

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

▶ **FILE #:** 6-B-17-UR

**AGENDA ITEM #:** 49

**AGENDA DATE:** 6/8/2017

▶ **APPLICANT:** OLD DOMINION FREIGHT LINE, INC.

OWNER(S): Old Dominion Freight Line, Inc.

TAX ID NUMBER: 141 070

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12808 Palestine Ln

▶ **LOCATION:** South side of Palestine Ln, northeast of Watt Rd.

▶ **APPX. SIZE OF TRACT:** 41 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Palestine Ln., a local street with a 22' pavement width.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Truck terminal

HISTORY OF ZONING: Property was rezoned from A to PC in 1988.

SURROUNDING LAND USE AND ZONING: North: Palestine Ln. & I-40 / I-75 right-of-way / A (Agricultural)

South: Vacant land / PR (Planned Residential)

East: House, trucking terminal / A (Agricultural), PC (Planned Commercial), CB (Business and Manufacturing)

West: Truck fueling station / House, trucking terminal / CB (Business and Manufacturing), A (Agricultural), CA (General Business)

NEIGHBORHOOD CONTEXT: This undeveloped property is part of the area around the Watt Rd. I-40/75 interchange that has been developing with highway oriented commercial uses in the CA, CB and PC zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE the Development Plan as shown for both phase 1 and 2 of the proposed distribution center (approximately 46,200 sqft max.) at this location, subject to 9 conditions.**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Submitting a Traffic Impact Study (TIS), prepared by a qualified traffic engineer, to the Metropolitan Planning Commission by June 28, 2017. The TIS shall address the traffic projected to be generated by the development and shall include a delay study at the intersection of Palestine Ln. at Watt Rd. in addition to an evaluation of the intersection for existing, background, and future phases of the proposed development. Upon

submittal of the completed TIS, it shall be reviewed by Knox County and MPC staff. The site development plans shall be revised to incorporate road and traffic system improvements identified by the TIS and agreed upon by Knox County Engineering and Public Works to address impacts of the traffic generated by the development. Old Dominion Freight Lines shall commit to implementing these agreed upon improvements and payment of their portion with Knox County Engineering and Public Works. Should the identified road and traffic system improvements result in a significant revision to the site development plans, as determined by Knox County and MPC staff, the revised plans shall be provided to the Metropolitan Planning Commission for review and approval by the Commission.

4. Installing all 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 Dept. of Engineering and Public Works, to guarantee such installation.
5. Recording the protective covenants as required by Article 5.33.13.B. of the Knox County Zoning Ordinance.
6. All proposed signs meeting the size and location requirements of Article 3.90 of the Knox County Zoning Ordinance.
7. All proposed lighting being shielded so as that it is directed down to the ground.
8. A revised site plan must be submitted to MPC staff for certification prior to obtaining any grading or building permits.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

#### **COMMENTS:**

The applicant is proposing to construct a truck terminal for Old Dominion Freight Line as shown on the development plan. The site is located on Palestine Ln., in the southeast quadrant of the I-40/75 Watt Road interchange. Staff has required a Traffic Impact Study (TIS) be completed to determine the impact of the proposed truck terminal on the Palestine Ln. intersection at Watt Rd., as well as any possible spillback onto the Watt Rd. intersection with the interstate ramps to the north. According to TDOT, the Watt Rd. interchange is the busiest in the state for freight traffic. The TIS is necessary to determine if improvements are warranted to the Watt Rd. and Palestine Ln. intersection and whether the scale of the development could cause trucks queuing to turn left onto Palestine Ln. to back up into interchange. The current left turn lane on Watt Rd. to Palestine Ln. can accommodate two full size tractor trailers. Palestine Ln. currently has one trucking terminal of similar size to the proposed Old Dominion facility, and large fueling station with overnight truck parking and truck maintenance facilities.

Staff is recommending a condition of the approval that the TIS be completed and submitting to MPC by June 28, 2017. If the TIS identifies road and traffic system improvements that are warranted because of the traffic generated by the development, then Old Dominion shall implement the agreed upon improvements. If the resulting improvements require significant revisions to the site development plan, as determined by Knox County and MPC staff, the revised plans shall be reviewed for approval by the Commission.

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

1. The proposal will have no impact on schools.
2. Utilities are available to serve the development.
3. The impacts of the development on the road system will be evaluated in the required Traffic Impact Study (TIS). If condition # 3 is approved as recommended by Staff, Old Dominion Freight Lines will be required to implement the identified and agreed upon road and traffic system improvements and payment of their portion with Knox County Engineering and Public Works.

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

1. The proposed distribution center 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 area 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. The proposal meets all relevant requirements of the PC (Planned Commercial) zoning district and a use on review.

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

1. The Southwest County Sector Plan proposes commercial use and hillside protection for this site. The development will only extend into a small portion of the hillside protection area, leaving the majority of the steep slope undisturbed.
2. The site is located in the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.