Planning Commission on June 11, 2015 for the proposed office and light manufacturing facility.

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 revise the stormwater plan approved by the Planning Commission on June 11, 2015 for a proposed 22,000 square foot office and light manufacturing facility located on the north end of Discovery Ln. and the southwest side of the Pellissippi Parkway access ramps for Dutchtown Rd.. The original development site was a 2.52 acre portion of an existing 4.83 acre lot that has access to both Discovery Ln. and Corridor Park Blvd. The proposed detention basin for the facility was to be located on the southwest side of the building, just north of the proposed parking lot. Due to some minor site plan alterations required because of an existing utility line, that applicant has submitted a revised plan that will relocate the stormwater facility northwest of the proposed building on the vacant portion of the 4.83 acre tract and adjacent to the driveway connection that will be provided over to Corridor Park Blvd. The proposed stormwater facility will be shared with the future development on that portion of the site.

The proposed development is scheduled for review by the Tennessee Technology Corridor Development Authority on January 11, 2016.

#### **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 development will have a minimal impact on the existing street system.
3. The proposed development 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 development meets all requirements of the PC (Planned Commercial) / TO (Technology Overlay) zoning districts with the noted conditions.
2. The proposed development 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.

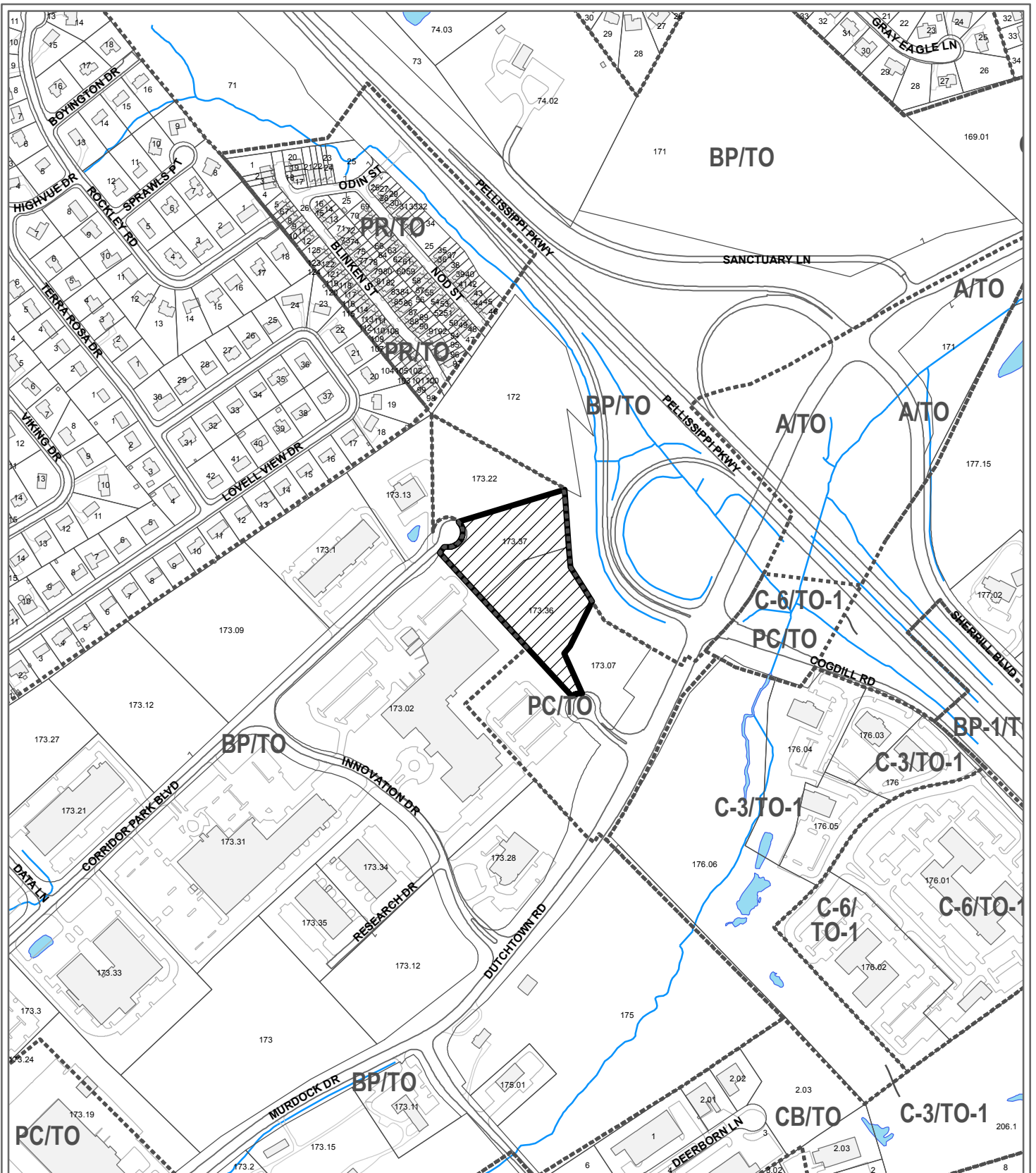
#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan proposes technology park 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.



**1-A-16-UR  
USE ON REVIEW**

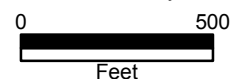


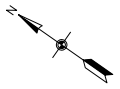
Revised stormwater plans in PC (Planned Commercial) / TO (Technology Overlay)

Original Print Date: 12/29/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Cross Company By Flagship Group Inc.

Map No: 118  
Jurisdiction: County





SCALE  
0 30 60 FEET

BEFORE YOU DIG  
STOP  
CALL  
1-800-351-1111  
TENNESSEE ONE CALL  
IT'S THE LAW

Plat and Survey Information  
See in the vicinity of the property lines and easements  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Knox County Tisdale

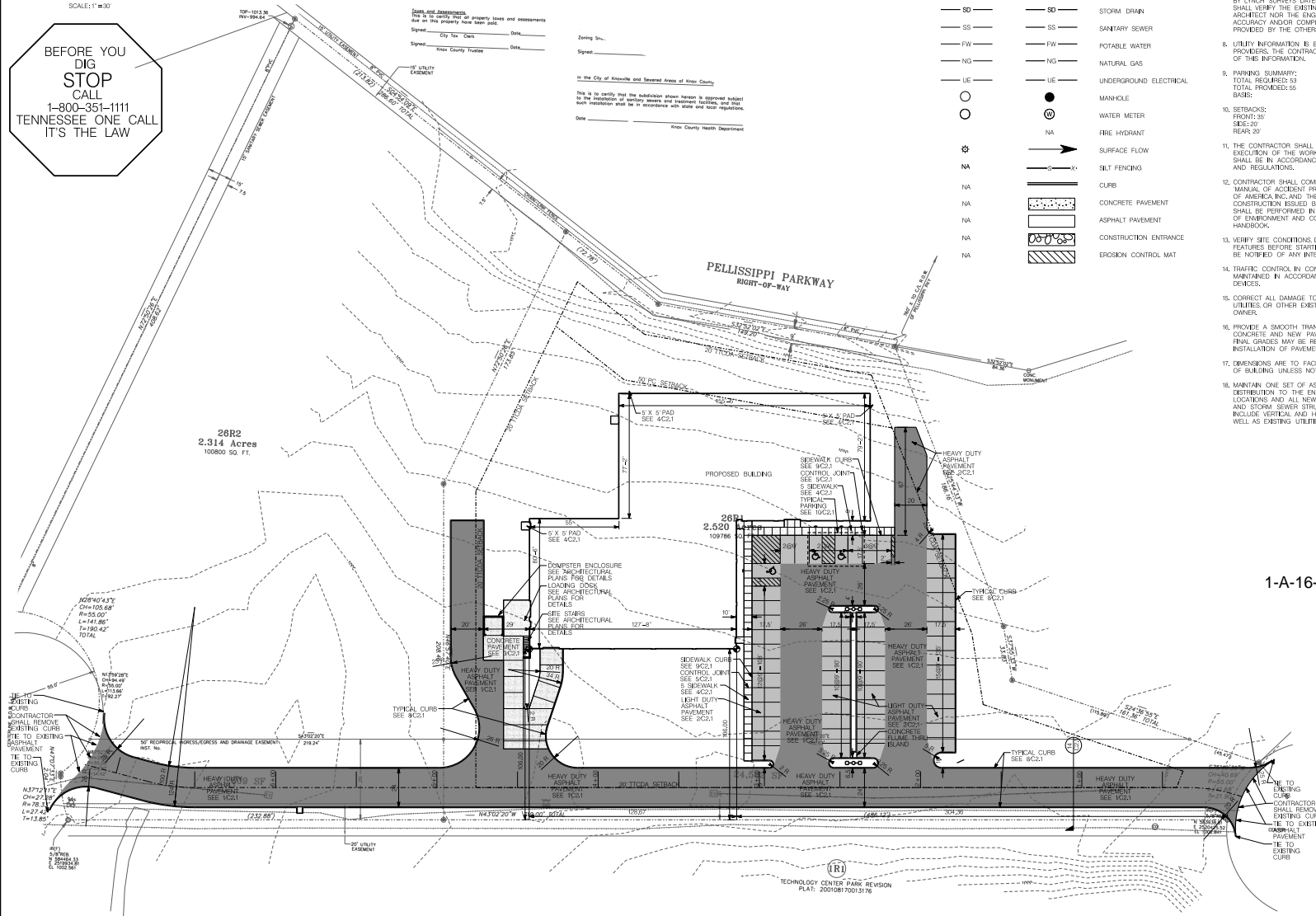
In the City of Knoxville and Several Areas of Knox County  
This is to certify that the subdivision shown herein is approved subject to the condition of utility easements and easements located, and that such installation shall be in accordance with state and local regulations.  
Date: \_\_\_\_\_  
Knox County Health Department

LEGEND:

EXISTING	PROPOSED	
538	538	GROUND CONTOUR ELEVATION
538.25'	538.25'	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
FW	FW	POTABLE WATER
NG	NG	NATURAL GAS
UE	UE	UNDERGROUND ELECTRICAL
○	○	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
→	→	SURFACE FLOW
NA	NA	CURB
NA	NA	SILT FENCING
NA	NA	CONCRETE PAVEMENT
NA	NA	ASPHALT PAVEMENT
NA	NA	CONSTRUCTION ENTRANCE
NA	NA	EROSION CONTROL MAT

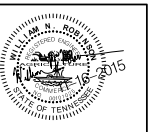
SITE LAYOUT NOTES

1. USE: LIGHT INDUSTRIAL ZONING; PHOTO, PARCEL: 118.173.14
2. TOTAL BUILDING AREA: PROPOSED 22,905 SF (1 STORY)
3. TOTAL SITE: 4.8 AC. TOTAL DIST AREA: 3.8 AC. TOTAL NEW IMPERVIOUS: 30,200 SF
4. DEED REFERENCE: 20051780204164 PLAT REFERENCE: 20010817001376
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA. SEE MPA 47093002630 REVISED AUG. 5, 2015.
6. SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK DATUM: NAVD83.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY LYNCH SURVEYS DATED 04/2015. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:  
TOTAL REQUIRED: 53  
TOTAL PROVIDED: 55  
BASIS:
10. SETBACKS:  
FRONT: 35'  
SIDE: 20'  
REAR: 20'
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINISH GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.



1-A-16-UR

**WILL ROBINSON & ASSOCIATES**  
131 Reservoir Dr.  
Oak Ridge, TN 37830  
(865) 426-7918  
wraassociates@bellsouth.net

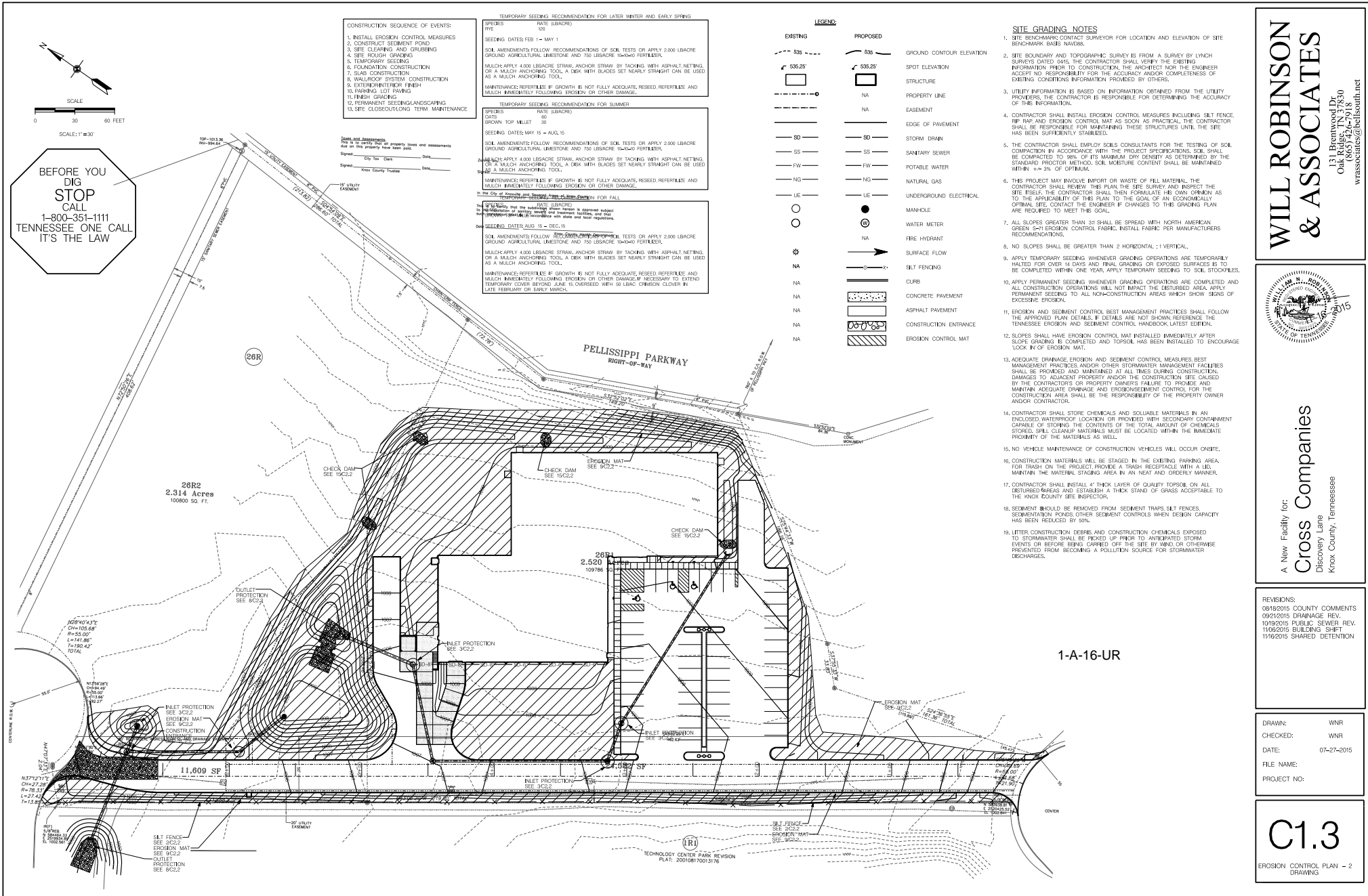


A New Facility for:  
**Cross Companies**  
Discovery Lane  
Knox County, Tennessee

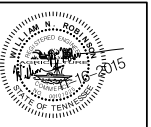
REVISIONS:  
08/18/2015 COUNTY COMMENTS  
09/21/2015 DRAINAGE REV.  
10/19/2015 PUBLIC SEWER REV.  
11/02/2015 BUILDING SHIFT  
11/02/2015 SHARED DETENTION

DRAWN: WNR  
CHECKED: WNR  
DATE: 07-27-2015  
FILE NAME:  
PROJECT NO:

**C1.1**  
SITE LAYOUT PLAN  
DRAWING



**WILL ROBINSON & ASSOCIATES**  
 131 Resound Dr.  
 Oak Ridge, TN 37830  
 (865) 426-7918  
 wraassociates@bellsouth.net

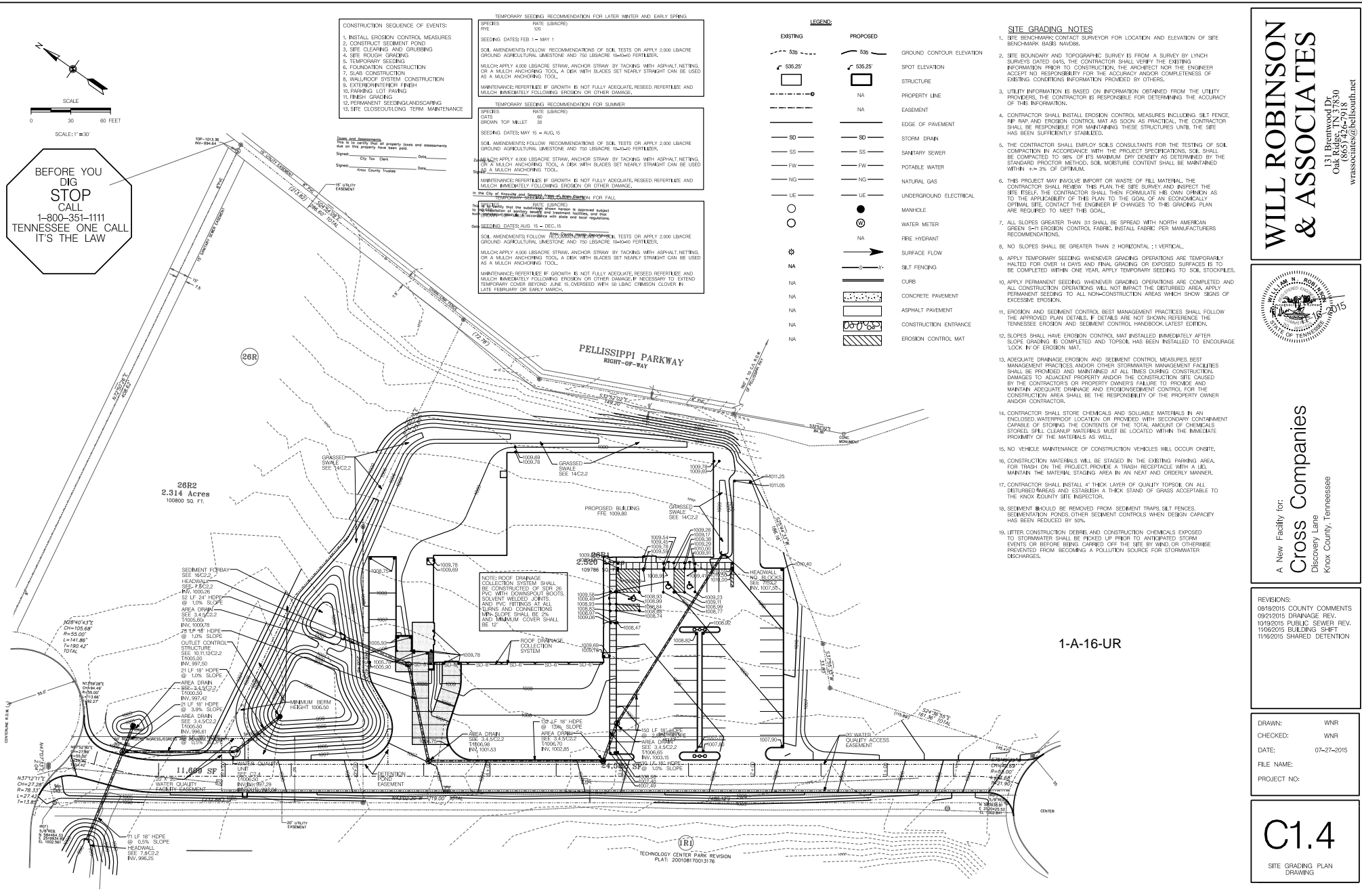


A New Facility for:  
**Cross Companies**  
 Discovery Lane  
 Knoxville, Tennessee

REVISIONS:  
 08/18/2015 COUNTY COMMENTS  
 09/21/2015 DRAINAGE REV.  
 10/19/2015 PUBLIC SEWER REV.  
 11/02/2015 BUILDING SHIFT  
 11/16/2015 SHARED DETENTION

DRAWN: WNR  
 CHECKED: WNR  
 DATE: 07-27-2015  
 FILE NAME:  
 PROJECT NO:

**C1.3**  
 EROSION CONTROL PLAN - 2 DRAWING



**BEFORE YOU DIG STOP CALL**  
 1-800-351-1111  
 TENNESSEE ONE CALL  
 IT'S THE LAW

- CONSTRUCTION SEQUENCE OF EVENTS:**
1. INSTALL EROSION CONTROL MEASURES
  2. CONSTRUCT SEDIMENT POND
  3. SITE CLEARING AND GRUBBING
  4. SITE ROUGH GRADING
  5. TEMPORARY SEEDING
  6. FOUNDATION CONSTRUCTION
  7. SLAB CONSTRUCTION
  8. WALLFOOT SYSTEM CONSTRUCTION
  9. EXTERIOR/INTERIOR FINISH
  10. PARKING LOT PAVING
  11. FINISH GRADING
  12. PERMANENT SEEDING/LANDSCAPING
  13. SITE CLOSEOUT/LONG TERM MAINTENANCE

**TEMPORARY SEEDING RECOMMENDATION FOR LATER WINTER AND EARLY SPRING**

**SPECIES:** RATE LB/ACRE  
 PINE 50  
 SEEDING DATES: FEB - MAY 1

**SOIL AMENDMENTS FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 15-0-30 FERTILIZER.**

**MULCH:** APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT NETTING, OR A MULCH ANCHORING TOOL. A DEK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

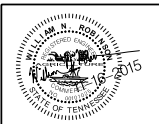
**MAINTENANCE:** REPERFILL IF GROWTH IS NOT FULLY ADEQUATE, RESEED, REPERFILL AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

**LEGEND:**

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
○	○	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
---	---	SURFACE FLOW
---	---	CLB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

- SITE GRADING NOTES**
1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASIS NAVD83.
  2. SITE BOUNDARY AND TOPOGRAPHIC SURVEY IS FROM A SURVEY BY LYNCH SURVEY DATED 08/15. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDTENS INFORMATION PROVIDED BY OTHERS.
  3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE INFORMATION.
  4. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
  5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +4 -3% OF OPTIMUM.
  6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
  7. ALL SLOPES GREATER THAN 2% SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-77 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
  8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
  9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES BE TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
  10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
  11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK LATEST EDITION.
  12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOCK IN OF EROSION MAT.
  13. ADEQUATE DRAINAGE, EROSION AND SOLUBLE MATERIALS BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNERS FAILURE TO PROMOTE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
  14. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
  15. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
  16. CONSTRUCTION MATERIALS WILL BE STAGED IN THE EXISTING PARKING AREA. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE WATERING STAGING AREA IN AN NEAT AND ORDERLY MANNER.
  17. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE KNOX COUNTY SITE INSPECTOR.
  18. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
  19. LITTER CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER RECHARGES.

**WILL ROBINSON & ASSOCIATES**  
 131 Reservoir Dr.  
 Oak Ridge, TN 37830  
 (865) 426-7918  
 wraassoc@aol.com



A New Facility for:  
**Cross Companies**  
 Discovery Lane  
 Knoxville, Tennessee

REVISIONS:  
 08/18/2015 COUNTY COMMENTS  
 09/21/2015 DRAINAGE REV.  
 10/19/2015 PUBLIC SEWER REV.  
 11/02/2015 BUILDING SHEET  
 11/02/2015 SHARED DETENTION

DRAWN: WNR  
 CHECKED: WNR  
 DATE: 07-27-2015  
 FILE NAME:  
 PROJECT NO:

**C1.4**  
 SITE GRADING PLAN  
 DRAWING