

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

▶ **FILE #:** 12-E-17-UR

AGENDA ITEM #: 56

AGENDA DATE: 12/14/2017

▶ **APPLICANT:** LANNY COPE
 OWNER(S): East Tennessee Tree Service

TAX ID NUMBER: 89 04201 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Oak Ridge Hwy

▶ **LOCATION:** Northeast side of Oak Ridge Hwy., southeast side of Jime Jones Ln.

▶ **APPX. SIZE OF TRACT:** 5.44 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Jim Jones Ln., a local street with a pavement width of 20' within a 40' right-o-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Clinch River

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Revision to the access condition for the commercial tree service and mulching facility.

HISTORY OF ZONING: The property was zone PC (Planned Commercial) in 1983.

SURROUNDING LAND USE AND ZONING: North: Self-service storage facility - PC (Planned Commercial)

South: Oak Ridge Highway - CA (General Business)

East: Railroad tracks and contractors business - PC (Planned Commercial)

West: Vacant land and convenience store - PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: The site is located on the east side of Oak Ridge Highway in the Solway area. The surrounding property is zoned PC commercial and is either vacant or has been developed with a self storage facility and convenience commercial uses which cater to the travelers on the highway.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a revision to the conditions of approval of the commercial tree service and mulching facility (9-A-17-UR - 9/14/2017) by eliminating the shared access condition and approving the revised development plan subject to 9 conditions.

1. Meeting all applicable requirements of the Knox County Health Department.
2. The access driveway and required parking area shall be paved to standards required by the Knox County Department of Engineering and Public Works.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
5. Maintaining the existing landscape screen (as designated on the development plan) that surrounds this site as a natural buffer for the proposed facility.
6. Installing all proposed landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
7. Any proposed sight lighting shall be directed away from any adjoining property or right-of-way.
8. All proposed signs meeting the size and location requirements of Article 3.90 of the Knox County Zoning Ordinance is subject to Planning Commission staff approval.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this revised plan meets the requirements for approval in the PC (Planned Commercial) zone and the other criteria for approval of a Use on Review.

COMMENTS:

REQUEST: This proposed commercial tree service and mulching facility was approved by the Planning Commission on September 14, 2017 through the Use on Review approval process (9-A-17-UR). The approval included a condition on combining the driveways for the commercial tree service and mulching facility and the existing self-service storage facility into a single driveway that will line up with the existing driveway for the convenience store located on the northwest side of Jim Jones Ln. The final design of the combined driveway was subject to review and approval by the Knox County Department of Engineering and Public Works and Planning Commission staff.

When trying to move forward with designing the combined driveways, the applicant contacted but could get no response from the owner of the self-service storage facility. Staff has reviewed and approved the proposed design of the separate driveways that includes the addition of a painted stop bar and stop sign at each driveway. The proposed stop control measures will all be located within the public right-of-way for Jim Jones Ln.

BACKGROUND INFORMATION: The applicant is requesting approval for a commercial tree service and mulching facility with a proposed office and shop building containing approximately 11,000 square feet on this 5.44 acre site that is located on the northeast side of Oak Ridge Highway just north of the intersection of Oak Ridge Highway and Pellissippi Parkway. While the site has frontage along Oak Ridge Highway, there will be no direct access to the road. Proposed access to the site will be a driveway connection out to Jim Jones Ln., a local street that has direct access to Oak Ridge Highway and serves two commercial sites just north of the property.

The site has a natural landscape buffer that surrounds the property and is to remain undisturbed. Additional landscape buffers will be added to help screen the proposed building and business vehicle parking area. The areas on the site for log storage and the mulching operation have been clearly identified on the plan in a central location.

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

1. The proposed commercial tree service and mulching facility will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development is compatible with the scale and intensity of other development that has occurred in this area and as proposed will have little or no impact on the surrounding commercial uses.

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

1. With the recommended conditions, the proposed development meets all requirements of the Knox County Zoning Ordinance.
2. The proposed development is 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.

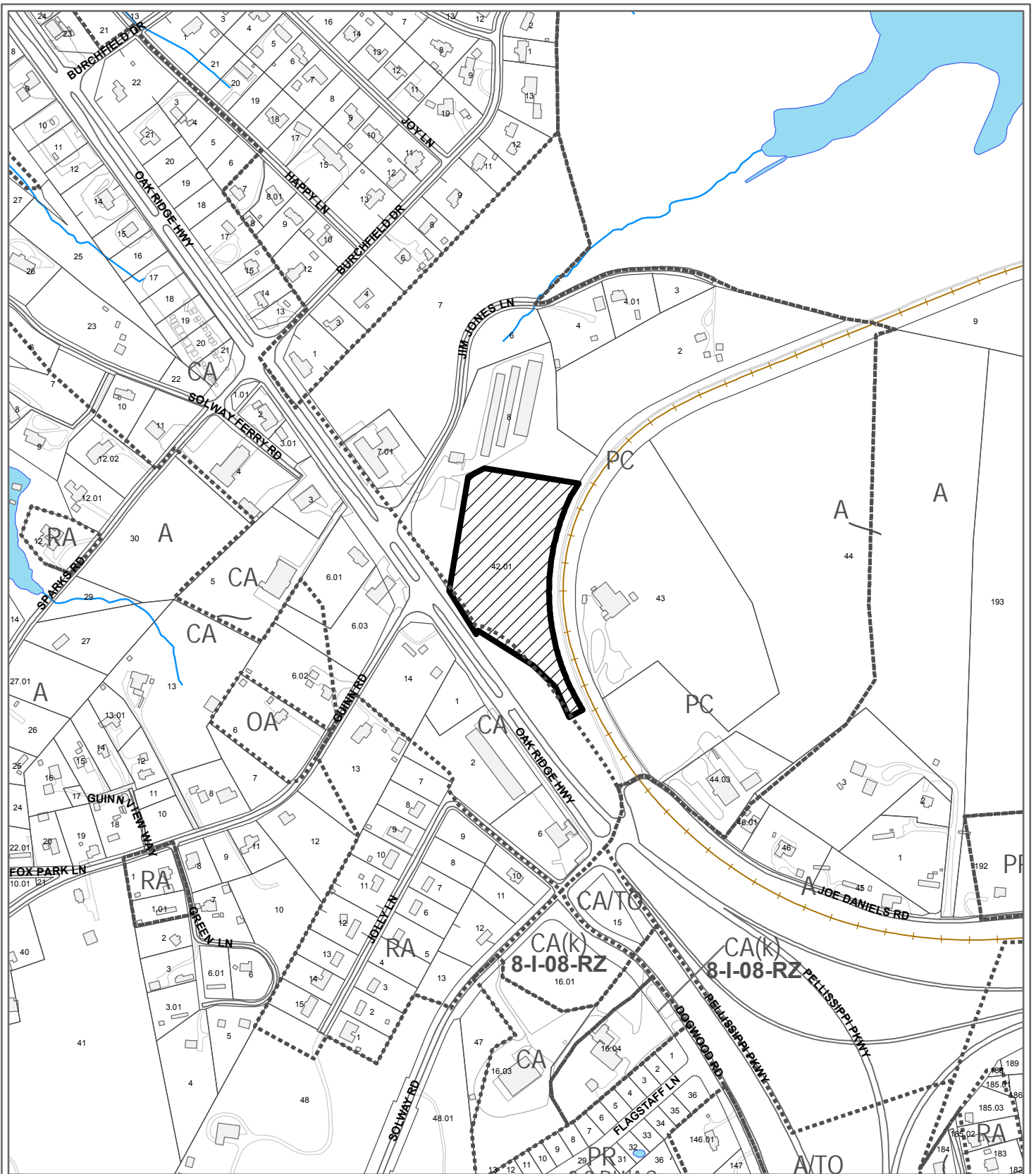
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for general commercial uses. The proposed commercial tree service and mulching facility is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



**12-E-17-UR
USE ON REVIEW**



Revision to the access condition for the commercial tree service and mulching facility. in PC (Planned Commercial)

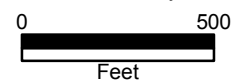
Original Print Date: 11/13/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

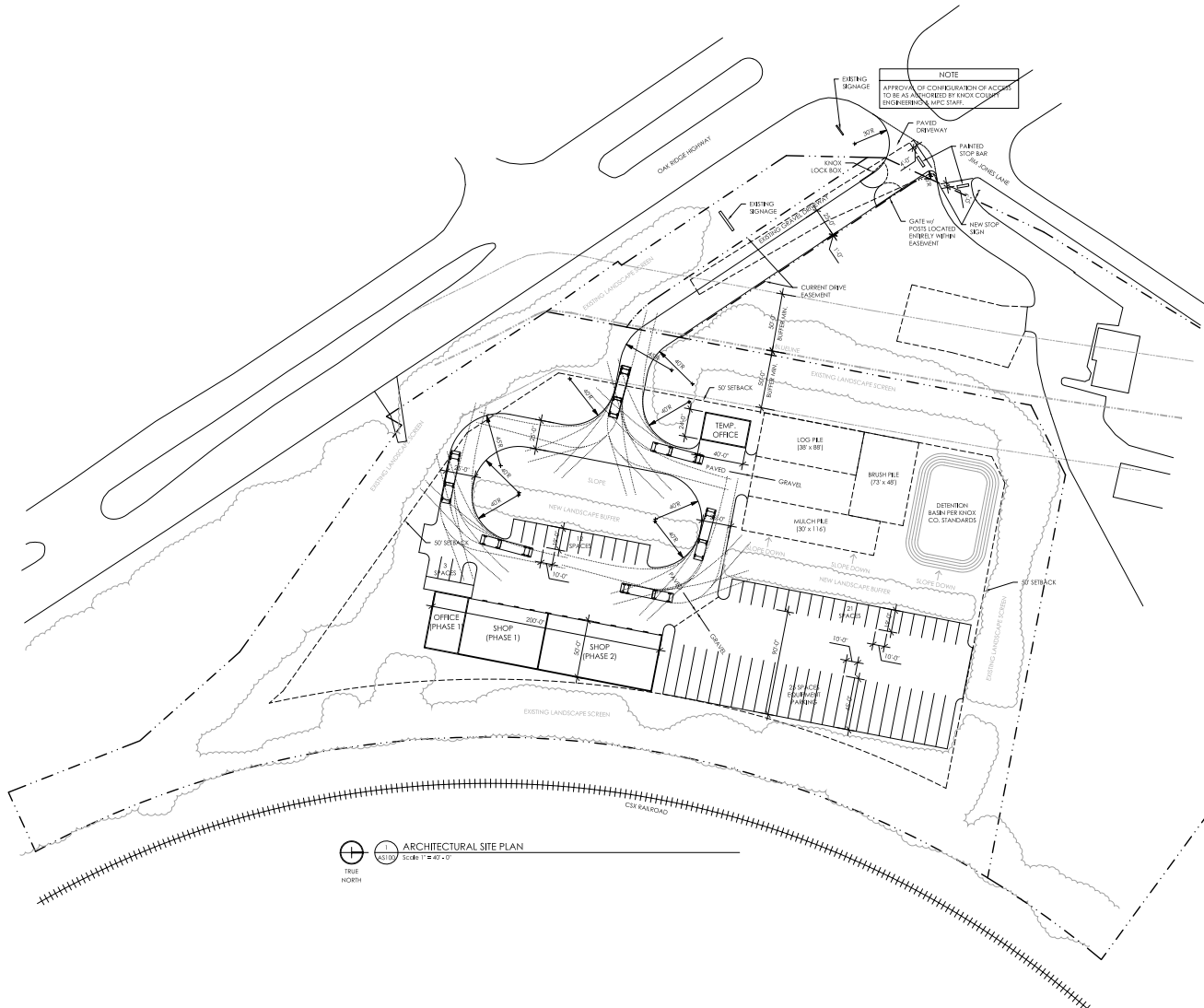
Revised:

Petitioner: Cope, Lanny

Map No: 89

Jurisdiction: County



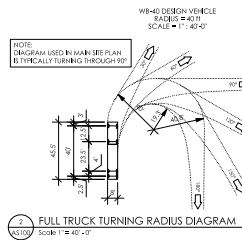


NOTE
 APPROVAL OF CONFIGURATION OF ACCESS TO BE AS AUTHORED BY KNOX COUNTY ENGINEERING & MPC STAFF

PROJECT PHASING	
INITIAL DEVELOPMENT:	TEMPORARY OFFICE & STORAGE YARD ALL PARKING
PHASE 1:	OFFICE & SHOP (MARKED AS PHASE 1 ON PLAN)
PHASE 2:	SHOP (MARKED AS PHASE 2 ON PLAN)

- NOTES**
1. DRIVEWAY PROFILES TO MEET KNOX COUNTY STANDARDS.
 2. DETENTION AND WATER QUALITY REQUIREMENTS TO MEET KNOX COUNTY STANDARDS.

PARKING REQUIREMENTS	
INDUSTRIAL ESTABLISHMENT:	3 SPACES FOR EVERY 2 EMPLOYEES + VISITOR & CUSTOMER PARKING AS REQUIRED BY MPC
REQUIREMENTS:	24 EMPLOYEE PARKING SPACES = 10 VISITOR & CUSTOMER PARKING SPACES 34 PARKING SPACES
PROVIDED:	24 EMPLOYEE PARKING SPACES = 12 VISITOR & CUSTOMER PARKING SPACES 36 PARKING SPACES
** ALL REQUIRES ABOVE EXCLUSIVE OF EQUIPMENT PARKING SPACES	



ARCHITECTURAL SITE PLAN
 Scale: 1" = 40'-0"
 TRUE NORTH

12-E-17-UR
 Revised: 11/27/2017



12-E-17-UR

East TN Tree Service Inc. Summary of operations

Our normal business day consists of residential and commercial tree removal. Our tree duties deal with tree removals that require hauling and disposal of organic byproduct materials.

Logs and brush will be brought to the site after work is completed at the end of each day. These byproducts will be temporarily stored on site. The logs will be sent to the saw mill. The brush pile will be converted into organic mulch, and then transported to various customers.

All of this work will be done behind privacy barriers and in a controlled manner. We will bring the brush and logs to the site and separate it into neatly stacked log and brush piles. The log pile will be stacked no more than 15 by 25 yards not to exceed 12 feet tall. The logs will then be loaded on trucks and shipped to the saw mill. Normally as soon as we accumulate a truck load, the logs will be loaded and shipped out. They will sit on site for no more than two weeks before being taken to the mill.

Most of the brush is converted into wood chips at the customer's site. Any remaining brush will be converted into wood chips on site. The brush pile will be approximately 15 by 25 yards not to exceed 15 feet tall. We will then put the wood chips into a grinder to produce all natural organic mulch for our customers. The mulch pile will be 15 by 25 yards and not to exceed 15 feet tall, and will be shipped to customers, normally within 10 business days. Our company is the vendor for 4 of the largest landscape companies in Knoxville and already have set up to provide the mulch for these businesses.

Use on Review **Development Plan**

Name of Applicant: LANNY COPE
 Date Filed: OCTOBER 30, 2017 Meeting Date: DECEMBER 14, 2017
 Application Accepted by: M. Payne
 Fee Amount: 74 File Number: Development Plan 74
 Fee Amount: \$450 File Number: Use on Review 12-E-17-UR



PROPERTY INFORMATION

Address: 5006 JIM JONES LANE
 General Location: NORTHEAST SIDE OF OAK RIDGE HWY, SOUTHEAST OF JIM JONES LANE
 Tract Size: 5.44 AC No. of Units: _____
 Zoning District: PLANNED COMMERCIAL
 Existing Land Use: VACANT LAND

Planning Sector: NORTHWEST COUNTY
 Sector Plan Proposed Land Use Classification: GC
 Growth Policy Plan Designation: PLANNED GROWTH AREA
 Census Tract: 59.18
 Traffic Zone: 214 089-04201
 Parcel ID Number(s): CLT T6 PARCELS
 Jurisdiction: City Council _____ District
 County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: CHAD BENTON
 Company: EAST TENNESSEE TREE SERVICE
 Address: 7736 DEVONSHIRE DRIVE
 City: KNOXVILLE State: TN Zip: 37919
 Telephone: _____
 Fax: _____
 E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: LANNIS LEE COPE
 Company: COPE ARCHITECTURE
 Address: 2607 KINGSTON PIKE
 City: KNOXVILLE State: TN Zip: 37919
 Telephone: 865-694-9000
 Fax: 865-584-1860
 E-mail: LLCOPE@COPEARCHITECTURE.COM

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)
SEE ATTACHED LETTER FOR CLARIFICATION

Other (Be Specific)
COMMERCIAL TREE SERVICE AND MULCHING FACILITY

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: _____
 PLEASE PRINT
 Name: LANNIS LEE COPE
 Company: COPE ARCHITECTURE
 Address: 2607 KINGSTON PIKE
 City: KNOXVILLE State: TN Zip: 37919
 Telephone: 865-694-9000
 E-mail: LLCOPE@COPEARCHITECTURE.COM

