

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

▶ **FILE #:** 7-Q-18-UR

AGENDA ITEM #: 56

AGENDA DATE: 7/12/2018

▶ **APPLICANT:** **FRESENIUS 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 12 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.
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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. All proposed lighting shall be installed in compliance with the approved lighting plan that was submitted with this application.
10. 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.
11. Obtaining approval of a final plat consolidating the parcels for this property into a single lot.
12. 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 its 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.

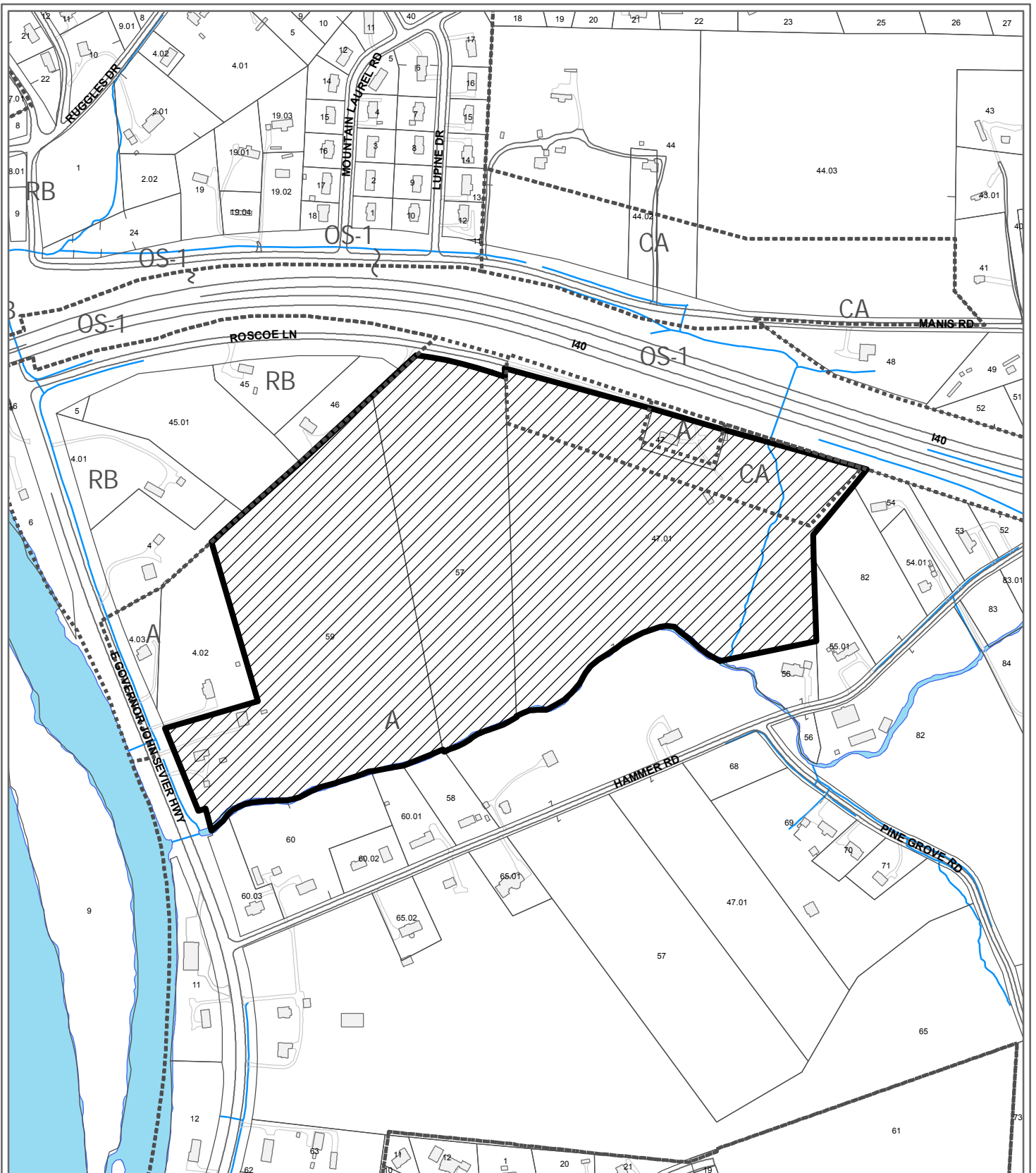
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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.



**7-Q-18-UR
USE ON REVIEW**



Warehouse Facility in PC (Planned Commercial) pending

Original Print Date: 6/20/2018
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Fresenius USD Manufacturing, Inc.

Map No: 72

Jurisdiction: County



7-Q-18-UR
FRESENIUS USD MANUFACTURING, INC.

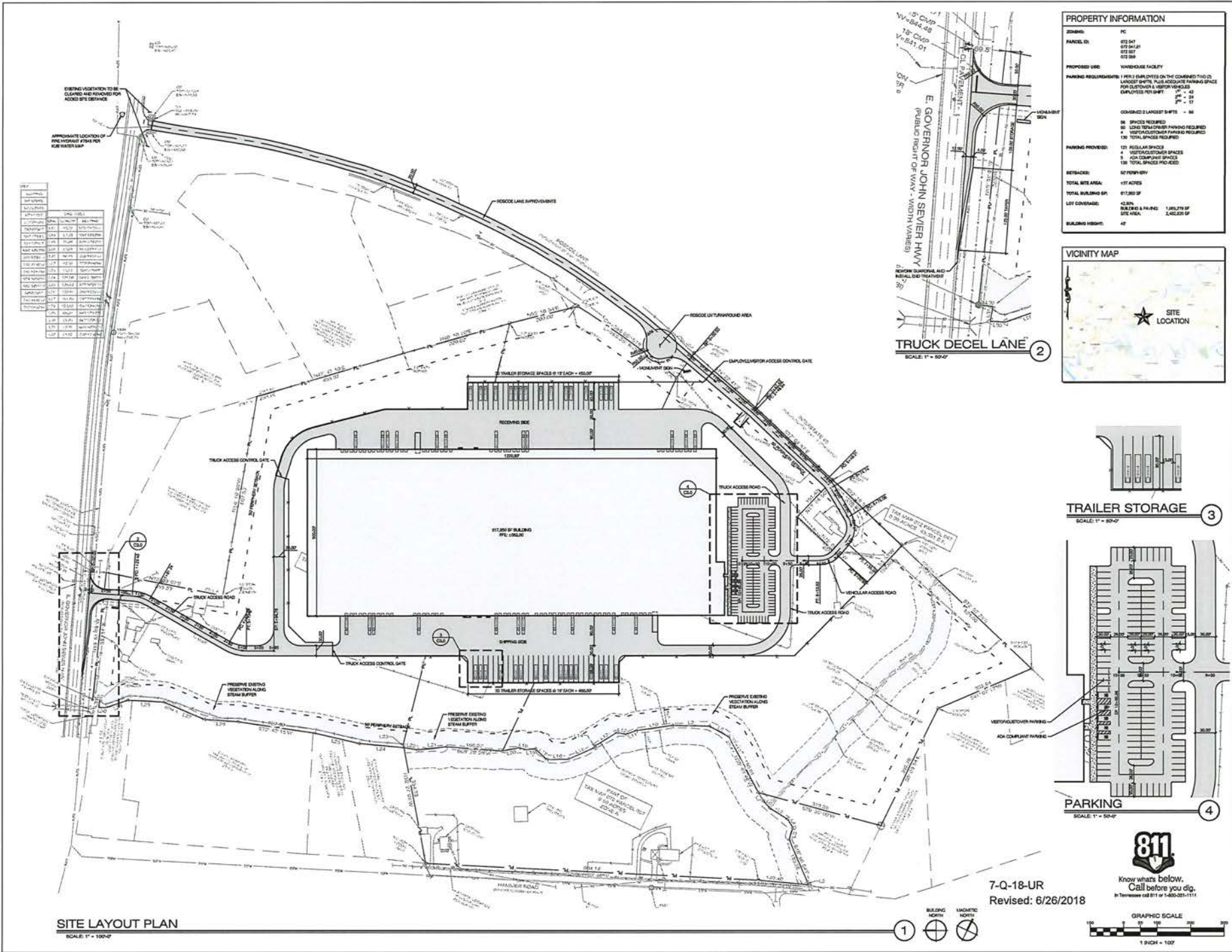
Project Narrative

Summary Business Process for Knoxville warehouse and distribution center:

- 1) Material for manufacturing goes straight to manufacturing plant;
- 2) Manufactured items are shipped and stored at separate areas of distribution center;
- 3) Per FDA regulations items must keep chain of custody from raw material to finished and delivered product to patient;
- 4) Manufactured product produced at KNX plant is produced in specific lot sizes. Lots are sterilized, shipped to DC and placed in segregated area of DC with a quality hold for 5-40 days. Once quality hold is lifted, entire lots are moved to "released" area of DC for distribution;
- 5) Items are picked and staged at different truck bays depending on size and type of order;
- 6) Large area is needed for staging and moving product inside warehouse;
- 7) It's rare that all truck bays will be utilized or filled by trucks at the same time;
- 8) Center may receive and distribute a small amount of product for third parties to increase truck utilization on return trips.

Key facts

- Fresenius Medical Care trucks and drivers are branded TruBlu Logistics to protect patient privacy.
- Trucks are modern, quiet and efficient
- Eighty-five percent of patient deliveries are completed by TruBlu Logistics.
- TruBlu contacts all patients to confirm delivery date and time window.
- Drivers deliver all of the ordered products into the patient's home, places them in an area designated by the patient, and rotates patients' product stock.
- TruBlu Logistics increases the availability of dialysis products during times of crisis, provides disaster assistance, and performs coordination with dialysis clinics.

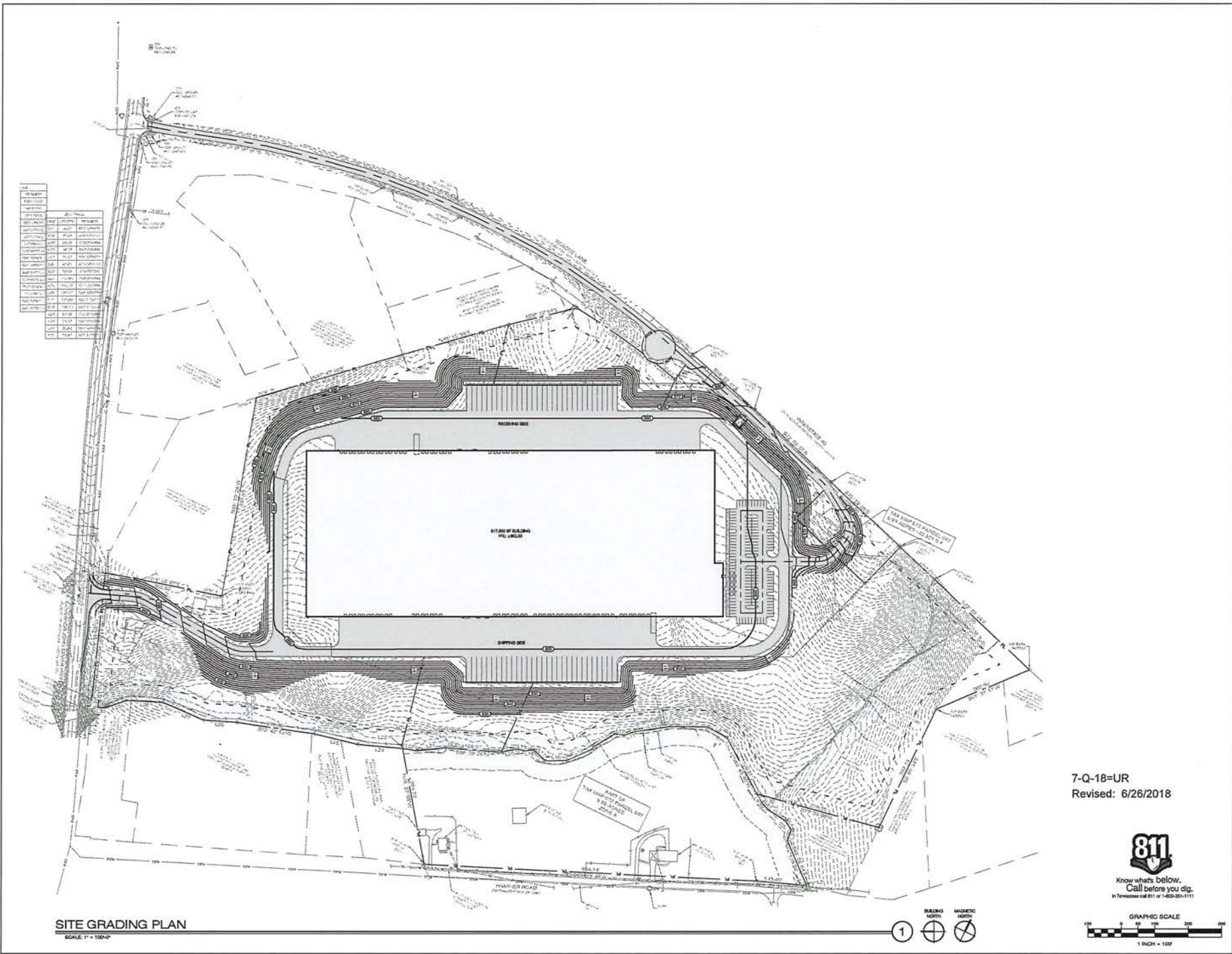


Proposed Distribution Center for:
FRESENIUS MEDICAL CARE
TRUBLU LOGISTICS
 5304 EAST JOHN SEEVER HIGHWAY
 Knoxville, TN 37914



Drawn By:	J.S.B.	
Checked By:	D.J.M.	
Date Drawn:	06/26/2018	
Project #:	180514	
REV #	DATE	REVISION/DESCRIPTION

C 3.0
 Sheet Number



NO.	DESCRIPTION	DATE
1	PREPARED FOR	06/26/2018
2	REVISIONS	
3	BY	
4	DATE	
5	BY	
6	DATE	
7	BY	
8	DATE	
9	BY	
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18	DATE	
19	BY	
20	DATE	

Proposed Distribution Center for:

FRESENIUS MEDICAL CARE
TRUBLU LOGISTICS
 5304 EAST JOHN SEVIER HIGHWAY
 Knoxville, TN 37914

FRESENIUS MEDICAL CARE

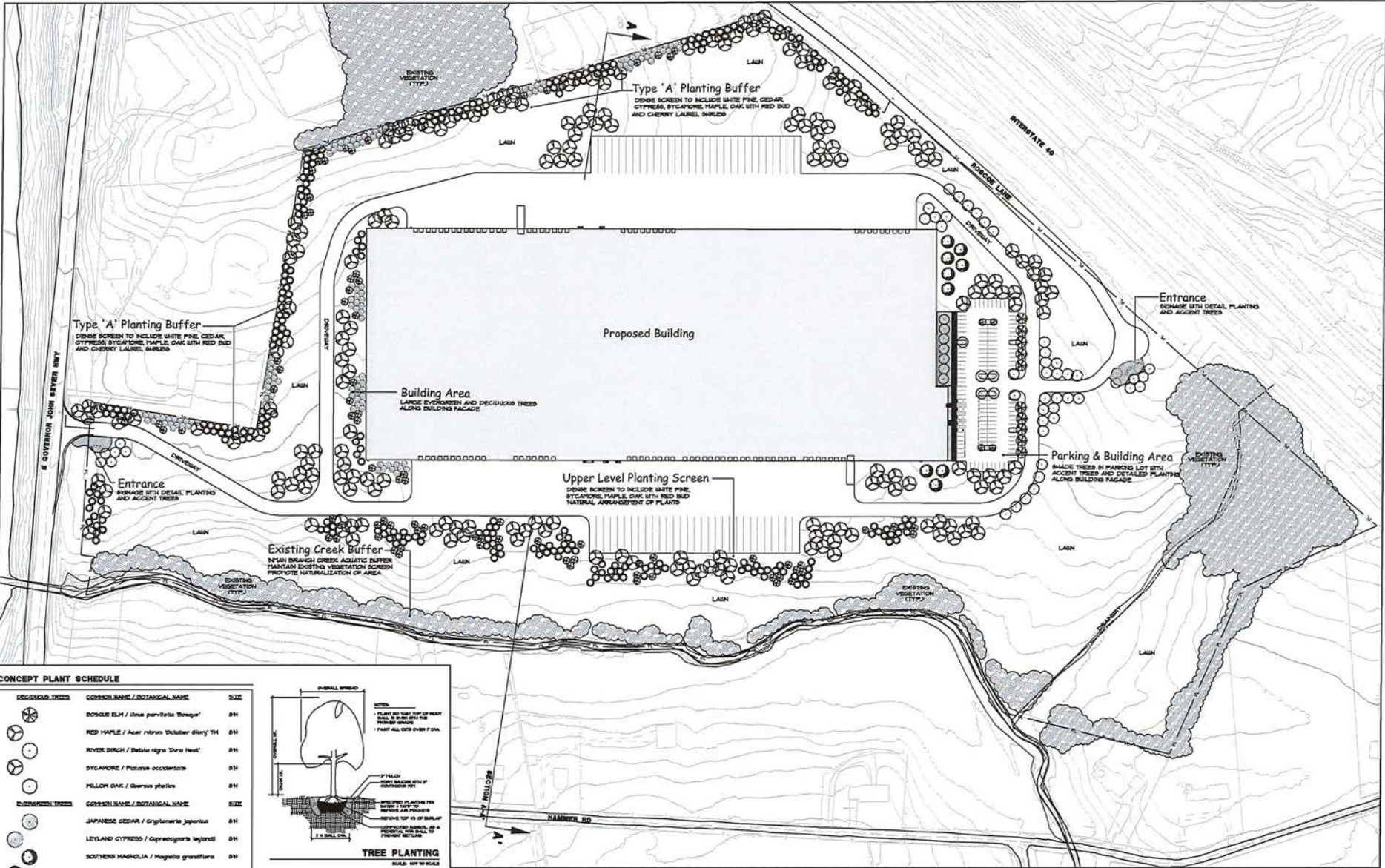
REV #	DATE	REVISION/DESCRIPTION

811
 Know what's below.
 Call before you dig.
 In Tennessee call 811 or 1-800-351-1111

GRAPHIC SCALE
 1 INCH = 100'

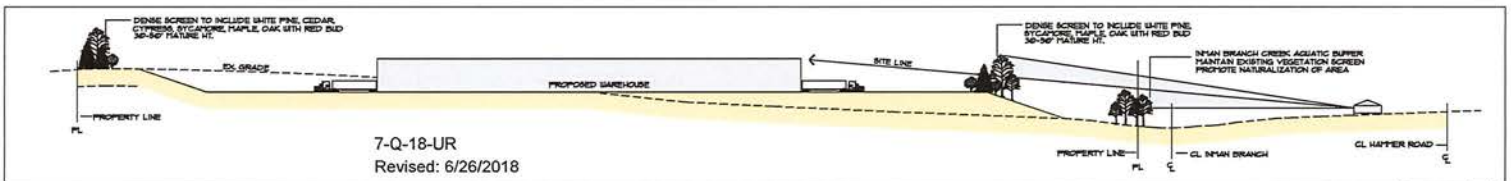
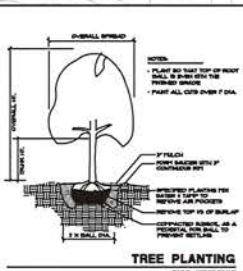
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CONCEPT PLANT SCHEDULE

SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE
	DECIDUOUS TREES	
	DOGWOOD TREE / <i>Cornus florida</i>	08H
	DOGWOOD TREE / <i>Viburnum parviflorum</i>	08H
	RED MAPLE / <i>Acer rubrum</i>	08H
	RIVER BIRCH / <i>Betula nigra</i>	08H
	SYCAMORE / <i>Platanus occidentalis</i>	08H
	YELLOW OAK / <i>Quercus phellos</i>	08H
	EVERGREEN TREES	
	JAPANESE CEDAR / <i>Cryptomeria japonica</i>	08H
	LETLAND CYPRESS / <i>Coprosopora lajantii</i>	08H
	SOUTHERN MAGNOLIA / <i>Magnolia grandiflora</i>	08H
	WHITE PINE / <i>Pinus strobus</i>	08H
	SHRUBS	
	CHERRY LAUREL / <i>Prunus serotina</i>	08H
	CHERRY LAUREL / <i>Prunus serotina</i>	48H



LANDSCAPE REQUIREMENTS

TYPE 'A' LANDSCAPE BUFFER REQUIREMENT AS PER BROWN COUNTY ORDINANCE 15.01. TYPE 'W' DENSE SCREEN AS PER DESIGN GUIDELINES MANUAL. MAINTAIN EXISTING VEGETATION SCREENS WHERE PLANTING SCREENS PROPOSED TO SUPPLEMENT EXISTING VEGETATION BUFFER ALONG CREEK. PLANTS IN A POOR NATURAL ARRANGEMENT IN LINE OF CLEAR TYPE.

7-Q-18-UR
Revised: 6/26/2018

Section A-A'
SCALE 1" = 40'



Concept Planting Plan



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING
1775 N. WINDHAM BLVD.
SUITE 100
KNOXVILLE, TN 37914

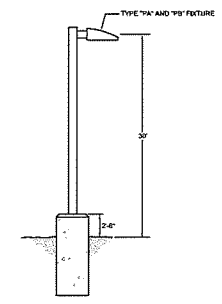
Proposed Distribution Center for:
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5304 EAST JOHN SEVIER HIGHWAY
Knoxville, TN 37914



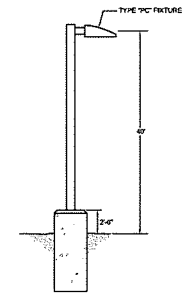
Drafted By: MWJRM
Checked By: MWJ
Date Drawn: 6/26/2018
Project #: 1700.321

REV #	DATE	DESCRIPTION

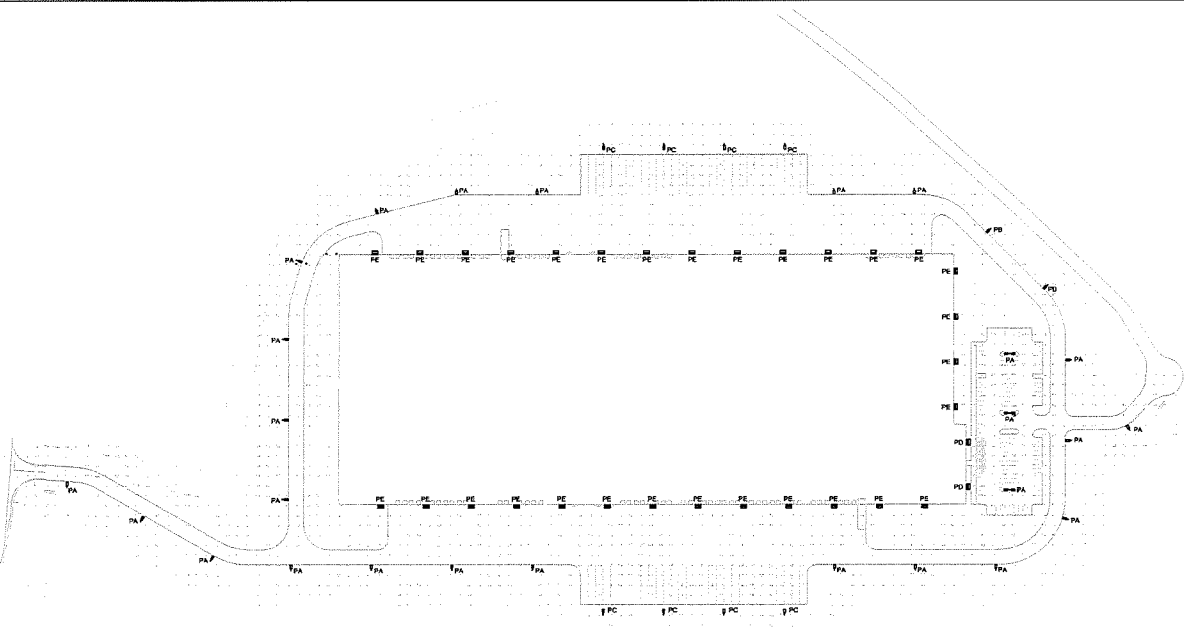
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POLE MOUNTED LIGHTING FIXTURE DETAIL - FIXTURE "PA" AND "PB" NO SCALE



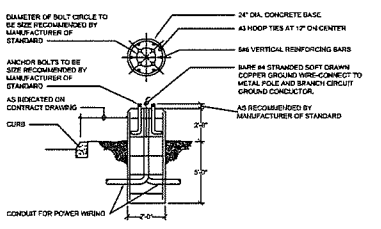
POLE MOUNTED LIGHTING FIXTURE DETAIL - FIXTURE "PC" NO SCALE



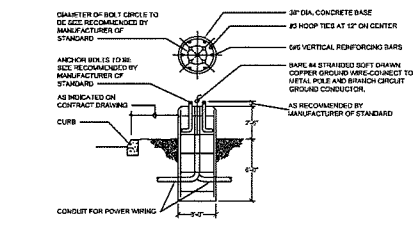
STATISTICS					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG / MIN
OVERALL	+	0.4 FC	4.8 FC	0.5 FC	N/A

SITE PLAN - LIGHTING
1" = 100'-0" SCALE

SCHEDULE										
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
+	PA	3	LITHONIA LIGHTING	DS2W LED P1 40K T3M MVOLT (DS2W)	30' LED POLE LIGHT	LED	1	15410	0.85	200
+	PA	23	LITHONIA LIGHTING	DS2W LED P1 40K T3M MVOLT	30' LED POLE LIGHT	LED	1	15410	0.85	140
+	PB	2	LITHONIA LIGHTING	DS2W LED P1 40K T3M MVOLT HS	30' LED POLE LIGHT	LED	1	14918	0.85	140
+	PC	8	LITHONIA LIGHTING	DS2W LED P1 40K T3M MVOLT	40' LED POLE LIGHT	LED	1	14767	0.85	140
+	PC	2	LITHONIA LIGHTING	DS2W LED 30C 100-40K T3M MVOLT	LED WALL PACK (MOUNTED AT 32'-0")	LED	1	11275	0.85	100
+	PE	20	LITHONIA LIGHTING	DS2W LED 20C 100-40K T3M MVOLT	LED WALL PACK (MOUNTED AT 32'-0")	LED	1	11275	0.85	100



BASE DETAIL FOR NEW POLE LIGHT "PA" AND "PB" NO SCALE



BASE DETAIL FOR NEW POLE LIGHT "PC" NO SCALE

D-Series Size 2 LED Area Luminaire

Capable Luminaire
The Series 2 is an Area Luminaire, which has been designed and tested to provide consistent color appearance and uniformity of illumination.

Specifications
Type: Area Luminaire
Height: 4'-0"
Width: 2'-0"
Depth: 1'-0"
Weight: 15 lbs

Example: DS2W LED P1 40K T3M MVOLT

D-Series Size 2 LED Wall Luminaire

Capable Luminaire
The Series 2 is an Area Luminaire, which has been designed and tested to provide consistent color appearance and uniformity of illumination.

Specifications
Type: Wall Luminaire
Height: 1'-0"
Width: 1'-0"
Depth: 1'-0"
Weight: 15 lbs

Example: DS2W LED 30C 100-40K T3M MVOLT

EXAMPLE: DS2W LED P1 40K T3M MVOLT

SYMBOL	DESCRIPTION	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
+	PA	3	LITHONIA LIGHTING	DS2W LED P1 40K T3M MVOLT	30' LED POLE LIGHT	LED	1	15410	0.85	200

EXAMPLE: DS2W LED 30C 100-40K T3M MVOLT

SYMBOL	DESCRIPTION	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
+	PC	8	LITHONIA LIGHTING	DS2W LED P1 40K T3M MVOLT	40' LED POLE LIGHT	LED	1	14767	0.85	140



NORTH ELEVATION
SCALE: 1" = 48'-0"



SOUTH ELEVATION
SCALE: 1" = 48'-0"

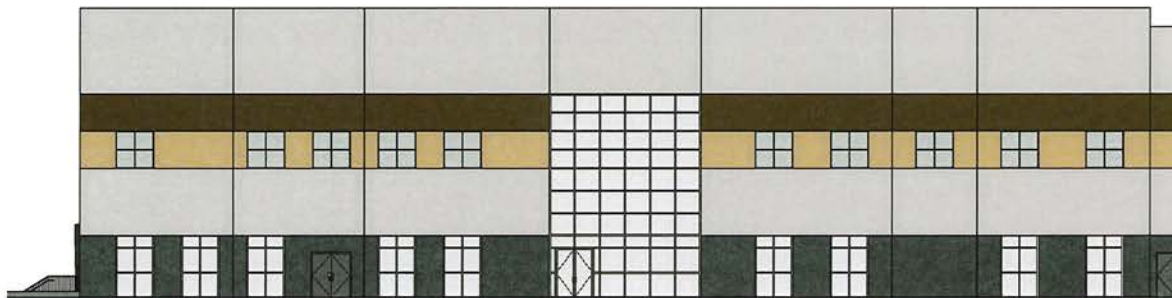


EAST ELEVATION
SCALE: 1" = 48'-0"

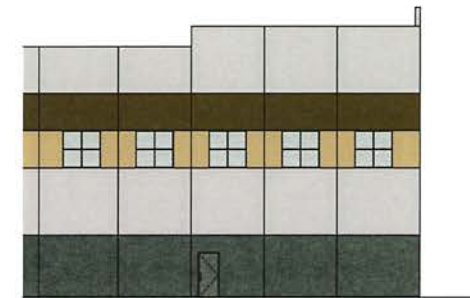


WEST ELEVATION
SCALE: 1" = 48'-0"

7-Q-18-UR
Revised: 6/26/2018



ENLARGED EAST OFFICE ELEVATION
SCALE: 1/8" = 1'-0"



ENLARGED SOUTH OFFICE ELEVATION
SCALE: 1/8" = 1'-0"



Proposed Distribution Center for:
FRESENIUS MEDICAL CARE
TRUBLU LOGISTICS
5304 EAST JOHN SEVIER HIGHWAY
KNOXVILLE, TN 37914

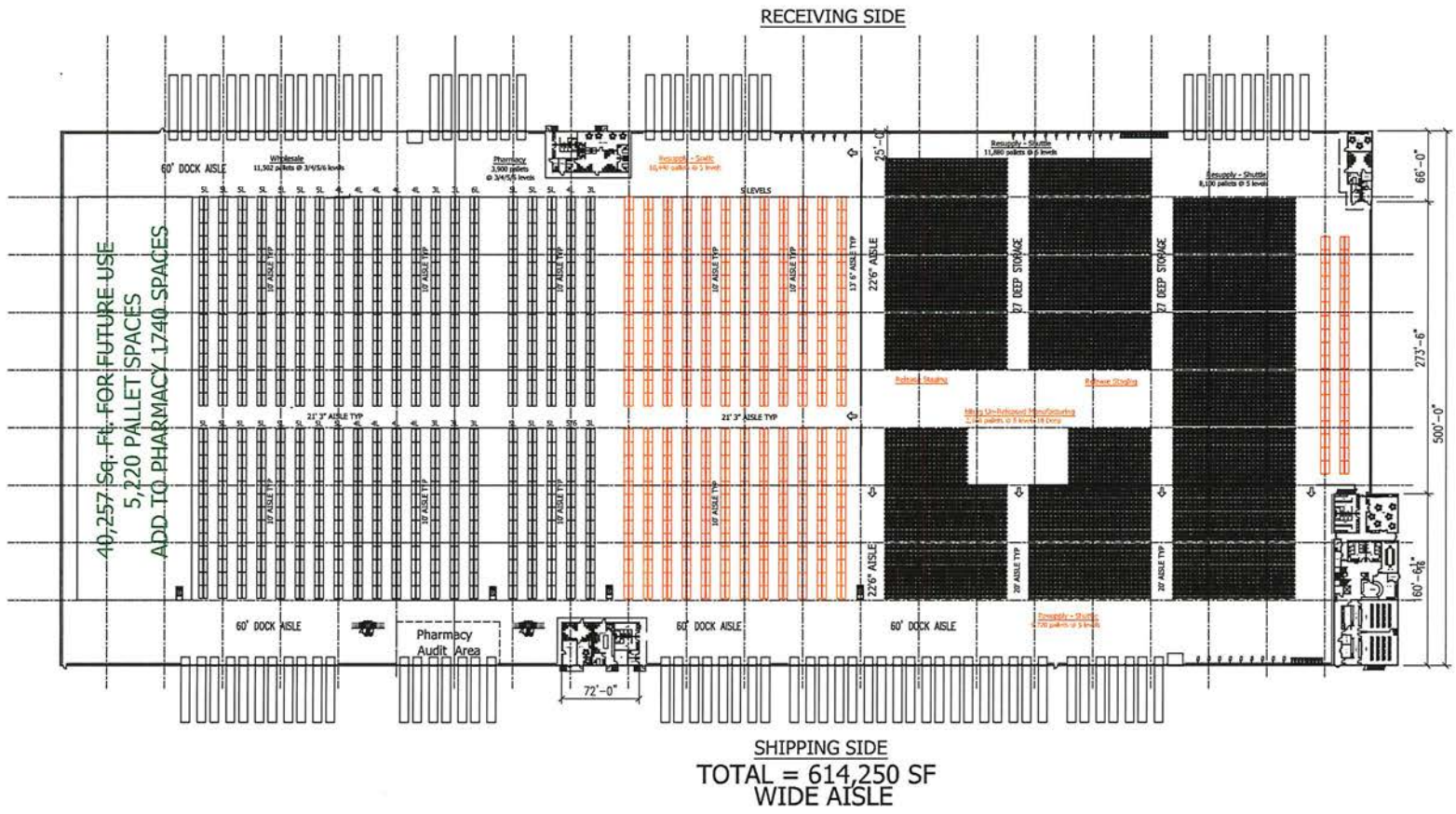


PRELIMINARY - NOT FOR CONSTRUCTION - FOR REVIEW ONLY - 06/25/18

Checked By:	JCL
Design Drawn:	ms/mv
Project #:	18073

REV.	DATE	DESCRIPTION

B200C
Sheet Number



SHIPPING SIDE
TOTAL = 614,250 SF
WIDE AISLE

7-Q-18-UR
Revised: 6/26/2018

ARCHITECT'S
SEAL HERE

FIRM LOGO AND
CONTACT INFO HERE

Proposed Distribution Center for:
FRESENIUS MEDICAL CARE
TRUBLU LOGISTICS
5304 EAST JOHN SEVIER HIGHWAY
Knoxville, TN 37914



This is the place where a disclaimer statement can be placed.

Drafted By: XXXXXXXX
Checked By: XXXXXXXX
Date Drawn: XX/XX/XX
Project #: XXXXXXXX

REV #	DATE	REVISION/DESCRIPTION

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Sheet Number

7-Q-18-UR
FRESENIUS USD MANUFACTURING, INC.



Bird's Eye View 1

**7-Q-18-UR
FRESENIUS USD MANUFACTURING, INC.**



Bird's Eye View 2

**7-Q-18-UR
FRESENIUS USD MANUFACTURING, INC.**



Governor John Sevier Highway - Street View 1

7-Q-18-UR
FRESENIUS USD MANUFACTURING, INC.



VIEW AT 6109 HAMMER ROAD

FRESENIUS
MEDICAL CARE

TruBlu
Solutions

MBI
michael brady inc.

7-Q-18-UR
FRESENIUS USD MANUFACTURING, INC.



VIEW AT 6105 HAMMER ROAD



**7-Q-18-UR
FRESENIUS USD MANUFACTURING, INC.**



Use on Review **Development Plan**

Name of Applicant: Fresenius USD Manufacturing, Inc
 Date Filed: 6/4/2018 Meeting Date: 7/12/2018
 Application Accepted by: Mike Reynolds
 Fee Amount: _____ File Number: Development Plan _____
 Fee Amount: \$3,000 File Number: Use on Review 7-Q-18-0R



PROPERTY INFORMATION
 0 & 6314 Roscoe Lane
 6209 Hammer Rd
 Address: 5304 E Governor John Sevier Hwy
 General Location: Subject property fronts John Sevier Hwy to the east near the intersection of Hammer Rd on south side of property
 Tract Size: ~58.4 Acres total No. of Units: _____
 Zoning District: Rezoned to PC from CA / A
 Existing Land Use: Residential & farm
 Planning Sector: Amended to GC from LDR
 Sector Plan Proposed Land Use Classification: Warehouse
 Growth Policy Plan Designation: Urban
 Census Tract: 54
 Traffic Zone: _____
 Parcel ID Number(s): 072 047, 072 047.01, 072 057, 072 059
 Jurisdiction: City Council _____ District
 County Commission 8 District

PROPERTY OWNER/OPTION HOLDER
 PLEASE PRINT
 Name: Arthur Sperier
 Company: Fresenius Medical Care
 Address: 1909 Tyler Street, 8th Floor
 City: Hollywood State: FL Zip: 33020
 Telephone: 954-925-0670
 Fax: 954-925-0674
 E-mail: Arthur.Sperier@fmc-na.com

APPLICATION CORRESPONDENCE
 All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: Alicia McAuley
 Company: MBI
 Address: 299 N. Weisgarber Rd
 City: Knoxville State: TN Zip: 37919
 Telephone: (865) 584-0999
(865) 584-5213
 Fax: _____
 E-mail: aliciam@mbiarch.com

APPROVAL REQUESTED
 Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)

 Other (Be Specific)
Warehouse Facility

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: Alicia McAuley
 PLEASE PRINT
 Name: Alicia McAuley
 Company: MBI
 Address: 299 N. Weisgarber Rd
 City: Knoxville State: TN Zip: 37919
 Telephone: (865) 584-0999
 E-mail: aliciam@mbiarch.com

