

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

▶ **FILE #:** 9-C-17-UR

**AGENDA ITEM #:** 58

**AGENDA DATE:** 9/14/2017

▶ **APPLICANT:** ROMANS ENGINEERING TERRY ROMANS

OWNER(S): Jimmy R. Webb

TAX ID NUMBER: 125 I A 010

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 806 E Governor John Sevier Hwy

▶ **LOCATION:** Southeast side E. Governor John Sevier Hwy, east of Burnett Creek Rd.

▶ **APPX. SIZE OF TRACT:** 2.07 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy, a major arterial street with 48' of pavement width within a right of way that varies in width from 88' to 150'.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Burnett Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Office/Warehouse

▶ **PROPOSED USE:** Office/warehouse

HISTORY OF ZONING: Zoned PC in 1991 (7-B-91-RZ)

SURROUNDING LAND USE AND ZONING: North: Gov. John Sevier Hwy, vacant land / A (Agricultural), CB (Business & Manufacturing)

South: Rural residential / A (Agricultural)

East: Office/warehouse, Draeger Ln. / PC (Planned Commercial), A (Agricultural)

West: Vacant land, wholesale / CB (Business & Manufacturing)

NEIGHBORHOOD CONTEXT: This area is developed with rural and low density residential uses under A and PR zoning, and wholesale and office uses under PC and CB zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the Development Plan for an office/warehouse building of approximately 9,000 square feet, subject to 6 conditions.**

1. Meeting all applicable requirements of the Knox County Health Department.
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. Installation of one tree per parking lot landscaping island (3 total) that have a mature height of no less than 30 feet.
5. Proving a lighting and landscape screening plan that demonstrates site lighting will not spillover onto

adjacent properties to the rear, for both the proposed building and the existing building (810 E. Governor John Sevier Hwy), for approval by MPC staff before plan certification for permitting.

6. Installation of landscaping and screening as shown on the site plan within six months of the issuance of the first occupancy permit for the project.

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

#### **COMMENTS:**

The proposal is to construct a 9,000 sqft office/warehouse building on a development that currently has two office/warehouse buildings with an approximate combined floor area of 14,000 sqft. There has been one use-on-review approval for this development that included only the smaller building on the east side of the development (3-F-93-UR). The larger building, which is on the same parcel as the proposed building, did not receive use-on-review approval. Because of this, the screening and lighting recommendations by staff include the area behind the existing building on the same parcel as well.

A 5-foot tall privacy fence is proposed along the rear property line that will extend behind the proposed building and the adjacent building. The existing and proposed lighting to the rear of the property are attached to the building and do not provide shielding to direct the light at the ground which allows for light spillover into the adjacent properties. Staff is recommending that the fixtures be replaced or shields added so that light does not spillover onto the adjacent properties, and/or an evergreen landscape screen be installed. Staff is also recommending that trees be installed in the parking lot landscape islands because the PC (Planned Commercial) zoning requires that parking lots in front yards are to be landscaped "with trees, shrubs, and grass islands to prevent the appearance of an open parking lot."

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

1. The proposal will have no impact on schools.
2. Public water and sewer utilities are available to serve the development.
3. A privacy fence will be installed along the rear property line, which is adjacent to large lot residential houses.
4. Staff recommends that site lighting be installed that so that light does not spillover onto adjacent properties by using light fixtures that direct lighting down toward the ground and/or installing evergreen landscape screening.

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

1. The proposed office/warehouse development, with the recommended conditions, 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.
2. With the recommended conditions, the proposal meets all relevant requirements of the PC zoning district, as well as other criteria for approval of a use-on-review.

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

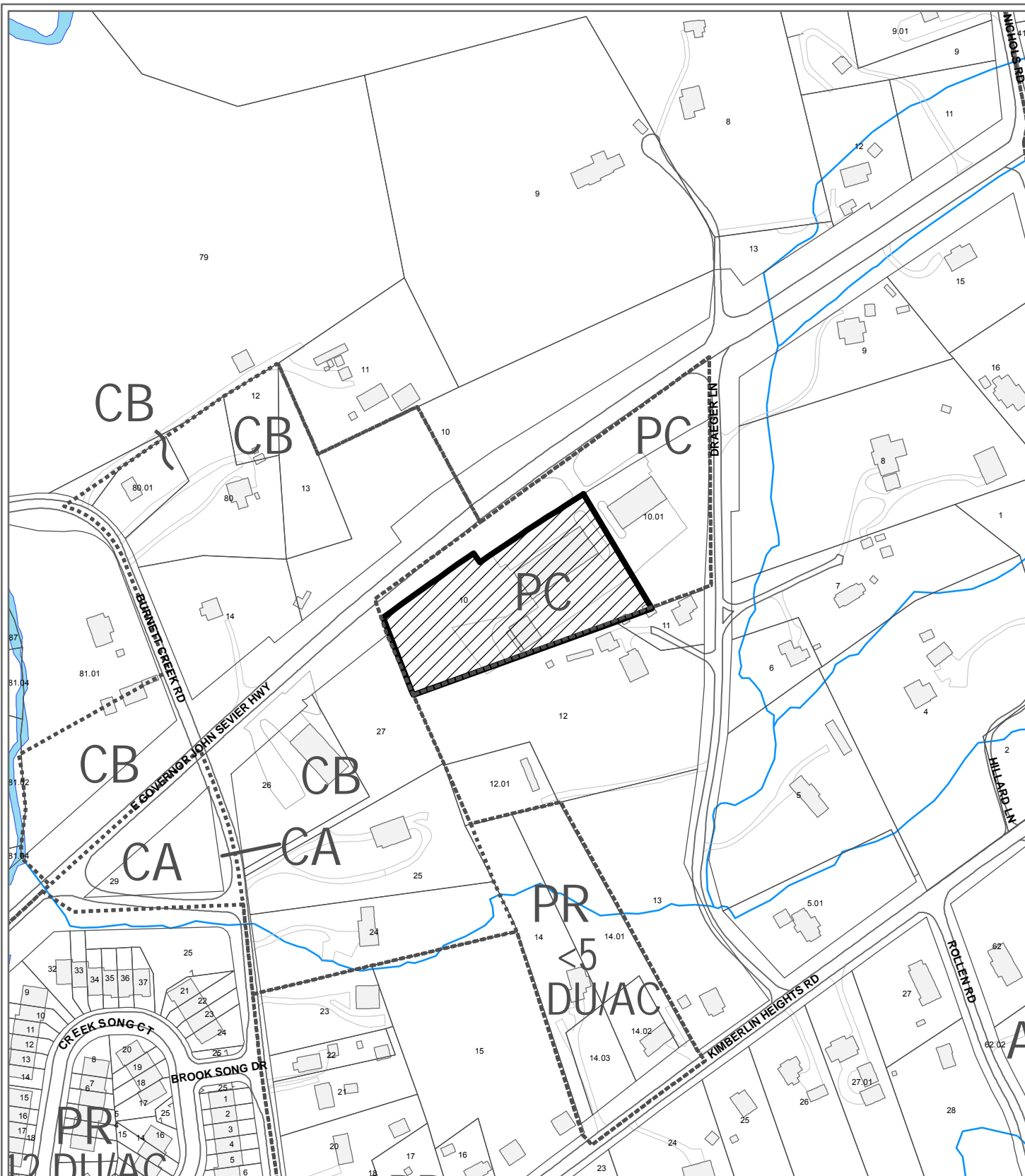
1. The use is not in conformity with the South County Sector Plan which proposes LDR (Low Density Residential) for the area, however, the property has been zoned PC (Planned Commercial) since 1991 and developed with office/warehouse uses since 1993.
2. The South County Sector Plan (2012) proposed design standards for the Governor John Sevier Highway Scenic Corridor, which the subject property is within. These recommendations have not been adopted into the zoning ordinance at this time, however, County Commission passed a resolution in June 2017 (R-17-6-902) requesting MPC to undertake a study to develop an approach and policies for managing the development along the John Sevier Highway Corridor. This study will begin in September 2017.
3. The site is located within the Planned Growth Area of the Knoxville-Knox County Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 209 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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-C-17-UR  
USE ON REVIEW**

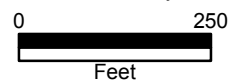


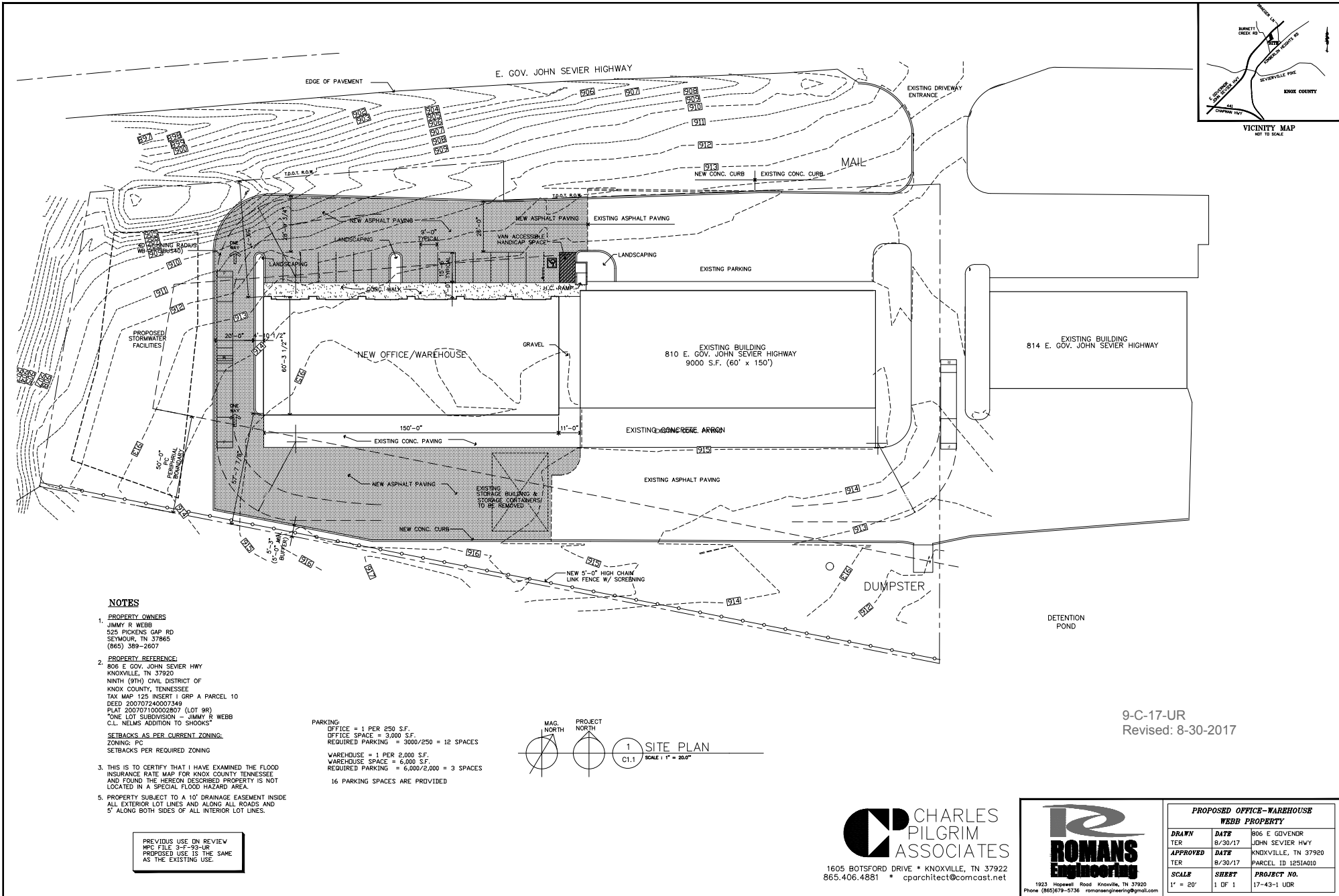
Office/warehouse in PC (Planned Commercial)

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

Petitioner: Romans Engineering, Terry Romans

Map No: 125  
 Jurisdiction: County





**NOTES**

- PROPERTY OWNERS**  
JIMMY R WEBB  
525 PICKENS GAP RD  
SEYMOUR, TN 37865  
(865) 389-2807
- PROPERTY REFERENCE:**  
806 E. GOV. JOHN SEVIER HWY  
KNOXVILLE, TN 37920  
NORTH (9TH) CIVIL DISTRICT OF  
KNOX COUNTY, TENNESSEE  
TAX MAP 125 INSERT 1 GRP A PARCEL 10  
DEED 200707240007349  
PLAT 62070710002807 (LOT 9R)  
"ONE LOT SUBDIVISION - JIMMY R WEBB  
C.L. HELMS ADDITION TO "SPOCKS"  
SETBACKS AS PER CURRENT ZONING.  
ZONING: FC  
SETBACKS PER REQUIRED ZONING
- THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR KNOX COUNTY TENNESSEE AND FOUND THE HEREON DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- PROPERTY SUBJECT TO A 10' DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS AND 5' ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.

**PARKING**  
OFFICE = 1 PER 250 S.F.  
OFFICE SPACE = 3,000 S.F.  
REQUIRED PARKING = 3000/250 = 12 SPACES  
WAREHOUSE = 1 PER 2,000 S.F.  
WAREHOUSE SPACE = 6,000 S.F.  
REQUIRED PARKING = 6,000/2,000 = 3 SPACES  
16 PARKING SPACES ARE PROVIDED



PREVIOUS USE DN REVIEW  
MPC FILE 3-F-93-UR  
PROPOSED USE IS THE SAME  
AS THE EXISTING USE.

9-C-17-UR  
Revised: 8-30-2017



CHARLES PILGRIM ASSOCIATES  
1605 BOTSFORD DRIVE \* KNOXVILLE, TN 37922  
865.406.4881 \* cparchitect@comcast.net



PROPOSED OFFICE-WAREHOUSE WEBB PROPERTY		
DRAWN	DATE	806 E GOVENDR
TER	8/30/17	JOHN SEVIER HWY
APPROVED	DATE	KNOXVILLE, TN 37920
TER	8/30/17	PARCEL ID 1251A010
SCALE	SHEET	PROJECT NO.
1" = 20'	1 OF 1	17-43-1 UDR

Front View



Front View



**Proposed building will have same design as existing building on the site shown in photos.**

9-C-17WR

Right Side View (Left is same)



Rear View



Typical Signage (3' x 5' mounted on building)



Dumpster





Mail Area



## Governor John Sevier Highway Scenic Corridor Design Proposal

A major road improvement to widen Governor John Sevier Highway to a 4-lane divided facility is proposed by the Tennessee Department of Transportation (TDOT) for sometime between 2015 and 2024 for the segment between Alcoa Highway and Chapman Highway. This same segment of the highway holds a state level designation as a Rural Scenic Highway, however, this designation only prohibits junkyards and billboards within the corridor. The rest of Governor John Sevier Highway does not hold a state level designation.



Governor John Sevier was one of the founding fathers of Tennessee. The site of his homestead, Marble Springs, lies just off the highway.



Recently built metal structures in the corridor have spurred concerns by residents over the scenic quality of the corridor.

Community interests in more thorough protection of scenic resources have been heightened recently. This has arisen in response to recent residential and commercial development using building materials and types that disrupt the scenic quality of the corridor.

Both in response to community requests, as well as in the previous South County Sector Plan update of 2002, residents would like to see the rural scenic qualities of Governor John Sevier Highway protected as new

development occurs along the corridor. The following conceptual design guidelines are proposed to help protect the scenic quality of the corridor. However, to effectively implement these guidelines, corridor overlay zoning should be adopted.

### Scenic Corridor Conceptual Design Guidelines

#### Public Realm:

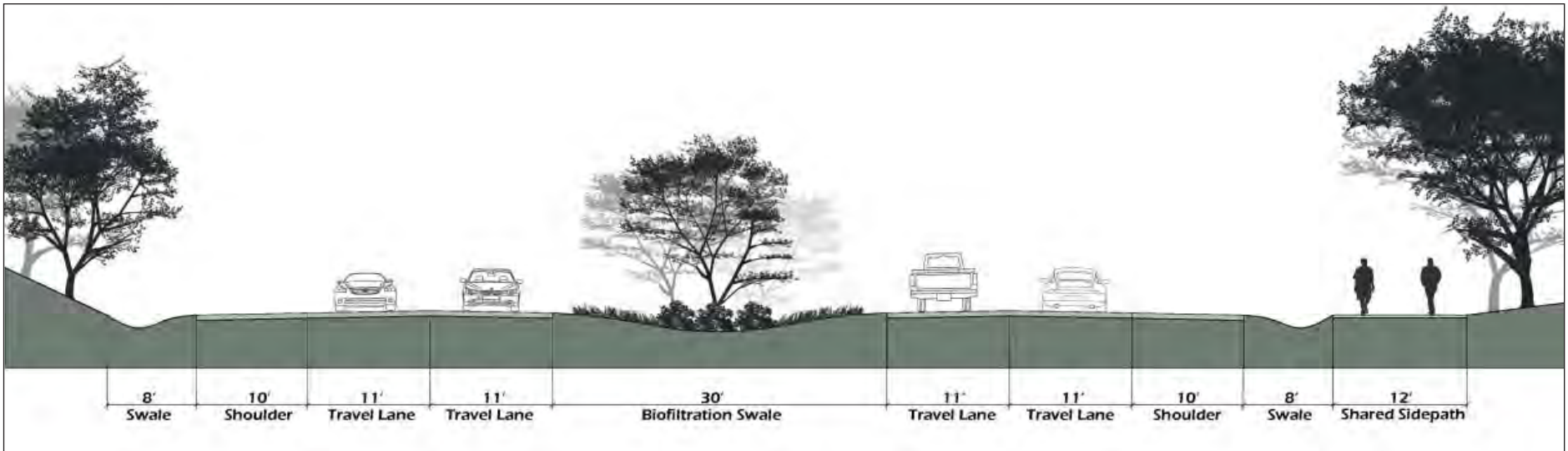
Since road widening to a FOUR-lane divided facility for Governor John Sevier Highway is expected in the near future, the following should be considered in the design of this right-of-way expansion.

#### Multi-modal, median divided, four-lane highway

- Four travel lanes with turning lane breaks at major intersections
- Landscaped separated, 12-foot wide bicycle/pedestrian sidepath

#### Green Highway Design

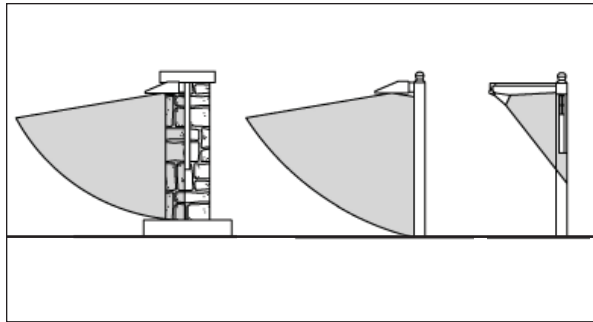
- Drainage swales
- Landscaping, including native trees and shrubbery within the rights-of-way



As TDOT widens Governor John Sevier Highway to a four-lane median-separated highway, the above illustration demonstrates how this highway can maintain a rural aesthetic. This example shows biofiltration swales in the median and grass swales on the side of the road to reduce and clean stormwater runoff and further protect bicyclists and pedestrians on the shared sidepath.

### Lighting

- Public lighting limited to commercial nodes
- Dark sky lighting fixtures in commercial nodes



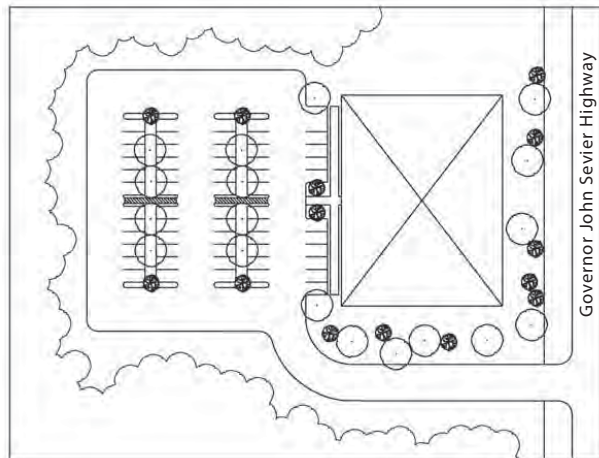
Lighting in both the public and private realm should adhere to 'dark sky' lighting standards to reduce light pollution throughout the corridor.

### Private Realm:

For areas adjacent to the right-of-way, the following should be considered in development of a zoning overlay and subdivision regulations to protect scenic resources in the corridor.

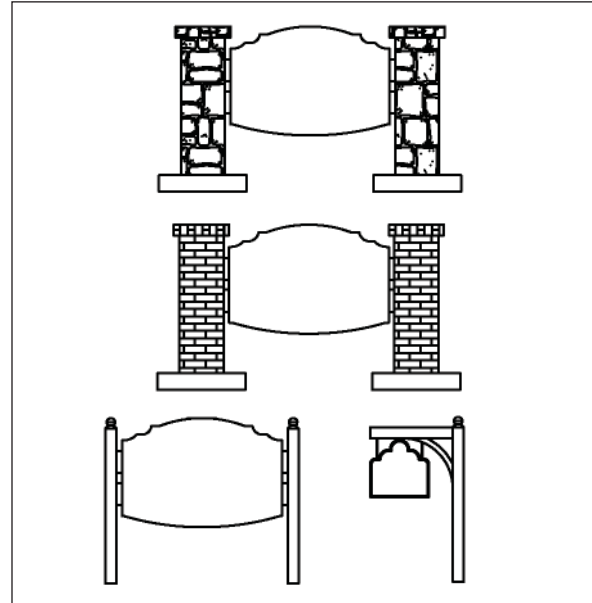
### Access Management

- Shared access points to multiple tenant centers
- Limited access points for individual buildings
- Where possible, locate access points on streets instead of the highway
- Parking maximums and reduced parking minimums, with parking encouraged behind and to the side of structures



### Sign Control

- Billboard prohibition along the entire South County corridor
- Uniform sign height, monument signs for individual buildings
- Master sign plan for multi-tenant centers



Sign controls should be implemented to help preserve the rural aesthetic of the corridor.

### Site landscaping and woodland conservation

- Tree conservation with new construction
- Planting native tree species in parking areas and yards
- Planting trees and shrubs around buildings
- Prohibition on clearing and grading for non-residential uses on slopes over 25 percent

### Recommended building materials, based on the best of current practice

- Brick, clapboard or clapboard-like material, square logs and stone
- Metal-sided with stone or brick on a majority of the façade

### Window and doors (facing the highway)

- Entrance doors should be oriented to the highway
- Windows should compose at least one-quarter of the facade
- With unusual site constraints, an entrance door may be oriented to the side of the building and parking as long as windows face the highway
- Garages: doors should be oriented to the side of a building or the garage should be located behind the rear plane of a house or other structure

### Uses not subject to overlay design review

- Houses under a 2,000 square foot footprint
- Agriculture with the exception of home occupations; structures used for such occupations should be constructed with (a) materials typical of South County residences, using clapboard or clapboard-like materials, square logs, stone, or brick, and (2) windows on every face of the structure.

### Lighting

- Dark sky lighting fixtures
- Recessed canopies for gas pump and drive-through areas



This Weigel's has reduced light pollution impact on adjacent properties.

### Setbacks

- Establishment of a general build-to line
- Allowances for setback averaging, given the varied nature of the terrain

### Other Considerations

- Limited new commercial development at significant intersections, like Maryville Pike and Chapman Highway
- Office, public/institutional, and residential uses as the predominant land use pattern

Use on Review  Development Plan

Name of Applicant: TERRY ROMANS - ROMANS ENGINEERING

Date Filed: 7/7/17 Meeting Date: 9/14/17

Application Accepted by:

Fee Amount: File Number: Development Plan

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



**PROPERTY INFORMATION**

Address: 806/810 E. Gov. JOHN SENIOR HWY

General Location:

Tract Size: 2.07 ACRES No. of Units:

Zoning District: PC

Existing Land Use: OFFICE / WAREHOUSE

Planning Sector: SOUTH COUNTY

Sector Plan Proposed Land Use Classification:

Growth Policy Plan Designation:

Census Tract: 5501

Traffic Zone: 167

Parcel ID Number(s): 125A A010

Jurisdiction:  City Council District  County Commission 9 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT Name: Jimmy R WEBB

Company:

Address: 810 525 PICKENS GAP RD

City: BRYAN State: TN Zip: 37865

Telephone: 865

Fax:

E-mail:

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: TERRY ROMANS

Company: ROMANS ENGINEERING

Address: 1923 HAPENWELL RD

City: KNOXVILLE State: TN Zip: 37920

Telephone: 865-679-5736

Fax: NO

E-mail: romansengineering@gmail.com

**APPROVAL REQUESTED**

Development Plan: Residential  Non-Residential

Home Occupation (Specify Occupation) OFFICE / WAREHOUSE

Other (Be Specific)

**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: TERRY ROMANS

Company:

Address: SAME

City: State: Zip:

Telephone:

E-mail: