

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

▶ **FILE #:** 9-A-17-UR

AGENDA ITEM #: 56

AGENDA DATE: 9/14/2017

▶ **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 of Jim 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:** 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 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 commercial tree service and mulching facility with a proposed office and shop building containing approximately 11,000 square feet as shown on the development plan subject to 10 conditions.**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Combining the driveways for the commercial tree service and mulching facility and the 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 is subject to review and approval

- by the Knox County Department of Engineering and Public Works and Planning Commission staff.
3. The access driveway and required parking area shall be paved to standards required by the Knox County Department of Engineering and Public Works.
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
 6. Maintaining the existing landscape screen (as designated on the development plan) that surrounds this site as a natural buffer for the proposed facility.
 7. 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.
 8. Any proposed sight lighting shall be directed away from any adjoining property or right-of-way.
 9. 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.
 10. 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 requesting approval for a commercial tree service and mulching facility 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. Staff has recommended a condition that the proposed driveway for the site be combined with the driveway for the self service storage facility in alignment with the existing driveway for the convenience store located on the northwest side of Jim Jones Ln.

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. A summary of the proposed business operation is attached.

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.

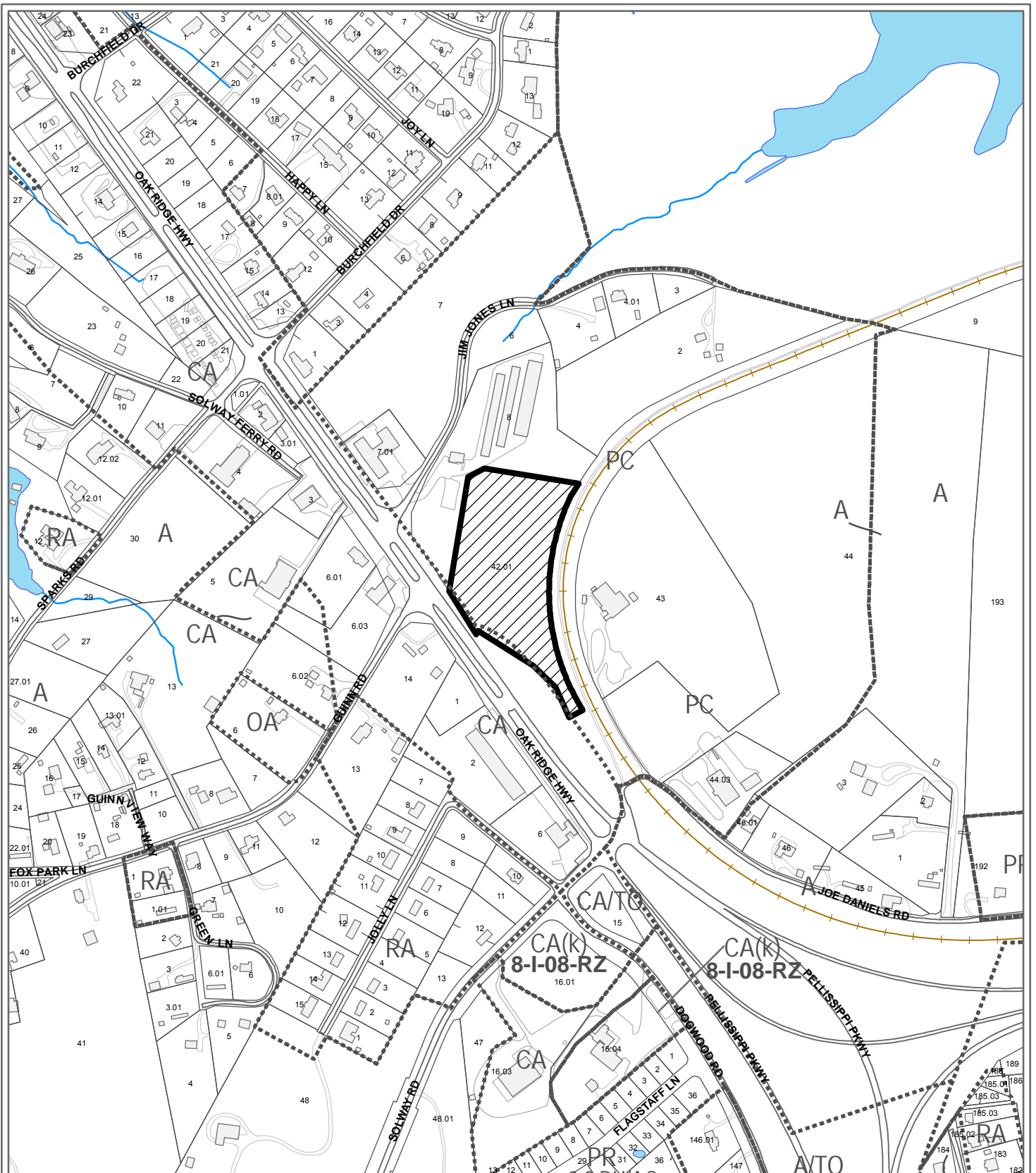
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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.



**9-A-17-UR
USE ON REVIEW**



Commercial tree service and mulching facility in PC (Planned Commercial)

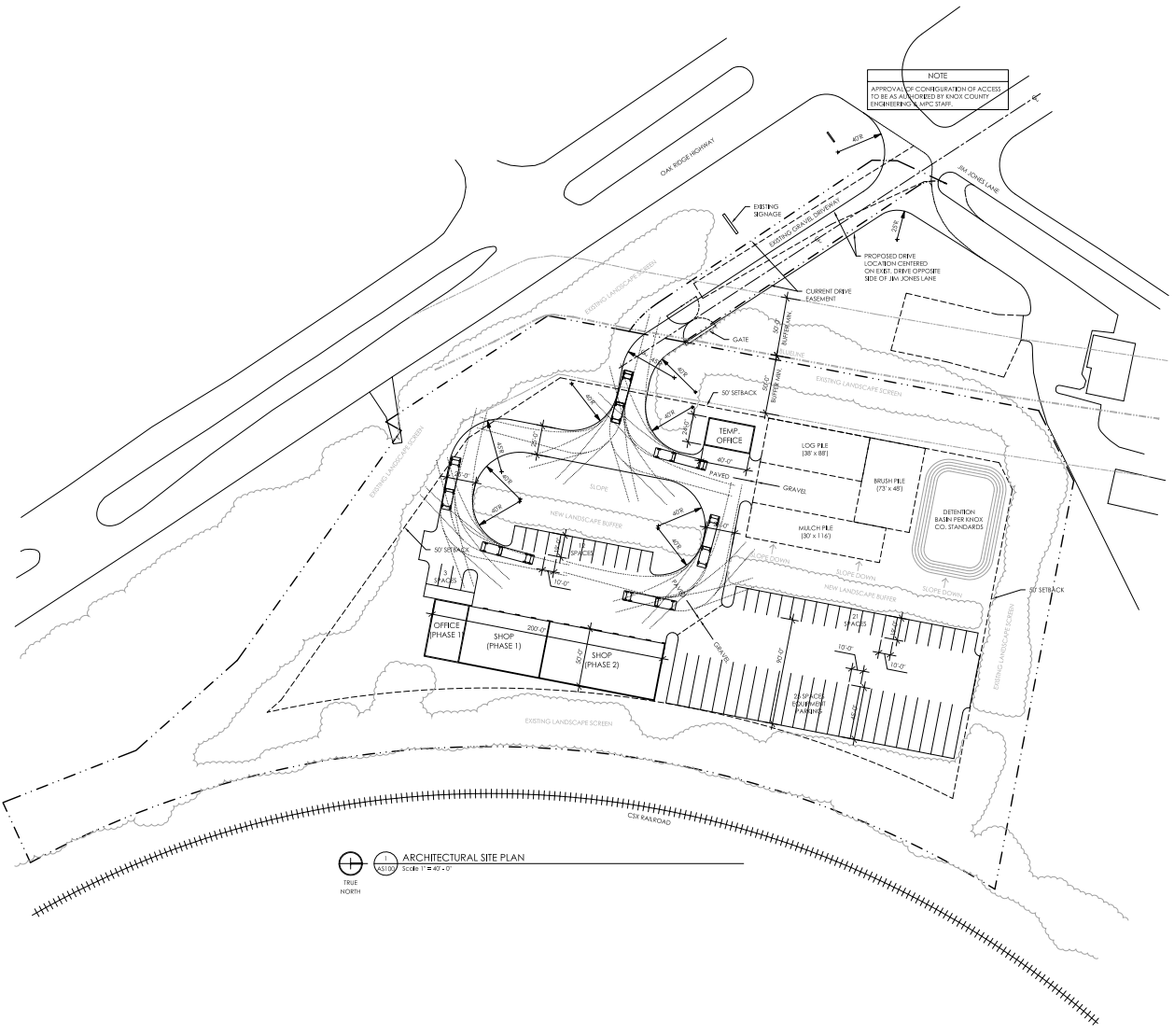
Original Print Date: 8/15/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cope, Lanny

Map No: 89

Jurisdiction: County





PROJECT PHASING

FINAL 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

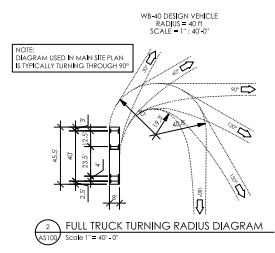
INDUSTRIAL ESTABLISHMENT: 1 SPACE FOR EVERY 2 EMPLOYEES
 + VENDOR & CUSTOMER PARKING AS REQUIRED BY MPC

REQUIREMENTS: 24 EMPLOYEE PARKING SPACES
 + 10 VENDOR & CUSTOMER PARKING SPACES
 = 34 PARKING SPACES

PROVIDED: 24 EMPLOYEE PARKING SPACES
 + 12 VENDOR & CUSTOMER PARKING SPACES
 = 36 PARKING SPACES

* ALL FIGURES ABOVE EXCLUSIVE OF EQUIPMENT PARKING SPACES

9-A-17-UR
 Revised: 8/30/2017



ARCHITECTURAL SITE PLAN
 SCALE 1" = 40'-0"



9-A-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: 7/21/17 Meeting Date: 9/14/17

Application Accepted by: [Signature]

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: 1500.00 File Number: Use on Review 9-A-17-UR



PROPERTY INFORMATION

Address: _____

General Location: NW/5 OAK Ridge Hwy S of Jim Jones Ln

Tract Size: 5.44 ac No. of Units: _____

Zoning District: PC

Existing Land Use: Vacant + local

Planning Sector: NW County

Sector Plan Proposed Land Use Classification: GC

Growth Policy Plan Designation: Phased Growth

Census Tract: _____

Traffic Zone: _____

Parcel ID Number(s): 089-04201

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: CHAD BENTON

Company: EAST TN. 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: SAME AS AUTHORIZATION

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation) _____

Other (Be Specific)
Commercial tree service and mulching facility

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL properly 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: LANNIS LEE COPE

Company: COPE ARCHITECTURE

Address: 2607 KINGSTON PK.

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865 694 9000

E-mail: llope@copearchitecture.com