

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

▶ **FILE #:** 12-B-18-UR

AGENDA ITEM #: 50

AGENDA DATE: 12/13/2018

▶ **APPLICANT:** FURROW WEST PARTNERSHIP

OWNER(S): Furrow West Partnership

TAX ID NUMBER: 131 000 TDOT ROW EAST OF PARCEL 110.07 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 10131 Parkside Dr

▶ **LOCATION:** Southwest side of I-40 / I-75 off ramp (exit 376B), northeast of Parkside Dr.

▶ **APPX. SIZE OF TRACT:** 1.035 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Parkside Dr., a major arterial street with 4 lanes and a center median within 100' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Turkey Creek

▶ **ZONING:** PC-2 (Retail and Distribution Park)

▶ **EXISTING LAND USE:** ROW / vacant land

▶ **PROPOSED USE:** Vehicle parking (not for sale/display)

HISTORY OF ZONING: Property was zoned PC-2 when the property was annexed in 1994.

SURROUNDING LAND USE AND ZONING: North: I-40 & I-75 ROW / PC-2 (Retail and Distribution Park)

South: Car dealership / C-6 (General Commercial Park)

East: I-40 & I-75 ROW / PC-2 (Retail and Distribution Park)

West: Car dealership / C-4 (Highway and Arterial Commercial)

NEIGHBORHOOD CONTEXT: This section of Parkside Dr. is developed with office and commercial uses under O-1, C-4 & C-6 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the Development Plan for parking expansion, subject to 3 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Tennessee Department of Transportation.
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the PC-2 zone and the other criteria for approval of a Use-on-Review.

COMMENTS:

This proposal is for an expansion of the service parking area for the Mercedes-Benz of Knoxville dealership. The parking area is located on remnant land leased from TDOT that is adjacent to the Interstate 40/75 off ramp. The parking area will be fenced the same as existing, with chainlink fencing. This is the common fencing type along the interstate in this area. The access to the parking area will be through the Mercedes dealership property. The vehicles parked in this area are not vehicles on display for purchase by customers. It will be used to parking their corporate vehicles and other service related vehicles.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposal will have minimal impact on adjacent properties since the use is already in place and the parking lot expansion will not draw a significant amount of additional traffic.
3. The proposed expansion is compatible with surrounding commercial development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed parking area expansion meets the requirements of the PC-2 zoning district and the Knoxville Zoning Ordinance, as well as other criteria for approval of a use on review.
2. The proposed expansion is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

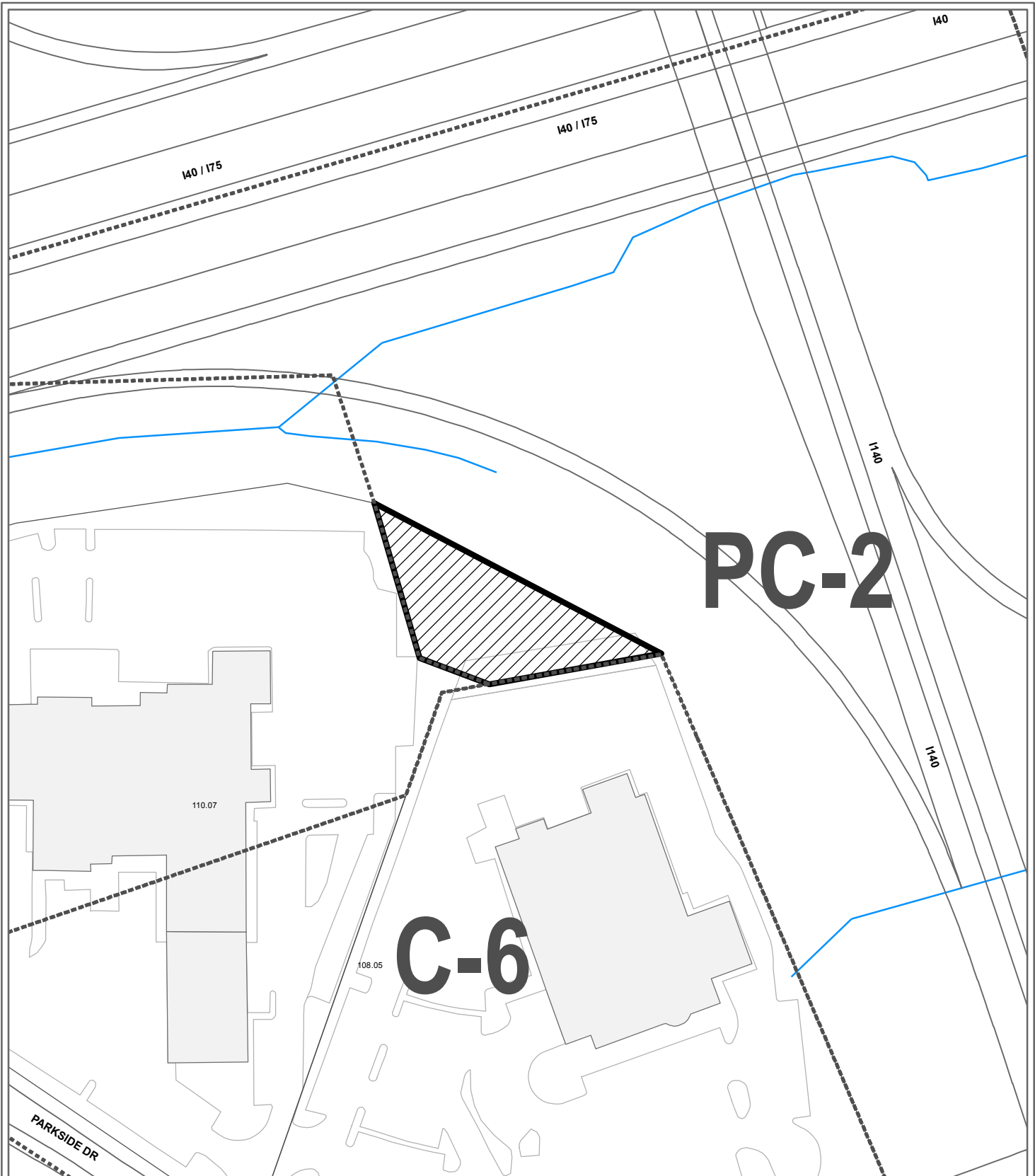
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. Both the City of Knoxville One Year Plan and the Southwest County Sector Plan propose GC (General Commercial) uses for the site, consistent with the proposal.

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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**12-B-18-UR
USE ON REVIEW**

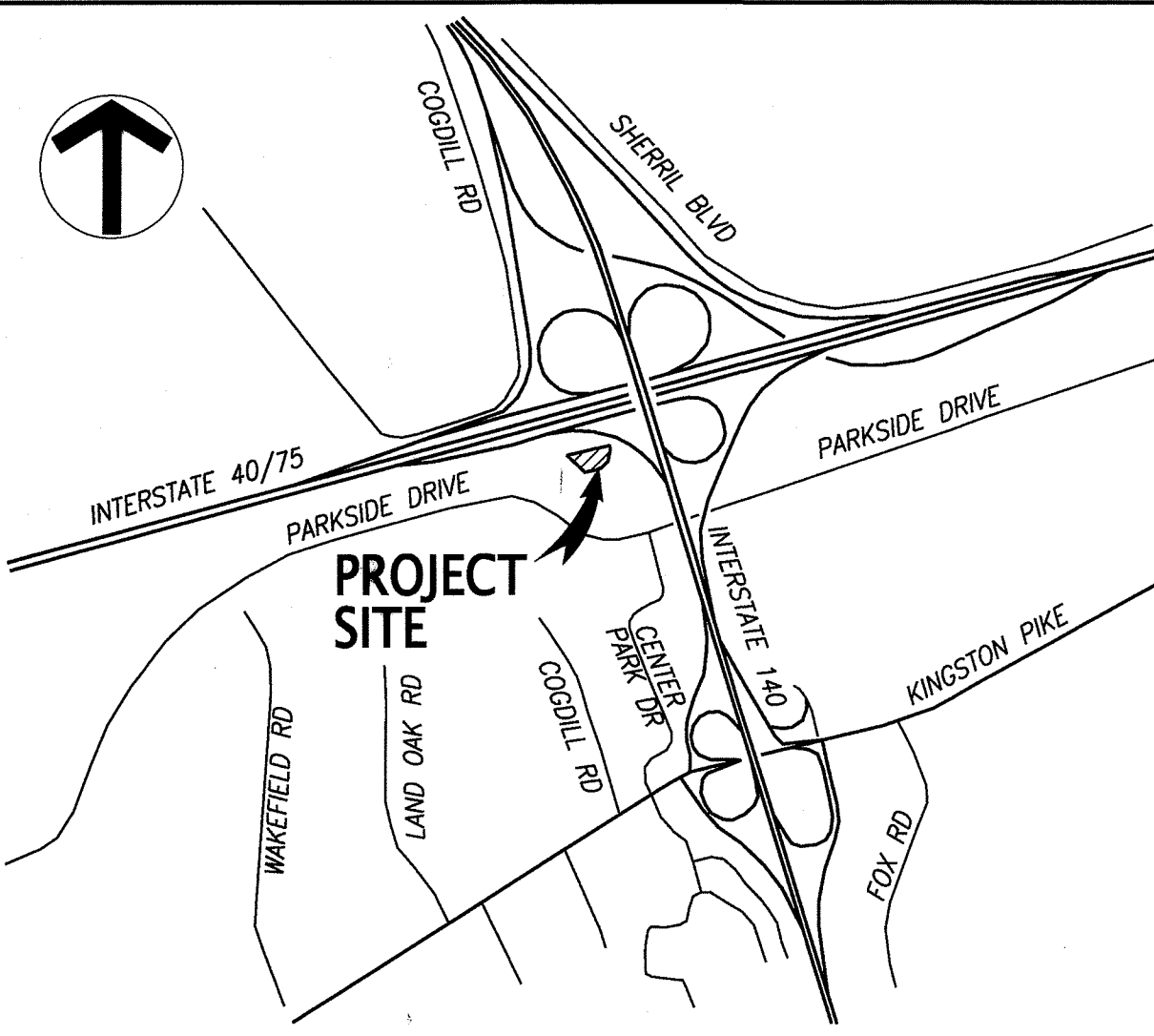
Petitioner: Furrow West Partnership



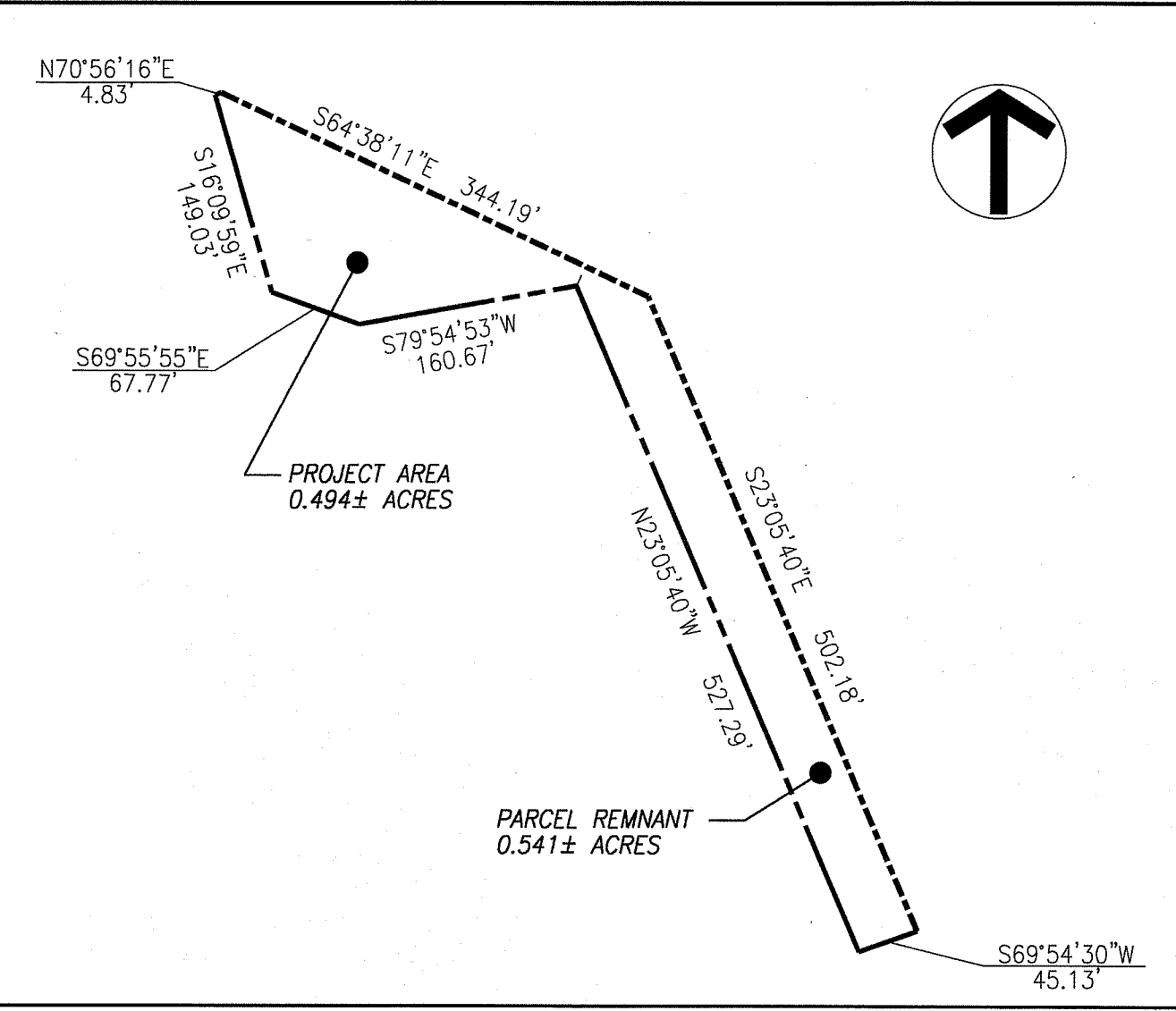
Vehicle parking in PC-2 (Retail and Distribution Park)

Map No: 131
Jurisdiction: City

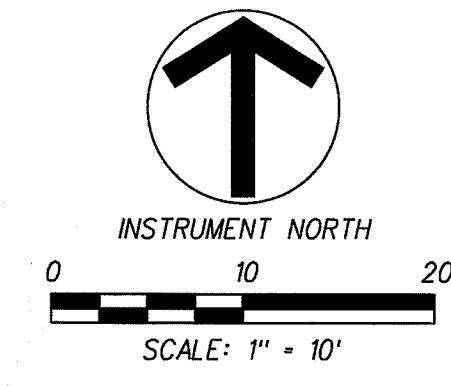




LOCATION MAP
(NOT TO SCALE)



LEASED PARCEL BOUNDARY
(NOT TO SCALE)



NOTES:

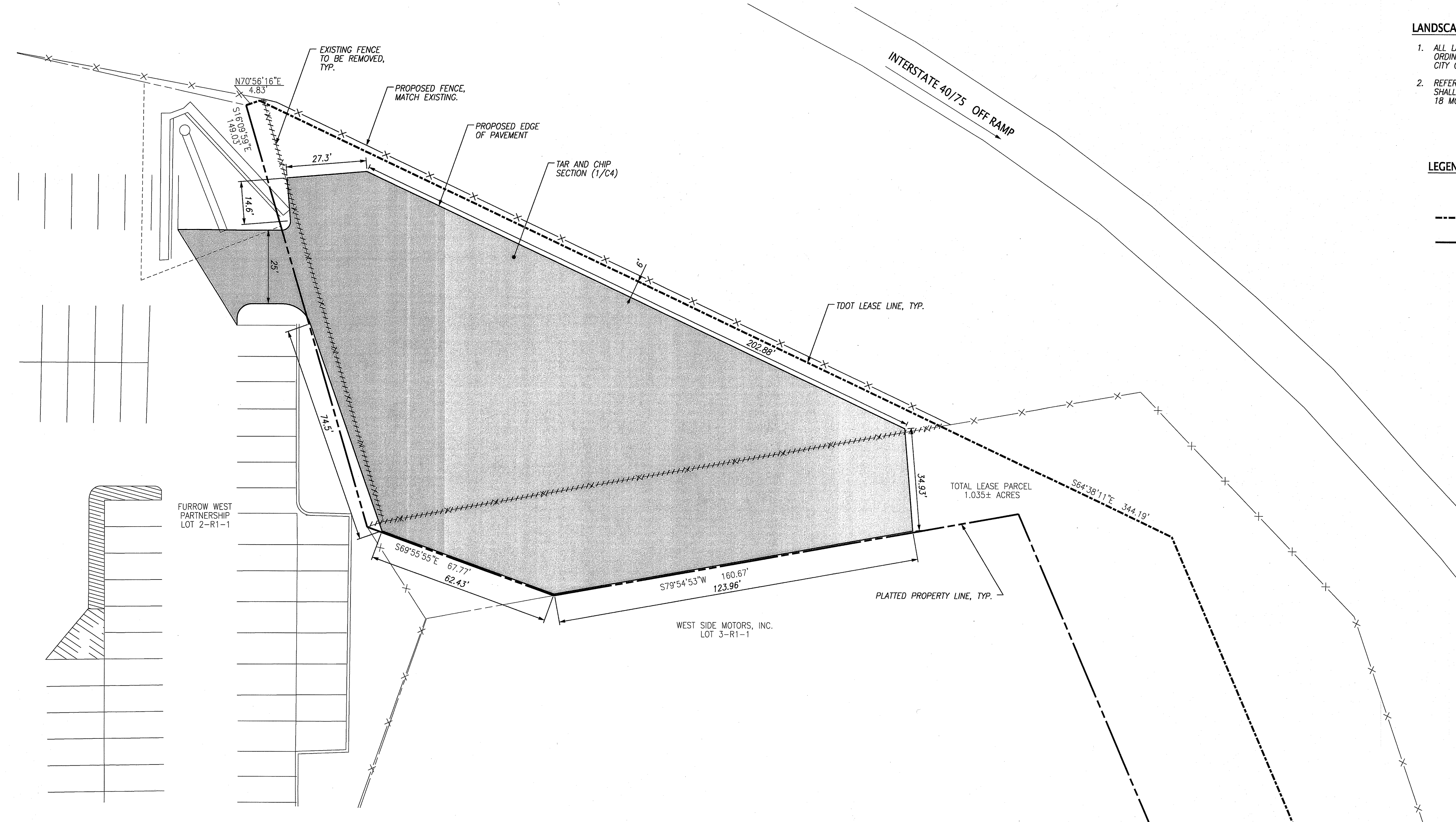
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM T.M.W. LAND SURVEYING DATED JULY 17, 2017 AND FROM KGIS. VERTICAL DATUM ASSUMED.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
5. PROPERTY CONCERNED REFLECTS LEASED PARCEL FROM TDOT RIGHT-OF-WAY. ZONING FOR THE PROPERTY IS PC-2, RETAIL AND DISTRIBUTION PARK DISTRICT. DISTRICT 6, WARD 47, CITY BLOCK NUMBER 46108. TOTAL LEASED PARCEL = 1.035± AC. TOTAL DISTURBED AREA = 0.668± AC.
6. OWNER (LESSEE): FURROW WEST PARTNERSHIP
10131 PARKSIDE DRIVE
KNOXVILLE, TN 37922
7. PROPOSED IMPERVIOUS AREA = 0.423 ACRES

LANDSCAPING NOTES:

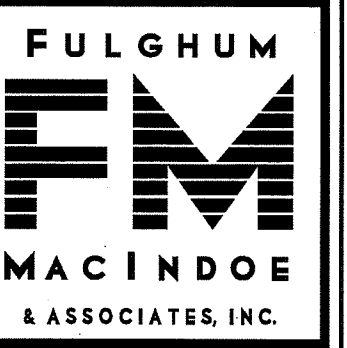
1. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH ORDINANCE 6418-77 "TREE PROTECTION ORDINANCE OF THE CITY OF KNOXVILLE".
2. REFERENCING SECTION 14-37 OF THE ORDINANCE, ALL TREES SHALL BE MAINTAINED TO ASSURE SURVIVAL A MINIMUM OF 18 MONTHS AFTER COMPLETION OF CONSTRUCTION.

LEGEND:

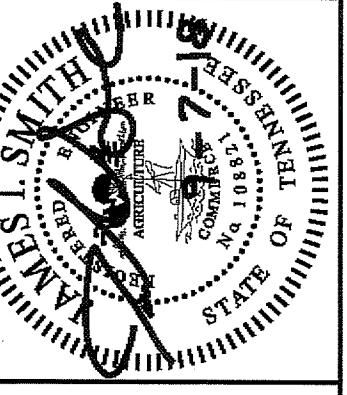
- TAR/CHIP ASPHALT PAVEMENT
- PROPERTY LEASE LINES
- EXISTING PLATTED PROPERTY LINES
- (1/C2) DETAIL REF. (DETAIL NO./SHT. NO.)
- TYP. TYPICAL



12-B-18-VR
10/8/2018



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com



INVENTORY STORAGE
10131 PARKSIDE DRIVE
KNOXVILLE, TENNESSEE 37922

FURROW WEST PARTNERSHIP
10131 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: RICK HINCHEY
TELEPHONE NO.: 865.777.2244
EMAIL: RHINCHEY@FURROWSERVICES.COM

LAYOUT AND
PAVING PLAN

PROJ. MGR.	DESIGNED BY	DRAWN BY	
WCF	JIS	JIS	
	REVISED PER COX COMMENTS	09/07/18	Date
	ISSUED FOR CONSTRUCTION	07/23/18	Date
No.	Revision/Issue		
Project	299.007	Sheet	
Date	07/23/18	C1	
Scale	1"=10'		

File Name: I:\299\299.007\DWG\299007.dwg
Plot Date: 8/7/2018

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: Furrow West Partnership

Date Filed: 10/8/18

Meeting Date: 12/13/18

Application Accepted by: M. Payne

Fee Amount: H

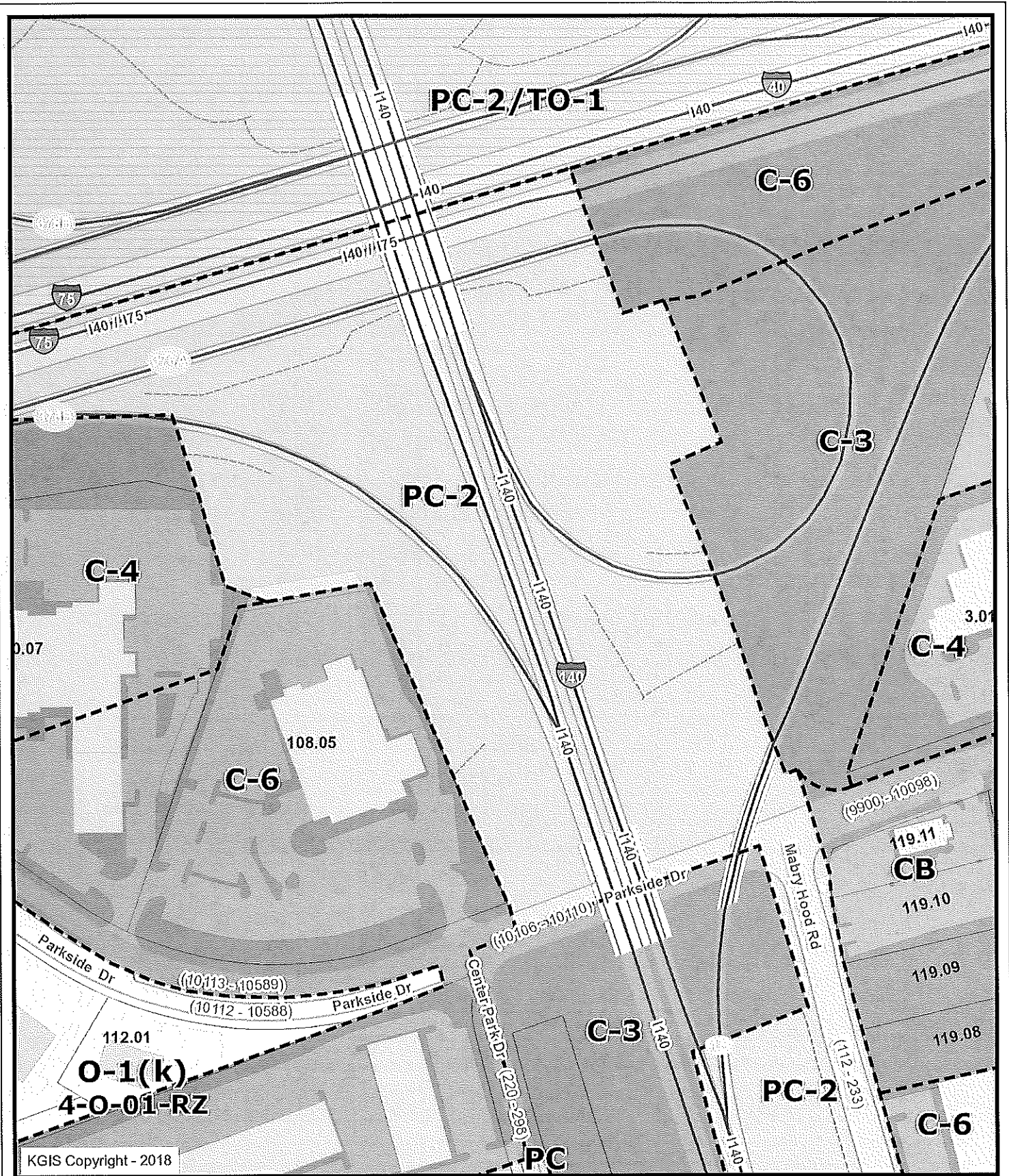
File Number: Development Plan H

Fee Amount: \$1,500

File Number: Use on Review 12-B-18-UR



<p align="center">PROPERTY INFORMATION</p> <p>Address: <u>10131 PARKSIDE DR., KNOX., TN 37922</u></p> <p>General Location: <u>TDOT property behind Mercedes Benz Dealership</u></p> <p>Tract Size: <u>1.035 ac.</u> No. of Units: <u>0</u></p> <p>Zoning District: <u>PC-2</u></p> <p>Existing Land Use: <u>TDOT Right-of-Way</u> <i>vacant portion bordering sub property and entrance ramp</i></p> <p>Planning Sector: <u>Southwest County</u></p> <p>Sector Plan Proposed Land Use Classification: <u>no change requested</u></p> <p>Growth Policy Plan Designation: <u>none</u></p> <p>Census Tract: <u>58.03</u></p> <p>Traffic Zone: <u>230</u></p> <p>Parcel ID Number(s): <u>none - TDOT R.O.W.</u></p> <p>Jurisdiction: <input checked="" type="checkbox"/> City Council <u>2</u> District <input type="checkbox"/> County Commission _____ District</p>	<p align="center">PROPERTY OWNER/OPTION HOLDER</p> <p>PLEASE PRINT</p> <p>Name: _____</p> <p>Company: <u>Furrow West Partnership</u></p> <p>Address: <u>10131 Parkside Drive</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37922</u></p> <p>Telephone: <u>865.777.2244</u></p> <p>Fax: _____</p> <p>E-mail: _____</p>
<p align="center">APPROVAL REQUESTED</p> <p><input type="checkbox"/> Development Plan: <u>Residential</u> <u>Non-Residential</u></p> <p><input type="checkbox"/> Home Occupation (Specify Occupation) _____</p> <p><input checked="" type="checkbox"/> Other (Be Specific) <u>UOR per PC-2 Zoning requirements</u></p>	<p align="center">APPLICATION CORRESPONDENCE</p> <p>All correspondence relating to this application should be sent to:</p> <p>PLEASE PRINT</p> <p>Name: <u>JAMES SMITH, P.E.</u></p> <p>Company: <u>FULGHUM, MACINDOE, & ASSOCIATES</u></p> <p>Address: <u>10330 HARDIN VALLEY ROAD, SUITE 201</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37932</u></p> <p>Telephone: <u>865.251.5084</u></p> <p>Fax: _____</p> <p>E-mail: <u>SMITH@FULGHUMMACINDOE.COM</u></p>
<p align="center">APPROVAL REQUESTED</p> <p><input type="checkbox"/> Development Plan: <u>Residential</u> <u>Non-Residential</u></p> <p><input type="checkbox"/> Home Occupation (Specify Occupation) _____</p> <p><input checked="" type="checkbox"/> Other (Be Specific) <u>UOR per PC-2 Zoning requirements</u></p>	<p align="center">APPLICATION AUTHORIZATION</p> <p>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.</p> <p>Signature: <u><i>[Signature]</i></u></p> <p>PLEASE PRINT</p> <p>Name: <u>RICK HINCHEY</u></p> <p>Company: <u>FURROW WEST PARTNERSHIP</u></p> <p>Address: <u>10131 PARKSIDE DRIVE</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37922</u></p> <p>Telephone: <u>865.777.2244</u></p> <p>E-mail: <u>RHINCHEY@FURROWSERVICES.COM</u></p>



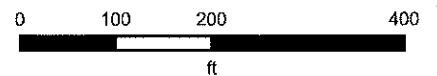
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Letter Portrait

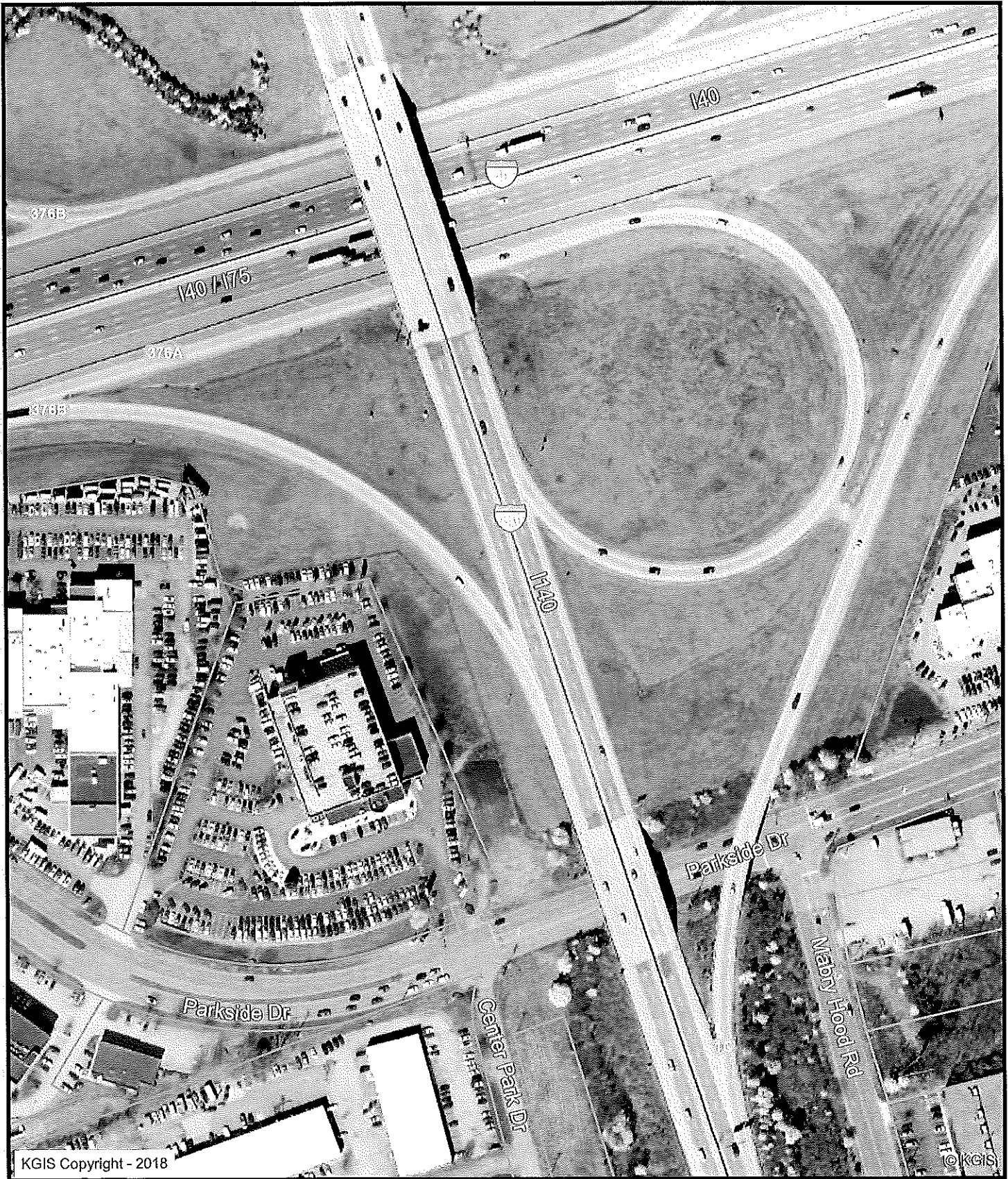
Knoxville - Knox County - KUB Geographic Information System



Printed: 10/8/2018 at 9:48:49 AM



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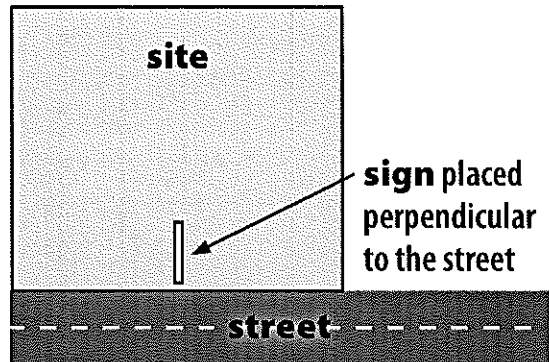
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

11/29/18 and 12/14/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Handwritten Signature]

Printed Name: JAMES SMITH

Phone: 865.251.5284 Email: SMITH@FULHUMMAB.INDOC.COM

Date: 10/8/18

MPC File Number: 12-B-18-UR