

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

► **FILE #:** 7-Q-18-UR

**AGENDA ITEM #:** 56

**AGENDA DATE:** 7/12/2018

► **APPLICANT:** FRESINIUS USD MANUFACTURING, INC.

OWNER(S): Fresenius USD Manufacturing, Inc.

TAX ID NUMBER: 72 047, 059 & PO 04701 & 057

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 5304 E Governor John Sevier Hwy

► **LOCATION:** East side of E. Governor John Sevier Hwy, south side of Roscoe Ln., north of Hammer Rd., south of I40.

► **APPX. SIZE OF TRACT:** 58.4 acres

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy., a minor arterial street with two travel lanes and a center turning lane with a 36' pavement width within a 155' right-of-way, and Roscoe Ln., a local street with a 18' - 20' pavement width within a required right-of-way of 50'.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

► **ZONING:** PC (Planned Commercial)

► **EXISTING LAND USE:** Residence and vacant land

► **PROPOSED USE:** Warehouse/Distribution Facility

HISTORY OF ZONING: See staff comment section

SURROUNDING LAND USE AND ZONING: North: Residences, vacant land, Roscoe Ln. and I-40 - RB (General Residential) and OS-1 (Open Space Preservation)

South: Residences and vacant land - A (Agricultural)

East: Residences and vacant land - A (Agricultural)

West: Residence, E. Governor John Sevier Hwy and the Holston River - A (Agricultural) and F-1 (Floodway)

NEIGHBORHOOD CONTEXT: This area is comprised of agricultural and rural to low density residential uses under A, RA and RB zoning. The nearest commercial uses, other than the three billboards in the CA and Agricultural zones on the subject property, are located a little less than a mile to the north, at the intersection of Asheville Hwy. and E. Governor John Sevier Hwy.

### STAFF RECOMMENDATION:

► **APPROVE the Development Plan for the proposed warehouse/distribution center with approximately 617,950 square feet at this location, subject to 14 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Cannon & Cannon, Inc. as revised on June 26, 2018, and as required by the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation (TDOT). In addition to a right-turn lane into the development on E. Governor John Sevier Hwy., Roscoe Ln shall be repaved with a minimum pavement width of at least 20' with an approved turnaround provided at the end of the public street. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works and TDOT during the engineering design plan stage for the subdivision, and prior to approval of any building permit for this project.
3. In order to improve the available sight distance at the Roscoe Ln. and E. Governor John Sevier Hwy. intersection, remove any existing vegetation that inhibits sight lines and continue to maintain the sight distance.
4. Obtaining any required permits from the Tennessee Department of Transportation for work within the E. Governor John Sevier Hwy. right-of-way.
5. All truck access to the site is restricted to the E. Governor John Sevier Hwy. entrance. All employee and visitor access is restricted to the Roscoe Ln. entrance.
6. Site grading and associated landscape removal limits shall be established by Knox County Department of Engineering and Public Works during the engineering design approval stage of the development. Clearing and grading limits shall be clearly identified in the field prior to any site clearing or grading.
7. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permit for this project. When the building is completed and the landscaping is installed, the applicant shall meet in the field with Knox County Department of Engineering and Public Works and Planning Commission staff to determine if any additional landscaping will be required to help reduce the visual impact of the facility.
8. Complying with all applicable requirements and obtaining the associated permits of the Knox County Stormwater Ordinance.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. All proposed lighting shall be installed in compliance with the approved lighting plan that was submitted with this application.
11. All proposed signs shall meet the sign standards established in the Tennessee Technology Corridor Development Authority Design Guidelines and are subject to approval by Planning Commission and Knox County Building Code staff.
12. Obtaining approval of a final plat consolidating the parcels for this property into a single lot.
13. Recording the protective covenants as required by Article 5.33.13.B. of the Knox County Zoning Ordinance.
14. 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:**

This application is for a proposed warehouse/distribution facility for products manufactured by Fresenius USD Manufacturing, Inc. at their facility that is located further south on E. Governor John Sevier Hwy. at the Forks of the River Industrial Park. A narrative for the proposed operation is attached.

The proposed facility will be located on the east side of E. Governor John Sevier Hwy. just south of I-40. All truck access to the site will be restricted to the E. Governor John Sevier Hwy. entrance. Access to the facility for employees and visitors will be restricted to the Roscoe Ln. entrance which will be located on the north side of the site along the I-40 right-of-way.

A Traffic Impact Study was prepared by Cannon & Cannon, Inc. (revised on June 26, 2018), and has been reviewed by Planning Commission, Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation (TDOT) staff. It has been determined that with the traffic generated by the proposed development, acceptable levels-of-service will be maintained at the studied intersections. Required improvements include a right-turn lane into the development on E. Governor John Sevier Hwy. and repaving Roscoe Ln. to a minimum pavement width of at least 20' with an approved turnaround provided at the end of the public street.

The proposed 617,950 square foot warehouse/distribution center will have it's main building entrance and employee/visitor parking on the northeast side of the building facing I-40. The truck receiving area will be located on the north side of the building with the shipping area being located on the south side of the building.

Efforts are being made to preserve natural vegetation in order to reduce the visual impact of the proposed facility. A landscape plan has been submitted to provide additional landscape buffers.

The proposed site lighting complies with the Design Guidelines of the Tennessee Technology Corridor Development Authority. Staff has also recommended a condition that the proposed signage meet those same Design Guidelines.

#### 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. It has been determined that with the traffic generated by the proposed development, acceptable levels-of-service will be maintained at the studied intersections.

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

1. With the recommended conditions, the proposed development meets the requirements of the PC zoning.
2. The proposed warehouse/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. With the recommended conditions, 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 since the primary access is off a minor arterial street.

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

1. The amended East County Sector Plan proposes commercial uses for the site. The proposed facility is consistent with the adopted plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.