



USE ON REVIEW REPORT

▶ **FILE #:** 10-I-19-UR

AGENDA ITEM #: 49

AGENDA DATE: 10/10/2019

▶ **APPLICANT:** LDA ENGINEERING, INC.

OWNER(S): Future Investments, Inc.

TAX ID NUMBER: 73 079 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7910 Strawberry Plains Pk.

▶ **LOCATION:** South side of Strawberry Plains Pk., northeast of Wooddale Church Rd.

▶ **APPX. SIZE OF TRACT:** 0.53 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor arterial street, with a 25' pavement width within a 70' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking East Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Mobile home park and vacant land

▶ **PROPOSED USE:** Water Booster Pumping Station

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural)

South: Mobile home park - PC (Planned Commercial) & A (Agricultural)

East: Residences - A (Agricultural)

West: Mobile home park - PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: The site is located along a section of Strawberry Plains Pike between I-40 and Asheville Highway that has developed primarily as low density residential use under A (Agricultural) zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a water booster pumping station as shown on the development plan subject to 3 conditions**

1. Meeting all applicable requirements of the Knox County Department of Engineering & Public Works.
2. Installation of the fencing and landscape screen as identified on the development plan. The landscaping shall be installed within six months from the completion of the water booster pumping station.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

COMMENTS:

The Knoxville Utility Board is requesting approval of a water booster pumping station at this site to help improve water service for this area of East Knox County. The pumping station will be located on a 0.53 acre lot located on the southeast side of Strawberry Plains Pike about 1.25 miles northeast of the I-40 / Strawberry Plains Pike interchange. The pumping station equipment will be located within a building with an area of approximately 1,350 square feet. The facility will be within a chain link (black vinyl coating) fenced enclosure that will include a landscape screen along the northern and eastern sides of the facility. The site will also include a 90 foot communications tower that is used in the operation of the facility.

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

1. The proposed water booster pumping station will help to improve the Public water system in the area.
2. Traffic generated from this type facility is minimal and will have little or no additional impact on the area.

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

1. With the recommended conditions, the proposal meets all requirements of the PC zoning as well as the general criteria for approval of a use-on-review.
2. The proposed utility improvement 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 will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located on a minor arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

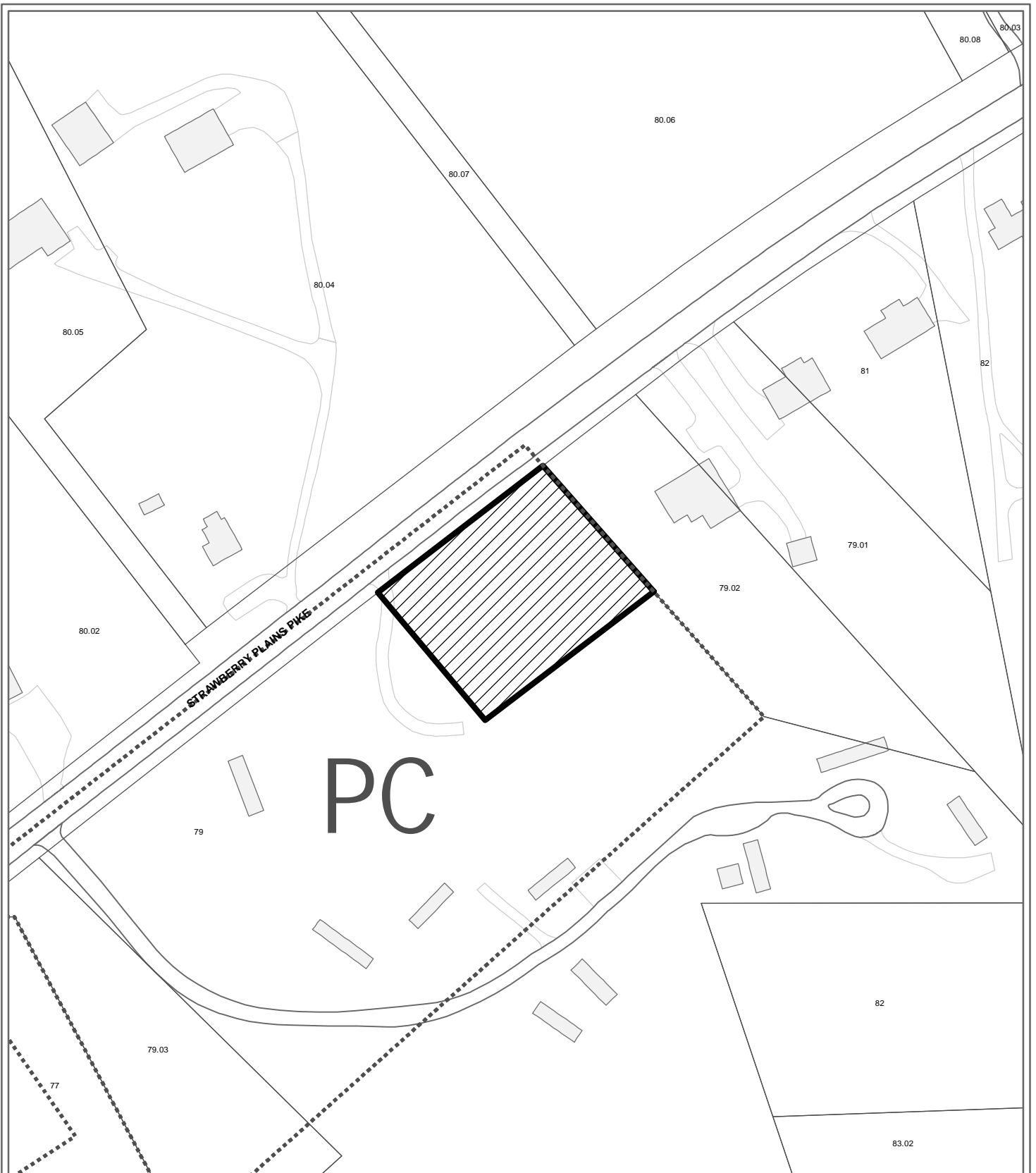
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East County Sector Plan proposes office and low and medium density residential uses for this area. The utility improvement is a supportive service for the proposed uses and is in conformity with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**10-I-19-UR
USE ON REVIEW**

Petitioner: LDA Engineering, Inc.

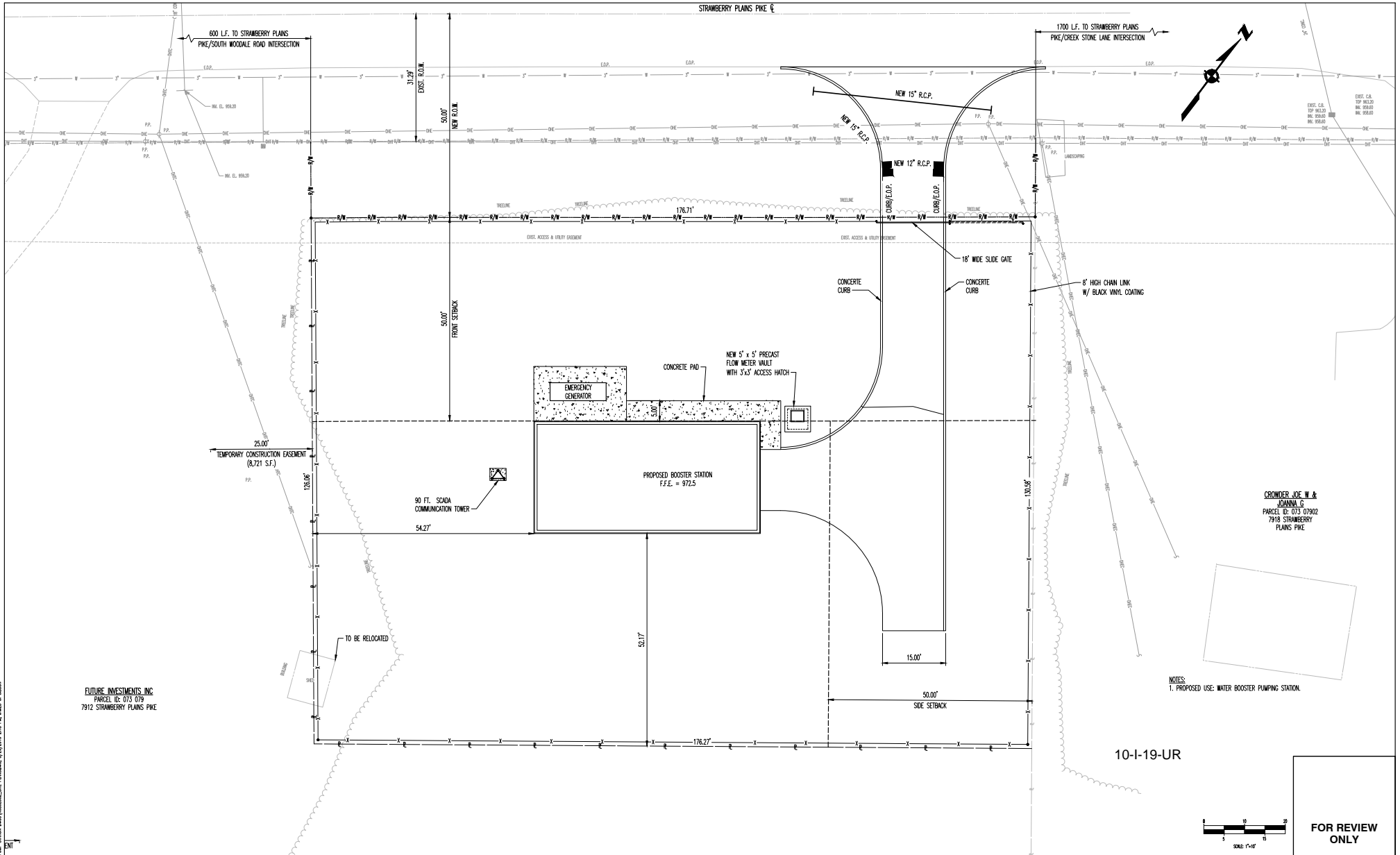


KUB Water Booster Pumping Station in PC (Planned Commercial)

Map No: 73
Jurisdiction: County



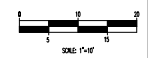
Original Print Date: 9/17/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



CROWDER, JOE, W. &
JENNANA, L.S.
PARCEL ID: 073 07902
7918 STRAWBERRY
PLAINS PIKE

NOTES:
1. PROPOSED USE: WATER BOOSTER PUMPING STATION.

10-I-19-UR

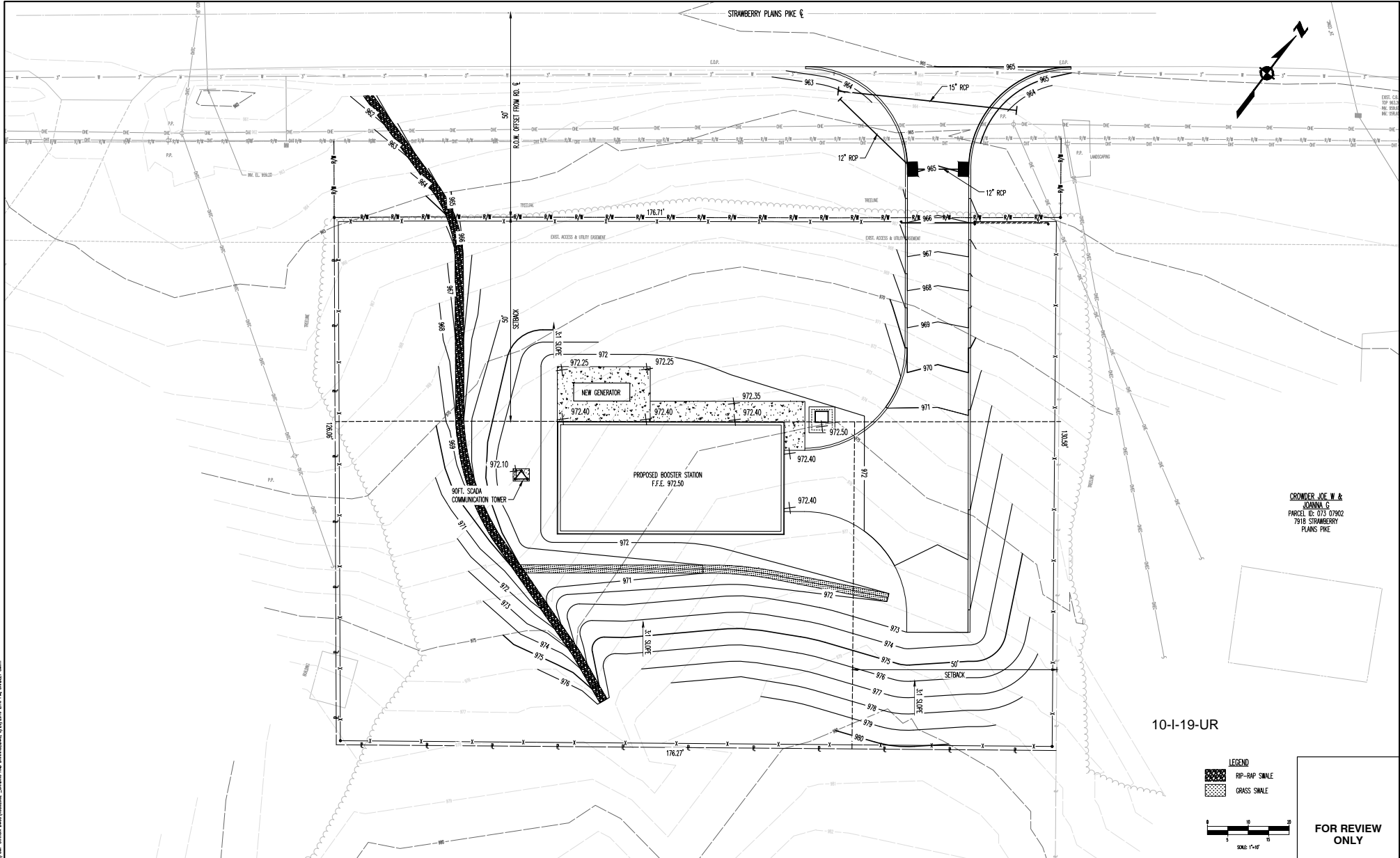


FOR REVIEW ONLY

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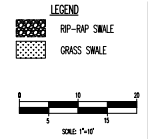
FUTURE INVESTMENTS INC
PARCEL ID: 073 079
7912 STRAWBERRY PLAINS PIKE

<p>ENGINEER</p>	DESIGNED : GSB	APPROVED		SCALE AS SHOWN DATE 5-19	<p>KNOXVILLE UTILITIES BOARD STRAWBERRY PLAINS BOOSTER STATION KNOX COUNTY, TENNESSEE</p>	WATER SYSTEM IMPROVEMENTS PROPOSED SITE PLAN	SHEET 2
	DRAWN : BAS	ENGINEER					OF
CHECKED :		KNOXVILLE UTILITIES BOARD					SHEETS
			NO. DATE REVISION	APPR.			



CROWDER, JOE W. &
 SIBANA, G.
 PARCEL ID: 073 07902
 7918 STRAWBERRY
 PLAINS PIKE

10-I-19-UR



FOR REVIEW
 ONLY

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ENGINEER

DESIGNED : GSB
 DRAWN : BAS
 CHECKED :

APPROVED

ENGINEER

KNOXVILLE UTILITIES BOARD

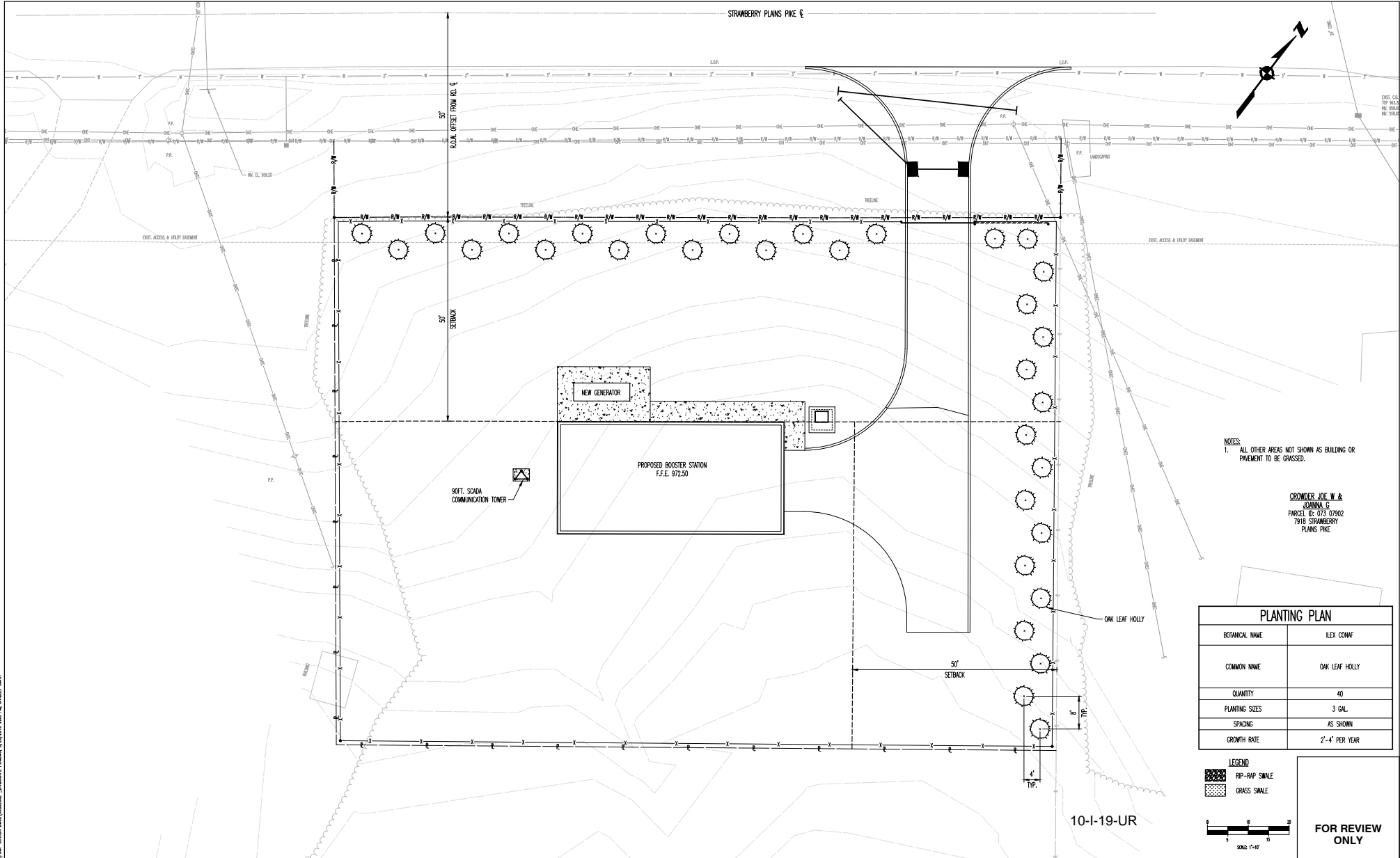
NO.	DATE	REVISION	APPR.

SCALE
 1"=10'
 DATE
 8-19

KUB
 KNOXVILLE UTILITIES BOARD
 STRAWBERRY PLAINS BOOSTER STATION
 KNOX COUNTY, TENNESSEE

WATER SYSTEM IMPROVEMENTS
 GRADING AND DRAINAGE PLAN

SHEET 3
 OF
 SHEETS



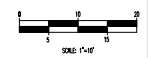
NOTES:
 1. ALL OTHER AREAS NOT SHOWN AS BUILDING OR PAVEMENT TO BE GRASSED.

CROWDER, JOE, W. &
 SCARNA, G.
 PARCEL ID: 073 07002
 7918 STRAWBERRY
 PLAINS PIKE

PLANTING PLAN	
BOTANICAL NAME	ILEX CORNIF
COMMON NAME	OAK LEAF HOLLY
QUANTITY	40
PLANTING SIZES	3 GAL
SPACING	AS SHOWN
GROWTH RATE	2'-4' PER YEAR

LEGEND

	RIP-RAP SWALE
	GRASS SWALE



FOR REVIEW ONLY

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ENGINEER

DESIGNED : GSB
 DRAWN : BAS
 CHECKED :

APPROVED

ENGINEER

KNOXVILLE UTILITIES BOARD

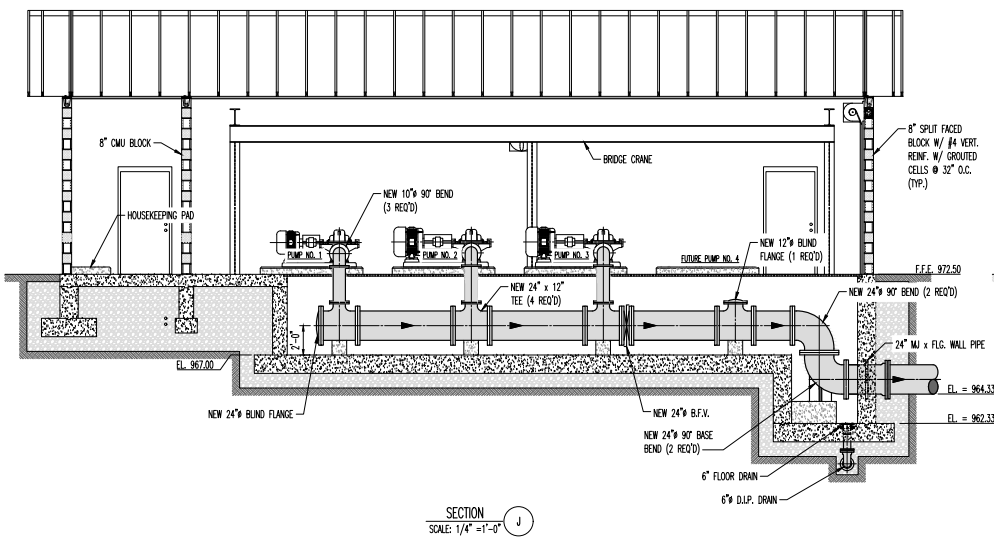
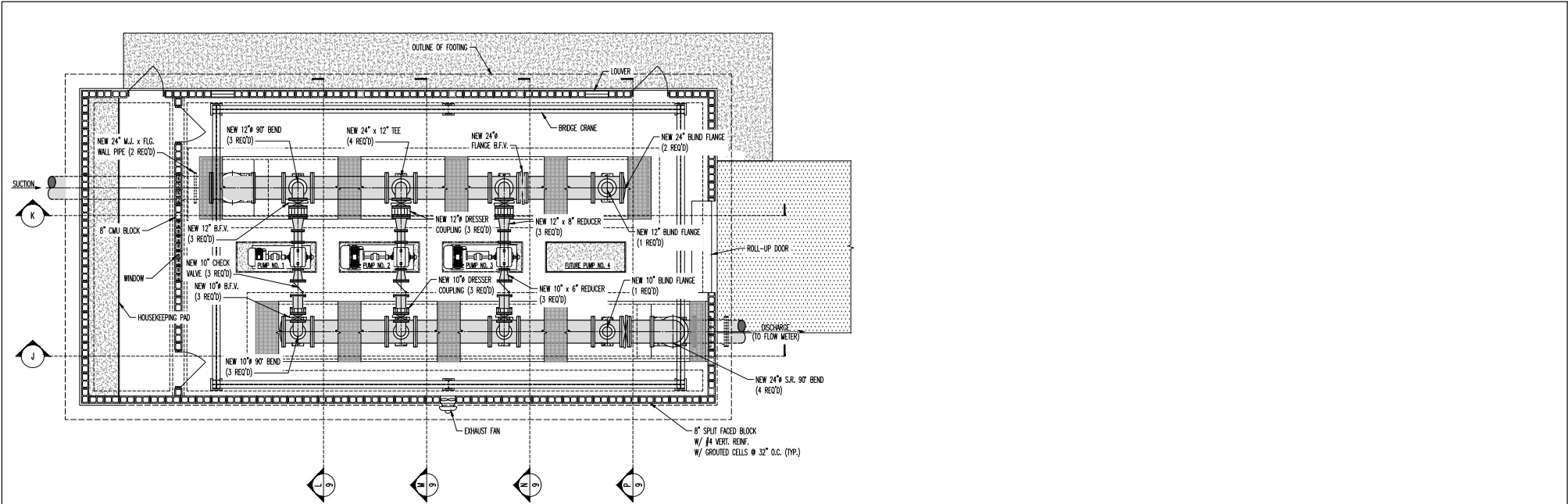
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SCALE
 1"=10'
 DATE
 8-19

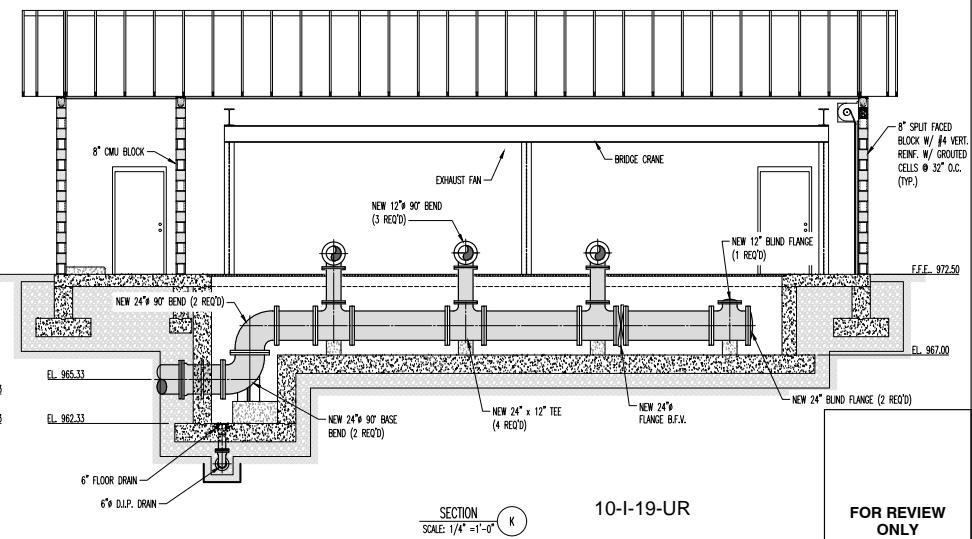
KUB
 KNOXVILLE UTILITIES BOARD
 STRAWBERRY PLAINS BOOSTER STATION
 KNOX COUNTY, TENNESSEE

WATER SYSTEM IMPROVEMENTS
 LANDSCAPE PLAN

SHEET 4
 OF
 SHEETS



SECTION J
SCALE: 1/4" = 1'-0"



SECTION K
SCALE: 1/4" = 1'-0"

10-1-19-UR

FOR REVIEW ONLY

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ENGINEER



DESIGNED - GSB
DRAWN - BAS
CHECKED -

APPROVED
ENGINEER
KNOXVILLE UTILITIES BOARD

NO.	DATE	REVISION	APPR.

SCALE AS SHOWN
DATE 6-19

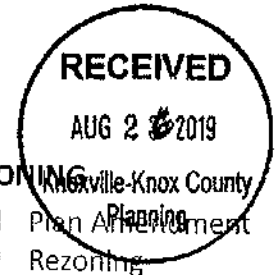
KUB
KNOXVILLE UTILITIES BOARD
STRAWBERRY PLAINS BOOSTER STATION
KNOX COUNTY, TENNESSEE

WATER SYSTEM IMPROVEMENTS
MECHANICAL PLAN AND SECTIONS

SHEET 8 OF SHEETS



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

LDA Engineering, Inc.

Applicant

August 26, 2019

Date Filed

10/10/2019
Meeting Date (if applicable)

10-I-19-UR
File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Steve Bostic, P.E.

LDA Engineering, Inc.

Name

Company

110 Tyson Blvd, Suite 200

Alcoa

TN

37701

Address

City

State

Zip

865-306-5063

sbostic@ldaengineering.com

Phone

Email

CURRENT PROPERTY INFO

Future Investments, Inc.

9013 Pleasant Hill Rd, 37924

Owner Name (if different)

Owner Address

Owner Phone

7910 Strawberry Plains Pike

073 079 *(part of)*

Property Address

Parcel ID

~600 feet north of S. Wooddale Road

0.52 of 10.9 AC

S/S Strawberry Plains PK, NE of Wooddale Church Rd
General Location Tract Size

58

Commission District 8

PC

Jurisdiction (specify district above) City County

Zoning District

East County

Low Density Residential *+ MDR/O*

Planned Growth County

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Mobile Home Park

Y

N/A

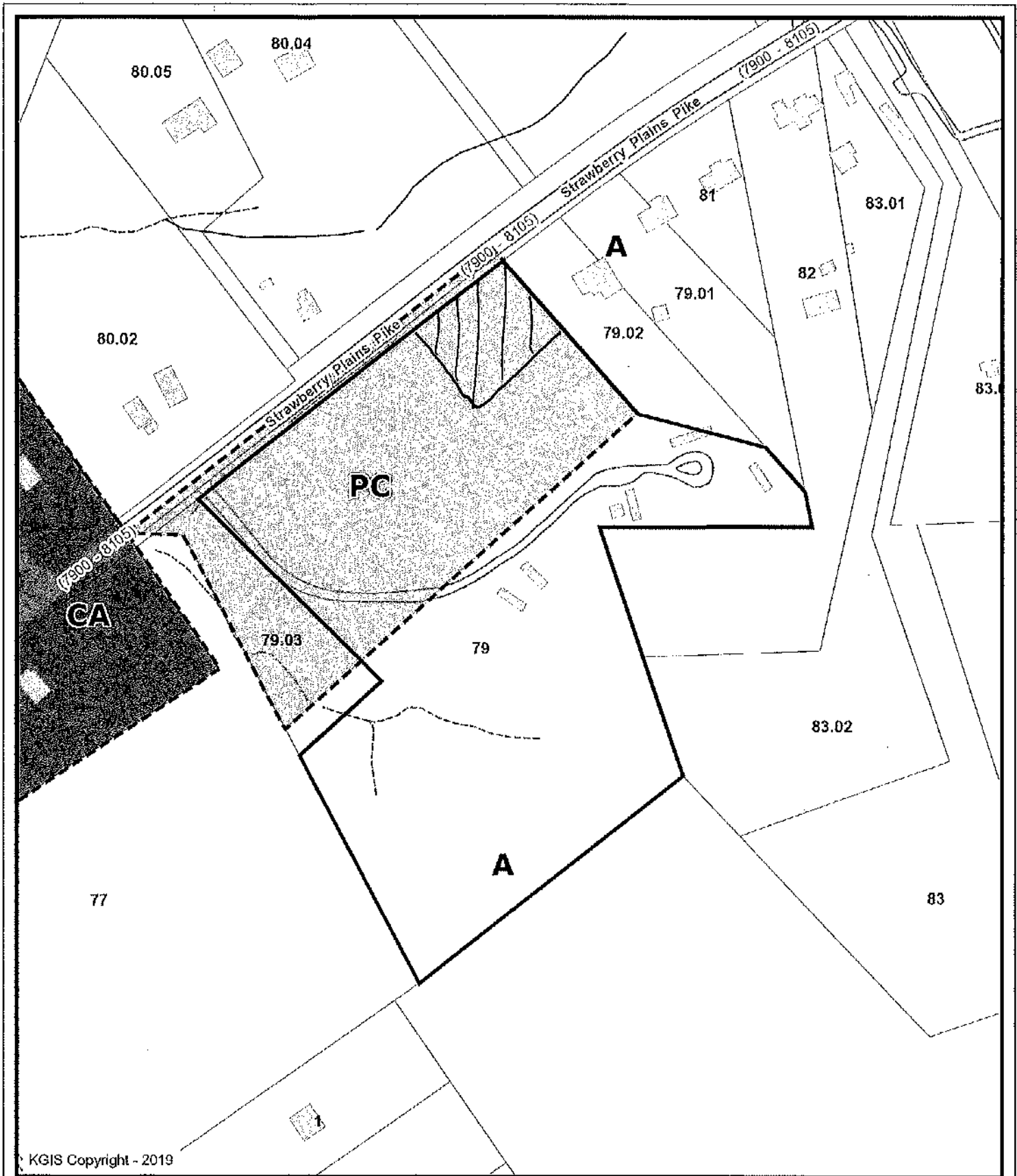
KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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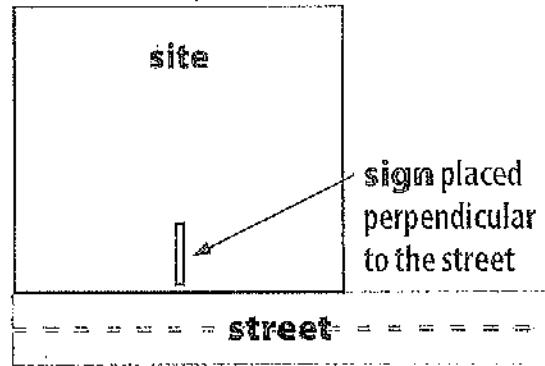
REQUIRED SIGN POSTING AGREEMENT

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:

9-25-2019

and

10-11-2019

(15 days before the MPC meeting)

(the day after the MPC meeting)

Signature: _____

Cory Newman

Printed Name: _____

Cory Newman

Phone: (865) 680-3821

Email: cnewman@LDAEngineering.com

Date: _____

8/26/19

MPC File Number: _____

10-I-19-UR