

**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:

▶ **POSTPONE** until the July 13, 2017 MPC meeting as recommended by staff.

Staff is recommending postponement until the July 13th meeting to allow time for the applicant to complete a traffic impact study and for staff to review its findings.

COMMENTS:

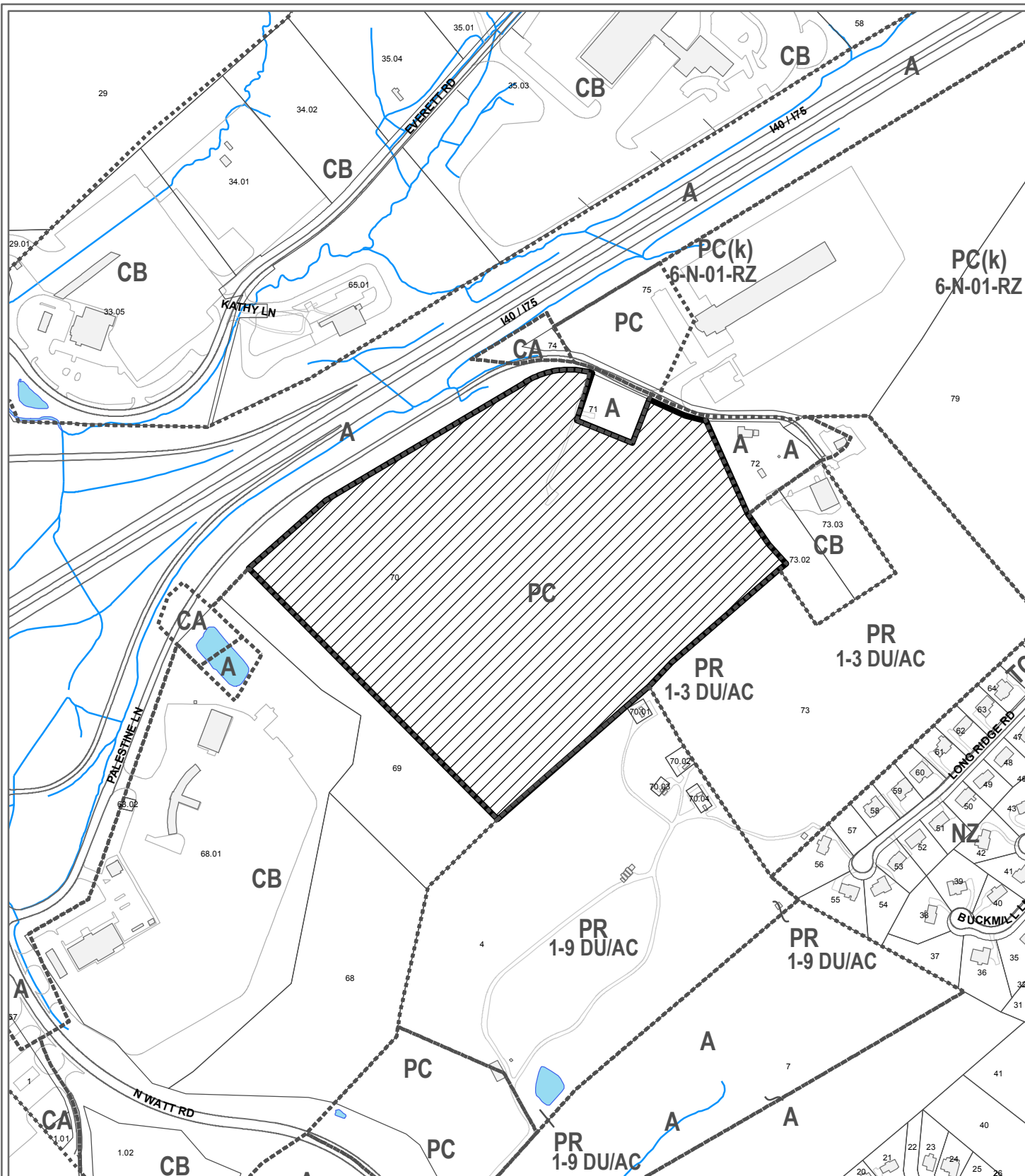
The applicant is proposing to construct a truck terminal for Old Dominion Freight Line as shown on the development plan. The site is located on Palestine Ln., in the southeast quadrant of the I-40/75 Watt Road

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.

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.



**6-B-17-UR
USE ON REVIEW**



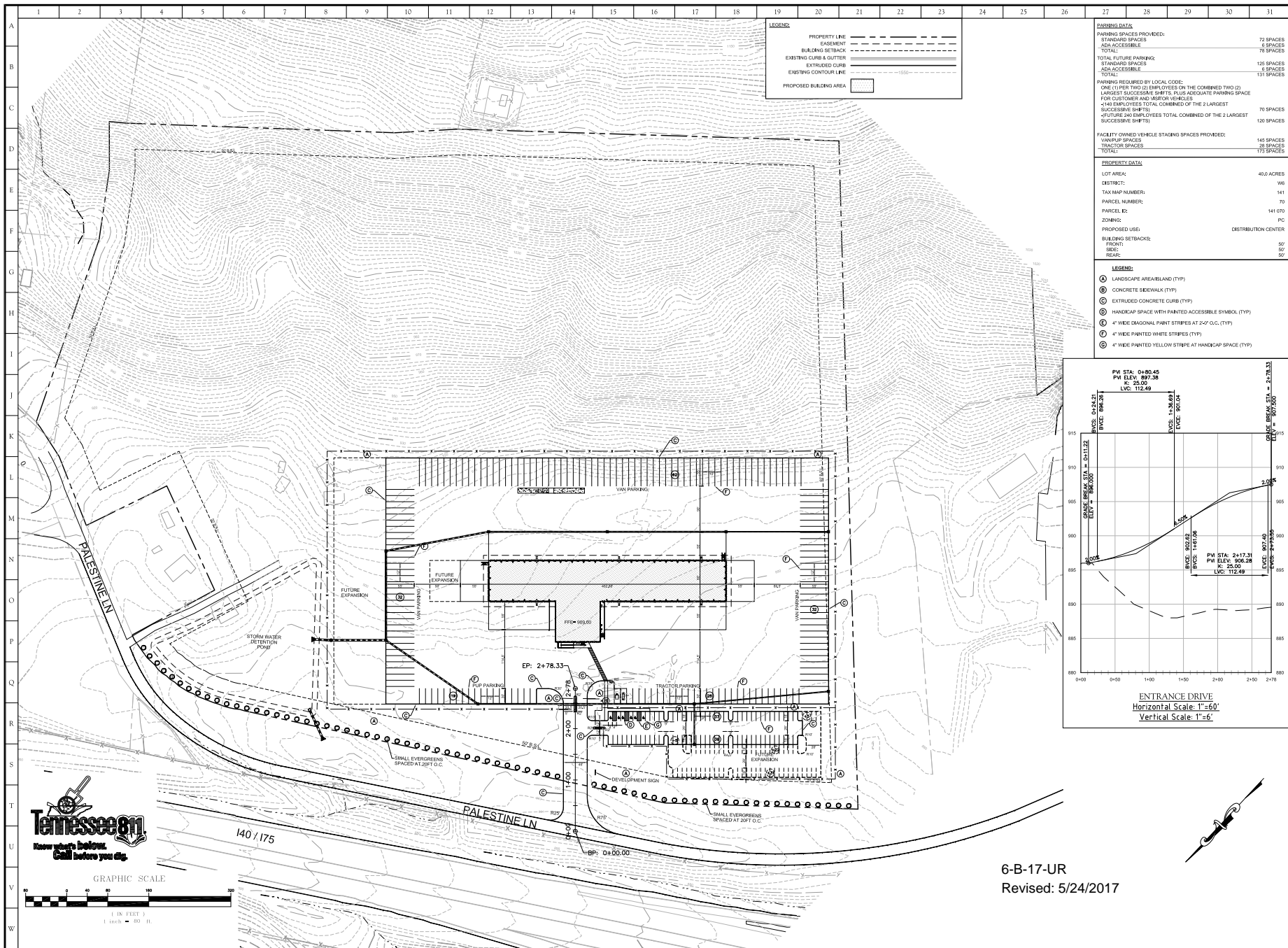
Truck terminal in PC (Planned Commercial)

Original Print Date: 5/17/2017
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Old Dominion Freight Line, Inc.

Map No: 141
 Jurisdiction: County





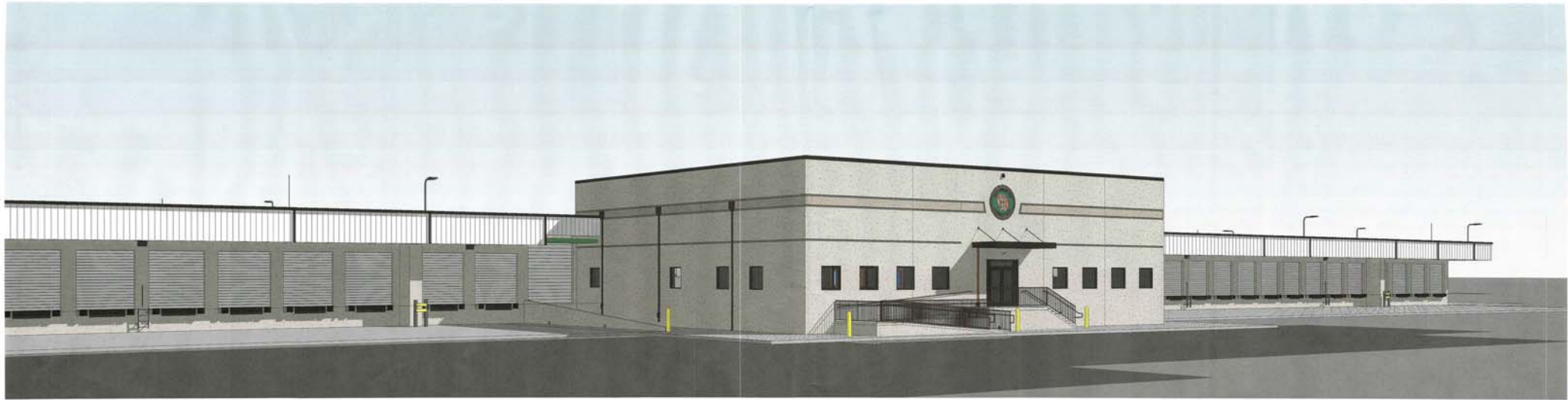
Development Plan
Old Dominion Freight Lines
 12701 Palestine Lane
 Knoxville, Tennessee 37934

DATE: 5/24/2017

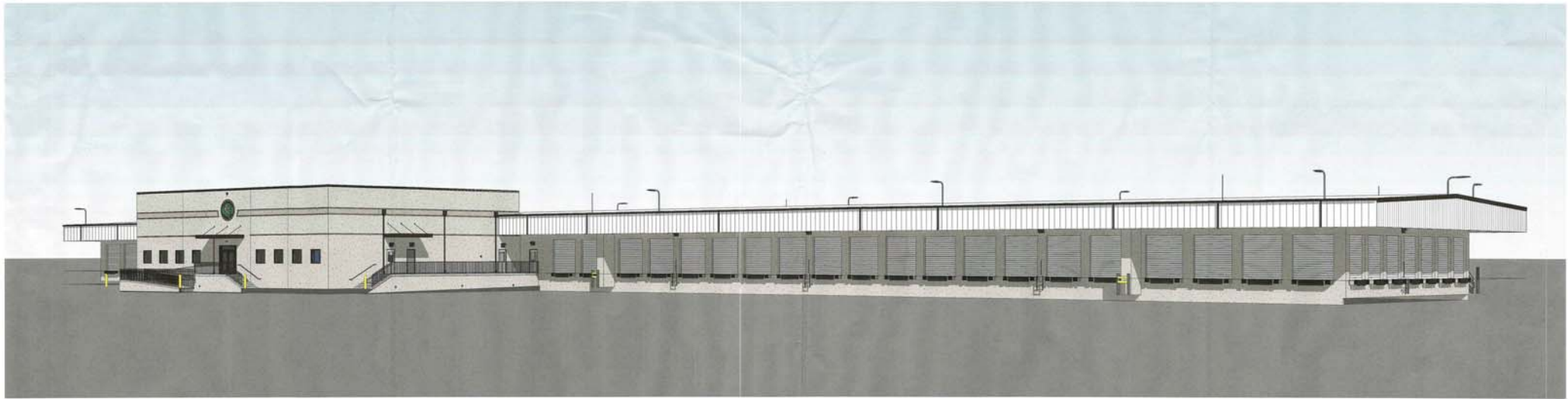
NO.	DATE	BY	REVISIONS
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DP

6-B-17-UR
 Revised: 5/24/2017



1 NORTHWEST



2 SOUTHWEST



KNOXVILLE, TN
PRESENTATION DRAWINGS

24 x 36 =
11 x 17 = NO SCALE
04/17/17

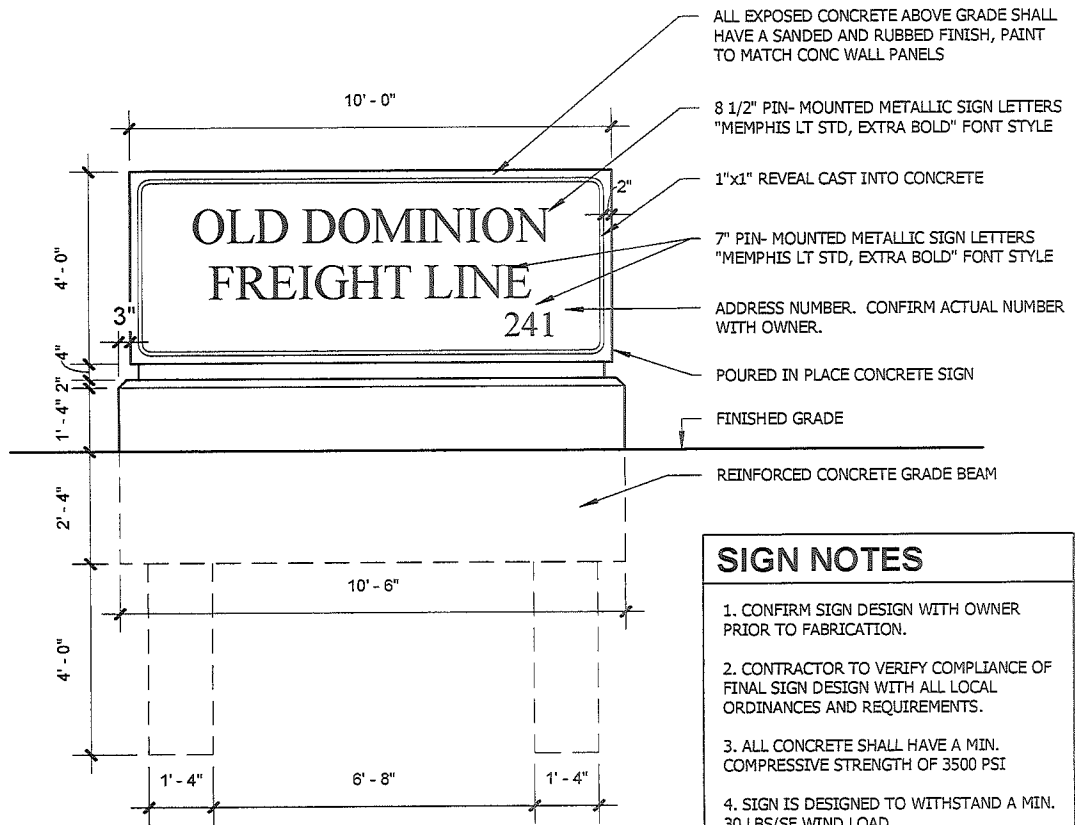
6-B-17-UR
4/18/2017



49 Music Square W. Suite 600
Nashville, Tennessee 37203
615.296.9146
www.themdglc.com

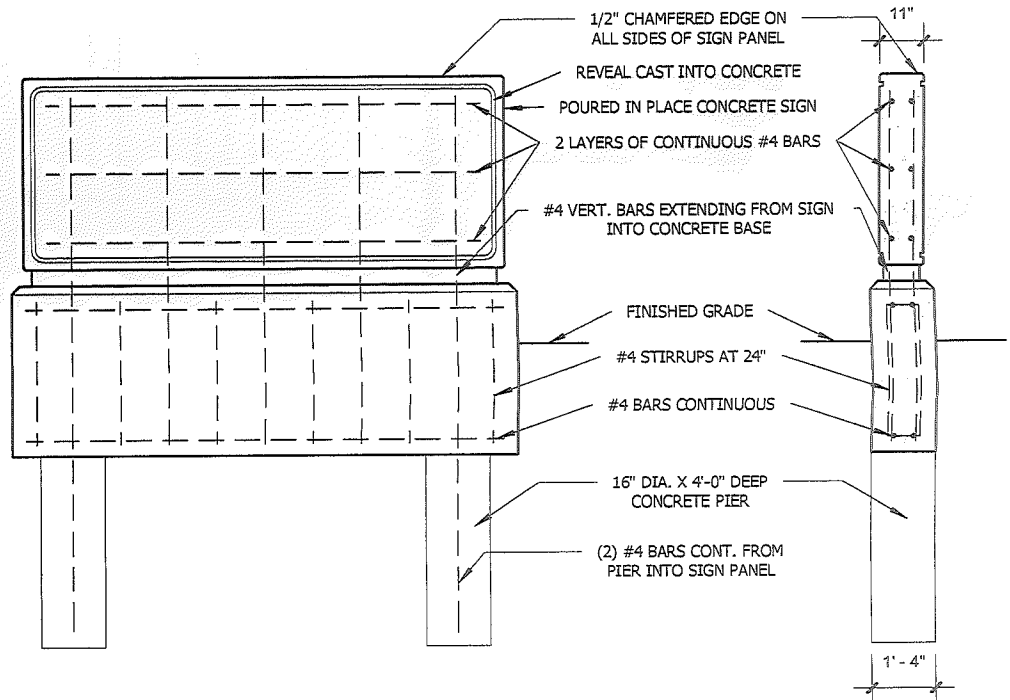
6-B-17-UR

4/18/2017



SIGN NOTES

1. CONFIRM SIGN DESIGN WITH OWNER PRIOR TO FABRICATION.
2. CONTRACTOR TO VERIFY COMPLIANCE OF FINAL SIGN DESIGN WITH ALL LOCAL ORDINANCES AND REQUIREMENTS.
3. ALL CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3500 PSI
4. SIGN IS DESIGNED TO WITHSTAND A MIN. 30 LBS/SF WIND LOAD
5. PROVIDE SIGN LETTERING BOTH SIDES OF SIGN



CONCRETE SIGN DETAIL

32 VAN PARKING

KNOXVILLE-KNOX COUNTY
M P C
 METROPOLITAN
 P L A N N I N G
 C O M M I S S I O N
TELEPHONE SERVICE
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 F A X • 215 • 2068
 www.knoxmpc.org

Use on Review Development Plan

Name of Applicant: Old Dominion Freight Line Inc.
 Date Filed: 4/18/17 Meeting Date: 4/18/17
 Application Accepted by: [Signature]
 Fee Amount: _____ File Number: Development Plan _____
 Fee Amount: 1500.00 File Number: Use on Review 6-B-17-4R



PROPERTY INFORMATION

Address: 12808 Palestine Ln
 General Location: S/S Palestine Ln NE of Wth Rd
 Tract Size: 41 ac No. of Units: _____
 Zoning District: PC
 Existing Land Use: URBAN + LML

Planning Sector: Southwest County
 Sector Plan Proposed Land Use Classification: GC - HP
 Growth Policy Plan Designation: _____
 Census Tract: 58.10
 Traffic Zone: 174
 Parcel ID Number(s): 141 070
 Jurisdiction: City Council _____ District
 County Commission 5 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT PHILIP R. DANNER
 Name: OLD DOMINION FREIGHT LINE INC.
 Company: _____
 Address: 500 OLD DOMINION WAY
 City: THOMASVILLE State: NC Zip: 27360
 Telephone: 336-822-5324
 Fax: 336-822-5595
 E-mail: PHILIP.DANNER@ODEFL.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: John R Anderson, P.E.
 Company: SITE, Inc.
 Address: 10215 Technology Dr Ste 304
 City: Knoxville State: TN Zip: 37932
 Telephone: (865) 777 4165
 Fax: (865) 777 4189
 E-mail: Janderson@site-incorporated.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation) _____
 Other (Be Specific)
Truck terminal

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: [Signature]
 PLEASE PRINT
 Name: PHILIP R. DANNER
 Company: OLD DOMINION FREIGHT LINE INC.
 Address: 500 OLD DOMINION WAY
 City: THOMASVILLE State: NC Zip: 27360
 Telephone: 336-822-5324
 E-mail: PHILIP.DANNER@ODEFL.COM