



# USE ON REVIEW REPORT

▶ **FILE #:** 3-A-20-UR

**AGENDA ITEM #:** 23

**AGENDA DATE:** 3/12/2020

▶ **APPLICANT:** WEIGEL'S LOVELL ROAD

OWNER(S): LKM Properties

TAX ID NUMBER: 118 01601

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1405 Lovell Rd.

▶ **LOCATION:** West side of Lovell Road, north side of Yarnell Road, south side of Centerpoint Boulevard.

▶ **APPX. SIZE OF TRACT:** 3.01 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Centerpoint Boulevard, a local street with a boulevard entrance within a 70' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Commercial Business

▶ **PROPOSED USE:** Proposed commercial driveway

HISTORY OF ZONING: None Noted

SURROUNDING LAND USE AND ZONING: North: Tusculum University - PC (Planned Commercial) / TO (Technology Overlay)

South: Vacant land - PC (Planned Commercial) / TO (Technology Overlay)

East: Residences - BP (Business and Technology) / TO (Technology Overlay)

West: Office park - PC (Planned Commercial) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This site is located at the edge of the Centerpoint Business Park which was developed by the Knox County Development Corp. Other uses in the area consist of an apartment project and a church.

## STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a curb cut onto Centerpoint Boulevard, subject to 6 conditions:**

1. Obtaining approval from the Knox County Department of Engineering and Public Works for the design and installation of the proposed access to Centerpoint Boulevard.
2. Obtaining approval from The Development Corporation of Knox County for the proposed curb cut.
3. Any further development of this site will require connection to the stub-out driveway from the existing

Weigel's Store located directly to the south.

4. Any further development of this site will require a separate use on review approval from the Planning Commission.
5. Obtaining approval from the Tennessee Technology Corridor Development Authority (3-A-20-TOG).
6. Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

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:**

This is a request for a curb cut onto Centerpoint Boulevard from the vacant portion of the Weigel's Store property that is located at the intersection of Lovell Road and Yarnell Road. The vacant portion of the lot has frontage along Lovell Road and Centerpoint Boulevard. When the use on review approval was granted for the Weigel's Store, there was a condition that no additional access would be permitted to Lovell Road. With this curb cut approval, the site will have an access driveway to Yarnell Road, Lovell Road and Centerpoint Boulevard. The proposed new curb cut will be located on Centerpoint Boulevard approximately 230' back from the right-of-way of Lovell Road. The proposed curb cut will require some modification of the median for the boulevard in the existing street.

Knox County is moving forward on an intersection improvement for Centerpoint Boulevard at Lovell Road that will add a traffic signal at the intersection and remove the boulevard median in Centerpoint Boulevard for turn lane improvements. That work is expected to be completed by the end of this year. When completed, the street connection of Centerpoint Boulevard to Pellissippi Parkway will be eliminated.

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

1. The proposed curb cut will have minimal impact on local services since all utilities are available to serve this site.
2. Road improvements are being completed that will enhance the safety and operation of this site.

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

1. With the recommended conditions, the proposed curb cut meets the standards for development within the PC (Planned Commercial) zoning district and all other requirements of the Zoning Ordinance..
2. The proposed curb cut 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 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.

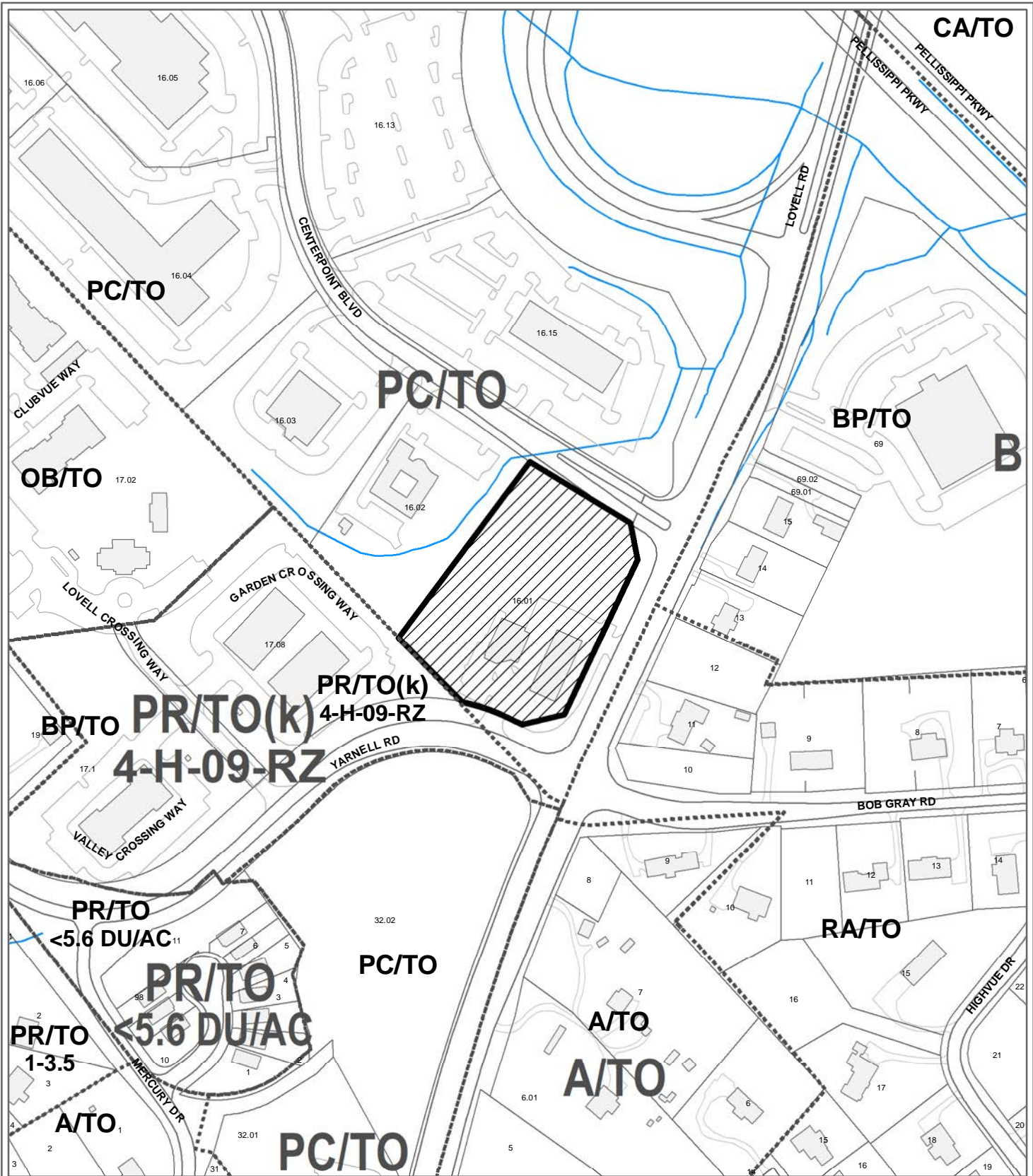
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan designates this property for commercial use. The use is compatible with the sector plan designation.
2. The site is located within the Planned 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.



**3-A-20-UR  
USE ON REVIEW**



Proposed commercial driveway in PC (Planned Commercial) / TO (Technology Overlay)

Petitioner: Weigel's Lovell Road

Map No: 118

Jurisdiction: County



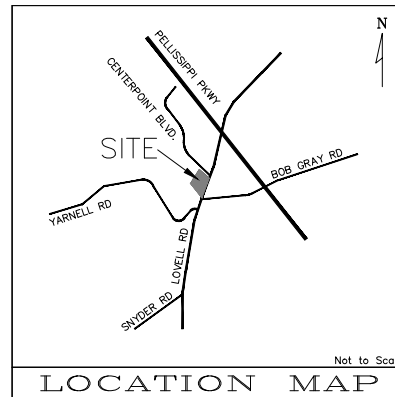
NEW ENTRANCE DESIGN PLANS FOR

# LKM PROPERTIES, LP

DISTRICT 6, KNOX COUNTY, TENNESSEE  
CLT MAP 118, PARCEL 016.01

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING SITE PLAN
3	SITE PLAN
4	GRADING & DRAINAGE
5	EROSION & SEDIMENT CONTROL PLAN
6	DETAIL SHEET



OWNER/DEVELOPER  
LKM PROPERTIES, LLC.  
P.O. BOX 650  
POWELL, TENNESSEE 37849  
PHONE: (865) 938-2042  
FAX: (865) 938-2444

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
1434 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE (865) 588-6472  
FAX (865) 588-6473

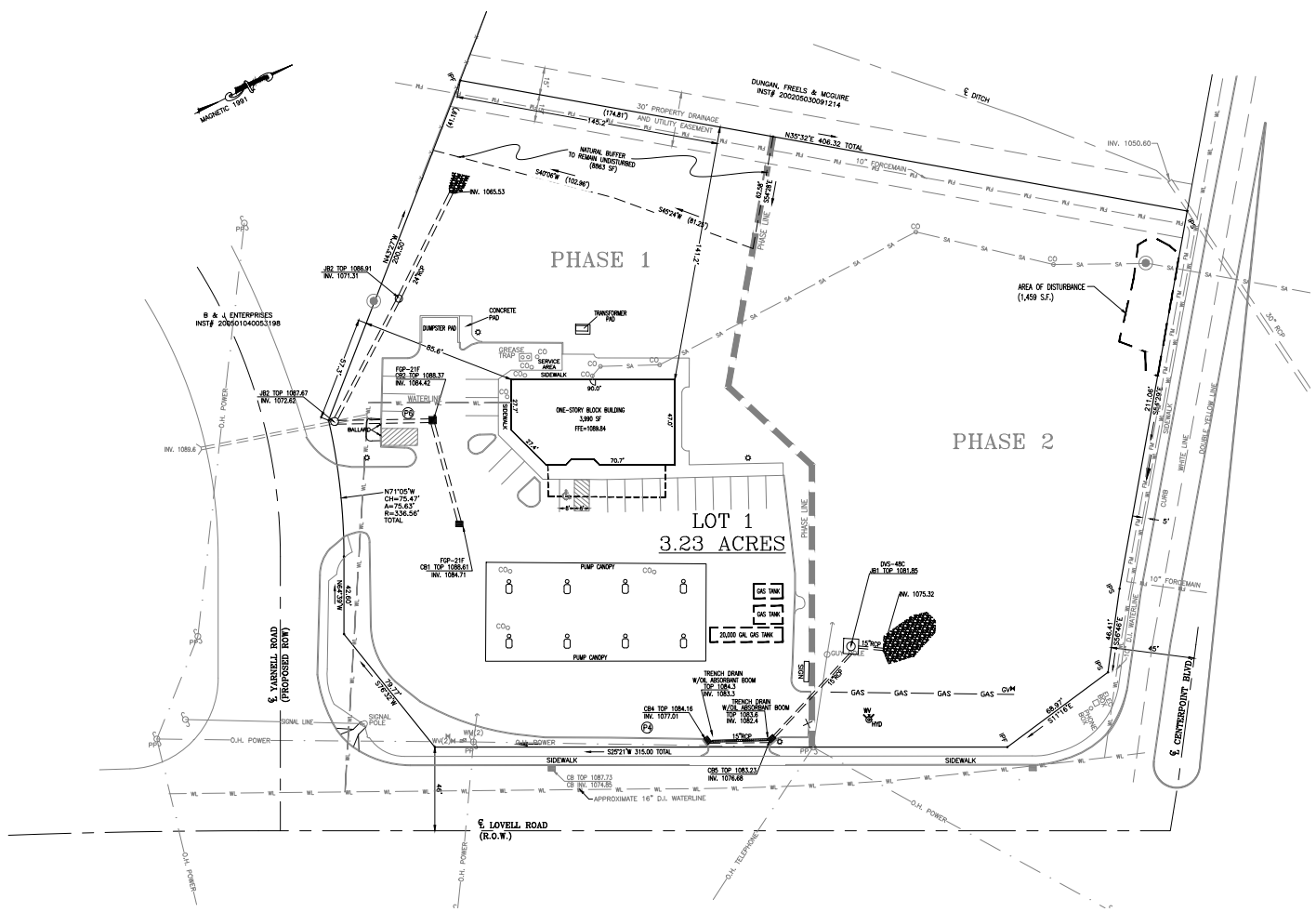
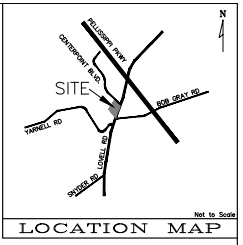
3-A-20-UR



OCTOBER 21, 2019  
REVISED DECEMBER 4, 2019

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

SHEET 1 OF 6 SHEETS  
23040-TS1



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS ABOVE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS PROPERTY CONTAINS APPROXIMATELY 3.23 ACRES.
  5. THIS PROPERTY IS ZONED PC/10.
  6. ROAD CONTOURS FOR LOVELL ROAD AND VARNELL DRIVE ARE BASED ON STATE PROJECT NO. ST-44-13(13).
  7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
  8. ALL NON-RESIDENTIAL CONSTRUCTION WITHIN THE TECHNOLOGY OVERLAY ZONE WILL REQUIRE A CERTIFICATE OF APPROPRIATENESS ISSUED BY THE TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY.
  9. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DAMAGED TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL. FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.

NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.  
OSHA RULES SHALL BE ABIDED BY.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION  
NOTE:  
ALL DETENTION BASIN DISCHARGE PIPES ARE TO BE INSTALLED AT THE BEGINNING OF THE DAM CONSTRUCTION SO ALL EARTH FILL ABOVE THE PIPES WILL BE UNIFORMLY COMPACTED SUCH THAT NO NON-UNIFORM COMPACTION OR SEAMS WILL EXIST AFTER CONSTRUCTION IS COMPLETE.

NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
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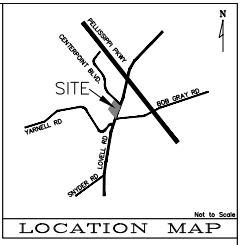
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"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

	DESIGNED	DMP								SCALE HORIZONTAL: 1" = 30' VERTICAL: 1" INTERVAL  DATE 09/01/19	REFERENCE DEED: INST. NO. 20071231050225 REFERENCE PLAN: PLAT CABBET N, SUE 3290	NEW ENTRANCE DESIGN EXISTING SITE PLAN LKM PROPERTIES, LP CLT MAP 118, PARCEL 016.01 DISTRICT 6, KNOX COUNTY, TENNESSEE	23040-EX1 SHEET 2 OF 6 SHEET(S) 0\23040\23040-1.dwg
	DRAWN	JSM											
CHECKED	DMP	INC.	12-24-19	REVISION	BY	NO.	DATE	REVISION	BY				

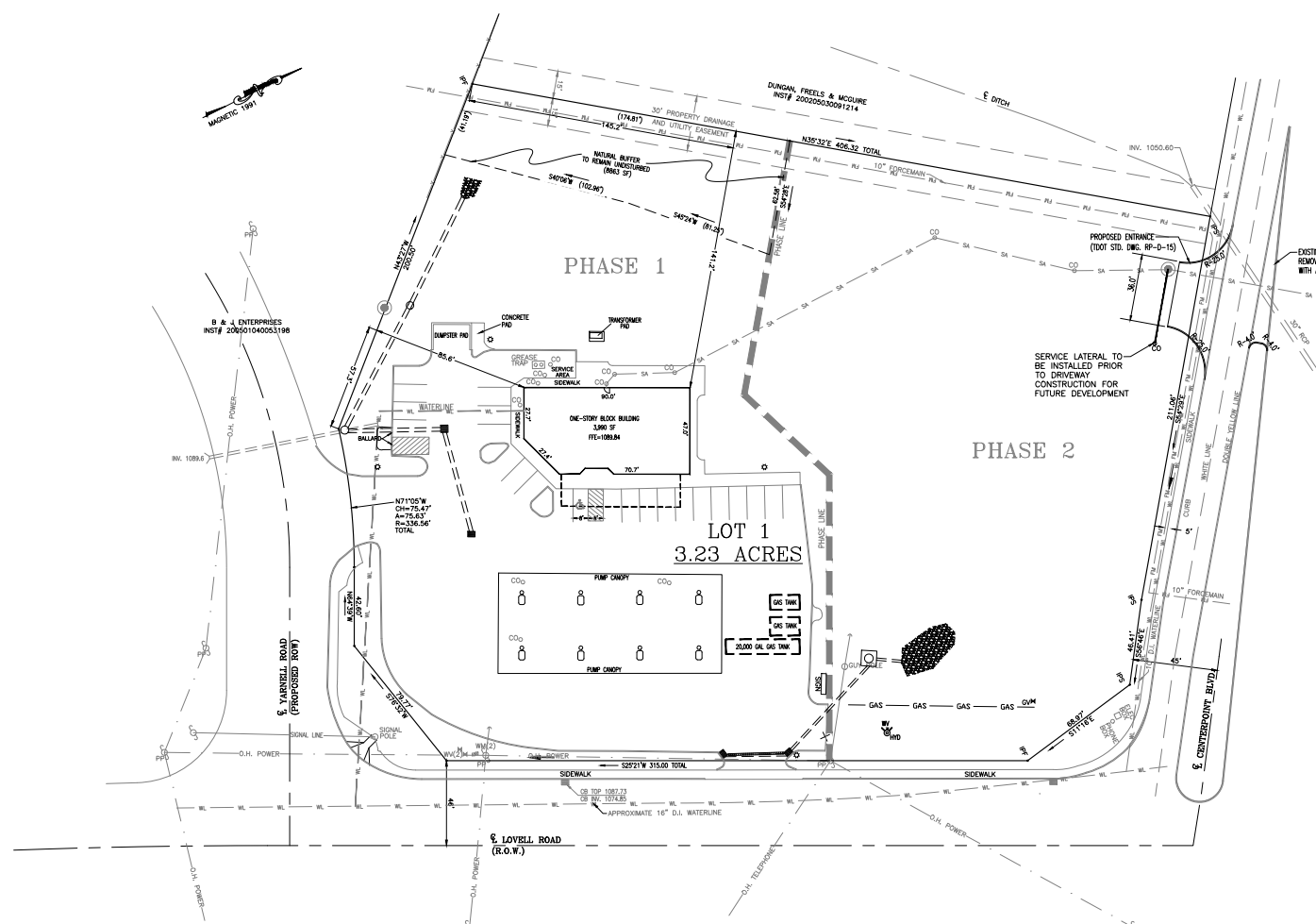


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  4. THIS PROPERTY CONTAINS APPROXIMATELY 3.23 ACRES.
  5. THIS PROPERTY IS ZONED PC/10.
  6. ROAD CONTOURS FOR LOVELL ROAD AND YARNELL DRIVE ARE BASED ON STATE PROJECT NO. 57-44-1(1113).
  7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
  8. ALL NON-RESIDENTIAL CONSTRUCTION WITHIN THE TECHNOLOGY OVERLAY ZONE WILL REQUIRE A CERTIFICATE OF APPROPRIATENESS ISSUED BY THE TENNESSEE TECHNOLOGY CONFORMITY DEVELOPMENT AUTHORITY.
  9. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DAMAGED TO ADJUST PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL. FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.

LOT AREA = 140568 S.F.  
 EXISTING IMPERVIOUS AREA = 45,319 S.F. (32.2%)  
 PROPOSED IMPERVIOUS AREA = 3,131 S.F. (2.2%)  
 TOTAL IMPERVIOUS AREA = 48,450 S.F. (34.4%)

FLOOR AREA RATIO (FAR) = 2.8%  
 GROUND AREA RATIO (GAR) = 2.8%  
 IMPERVIOUS AREA RATIO (IAR) = 34.4%

- GENERAL WASTEWATER REQUIREMENTS:**
1. ALL SANITARY SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH HPUD STANDARD SEWER SYSTEM SPECIFICATIONS AND DETAILS.
  2. UTILITIES SHALL BE INSTALLED AFTER GRADING IS COMPLETED AND APPROVED BEFORE ANY PAVEMENT IS INSTALLED.
  3. ALL SANITARY SEWER LINES SHALL BE 8" DIA, SDR 26 EXCLUDING LATERALS, UNLESS OTHERWISE NOTED.
  4. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED HALLSBALE-POWELL SPECIFICATIONS.
  5. CONTRACTOR MUST HAVE A VALID CONTRACTOR UTILITY LICENSE FOR INSTALLATION OF UNDERGROUND PIPING. 4. CHECK DAMS SHALL BE CONSTRUCTED AT 300 FOOT INTERVALS ALONG SEWER LINE.



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 OSHA RULES SHALL BE ABIDED BY.

**NOTE:**  
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

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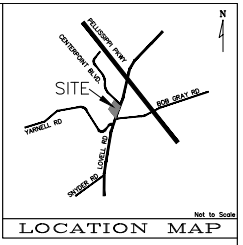
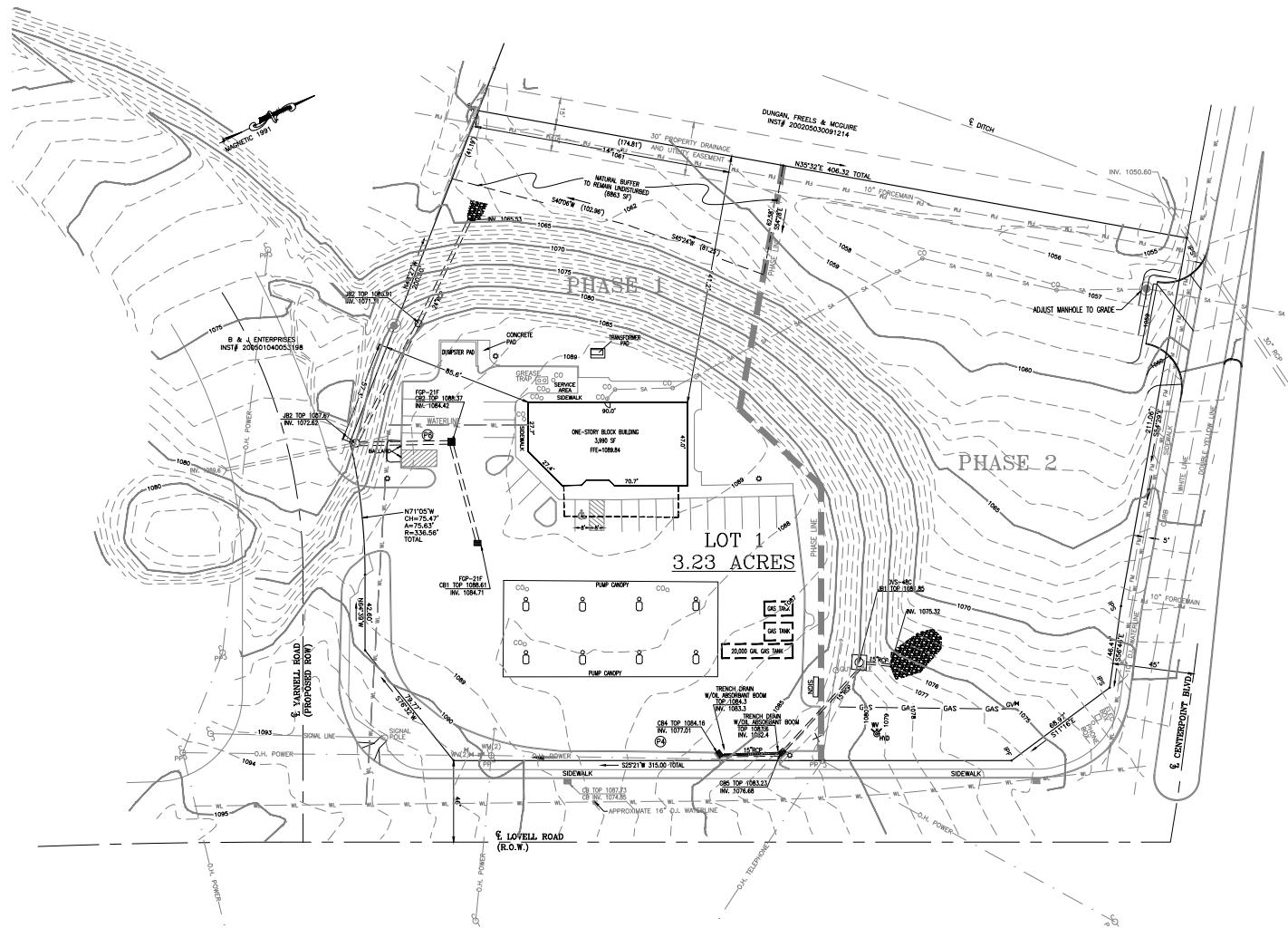
**OWNER/DEVELOPER**  
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3-A-20-UR



**"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"**

 4334 PAPERMILL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472 FAX: (865) 588-6473 email@bhnp.com	DESIGNED	DMP												SCALE HORIZONTAL: 1" = 30' VERTICAL: 1" INTERVAL DATE 09/01/19 REFERENCE DEETS INST. NO. 20071231050225 REFERENCE PLANS PLAN CABINET N, SLIDE 3290 	NEW ENTRANCE DESIGN SITE PLAN <b>LKM PROPERTIES, LP</b> CLT MAP 118, PARCEL 016.01 DISTRICT 6, KNOX COUNTY, TENNESSEE	23040-SP1 SHEET 3 OF 6 SHEET(S) 0:\23040\23040-1.dwg
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NOTE:  
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**BATSON, HIMMS, NORVELL & POB**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4334 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE: (865) 588-6472  
 FAX: (865) 588-6473  
 email@bhn-p.com

DESIGNED	DMP									
DRAWN	JSM									
CHECKED	DMP	1	12-24-19	REVISED PER COUNTY COMMENTS		BY	NO.	DATE	REVISION	BY
		NO.	DATE	REVISION						

SCALE  
 HORIZONTAL: 1" = 30'  
 VERTICAL: 1" INTERVAL

DATE  
 09/01/19

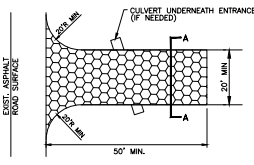
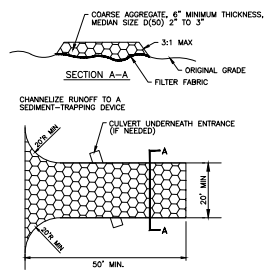
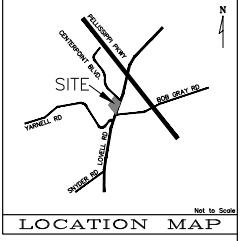
REFERENCE DEED:  
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 REFERENCE PLAT:  
 PLAT CACKET N, SLIDE 3290

NEW ENTRANCE DESIGN  
 GRADING PLAN  
**LKM PROPERTIES, LP**  
 CLT MAP 118, PARCEL 016.01  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

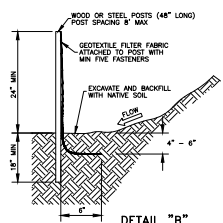
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 SHEET 4 OF 6 SHEET(S)  
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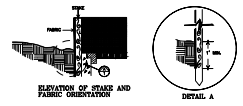




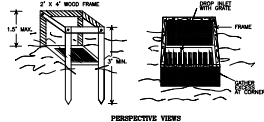
DETAIL "A"  
CONSTRUCTION ENTRANCE  
NOT TO SCALE



DETAIL "B"  
SILT FENCE  
NOT TO SCALE



DETAIL A



DETAIL "D"  
TEMPORARY INLET PROTECTION  
NOT TO SCALE

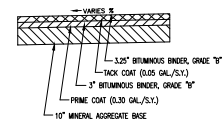
"Final Stabilization" means that all soil disturbing activities at the site have been completed and a uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a uniform density of at least 70 percent of the (preferably) native vegetative cover for the area has been established on all unworked areas and areas not covered by permanent structures, and all slopes and channels have been permanently stabilized against erosion.

**Temporary Cover Seeding Mixtures**

Seeding Dates	Grass Seed	Force-ages
10/1/13-10/15/13	Kenaf, Lycopodium	30
10/1/13-10/15/13	St. Augustine	30
10/1/13-10/15/13	Synthetic	30
10/1/13-10/15/13	St. Augustine	30
10/1/13-10/15/13	St. Augustine	30
10/1/13-10/15/13	St. Augustine	30
10/1/13-10/15/13	St. Augustine	30

TABLE 1

Source: TOOT Standard Specifications



ASPHALT PAVEMENT REPAIR  
FOR CENTERPOINT BLVD.

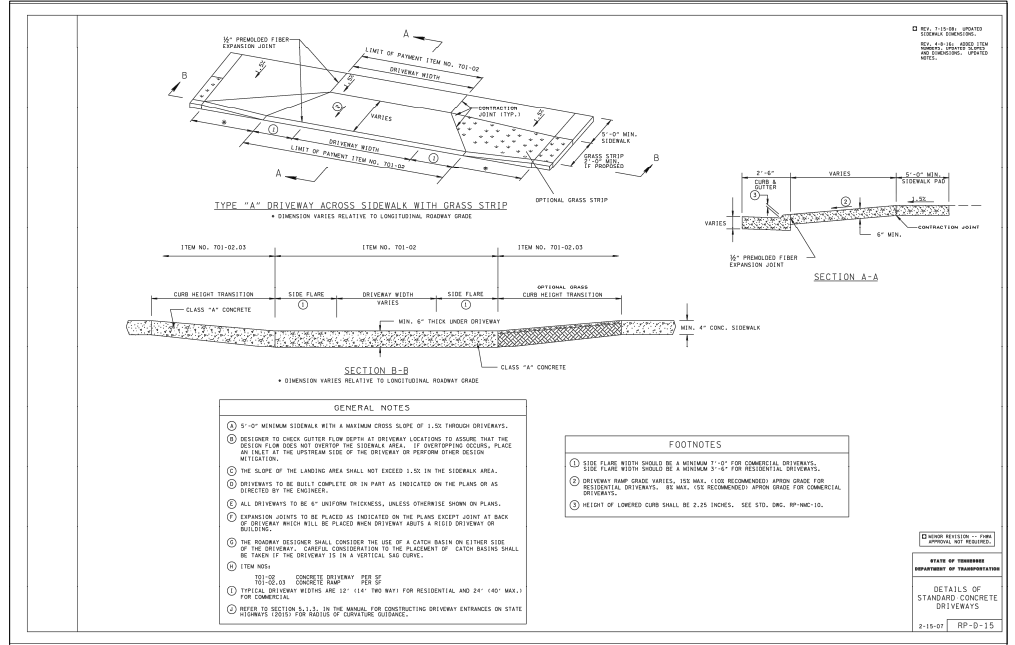
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- GENERAL NOTES**
- 3'-10" MINIMUM SIDEWALK WITH A MAXIMUM CROSS SLOPE OF 1.5% THROUGH DRIVEWAYS.
  - DESIGNER TO CHECK GUTTER FLOW DEPTH AT DRIVEWAY LOCATIONS TO ASSURE THAT THE DESIGN FLOW DOES NOT OVERFLOW THE SIDEWALK AREA. IF OVERTOPPING OCCURS, PLACE AN INLET AT THE UPSTREAM SIDE OF THE DRIVEWAY OR PERFORM OTHER DESIGN.
  - THE SLOPE OF THE LANDING AREA SHALL NOT EXCEED 1.5% IN THE SIDEWALK AREA.
  - DRIVEWAYS TO BE BUILT COMPLETE OR IN PART AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
  - ALL DRIVEWAYS TO BE 4" UNIFORM THICKNESS, UNLESS OTHERWISE SHOWN ON PLANS.
  - EXPANSION JOINTS TO BE PLACED AS INDICATED ON THE PLANS EXCEPT JOINT AT BACK OF DRIVEWAY WHICH WILL BE PLACED WHEN DRIVEWAY ABUTS A SIDED DRIVEWAY OR BUILDING.
  - THE ROADWAY DESIGNER SHALL CONSIDER THE USE OF A CATCH BASIN ON EITHER SIDE OF THE DRIVEWAY - CAREFUL CONSIDERATION TO THE PLACEMENT OF CATCH BASINS SHALL BE TAKEN IF THE DRIVEWAY IS IN A VERTICAL SAG CURVE.
  - 10% MIN.
  - 701-02 CONCRETE DRIVEWAY PER SF
  - 101-03 CONCRETE RAMP PER SF
  - TYPICAL DRIVEWAY WIDTHS ARE 22' (24' TWO WAY) FOR RESIDENTIAL AND 24' (40' MAX.) FOR COMMERCIAL.
  - REFER TO SECTION 5.1.3. IN THE MANUAL FOR CONSTRUCTING DRIVEWAY ENTRANCES ON STATE HIGHWAYS (2015) FOR METHOD OF SUPPORTING CURBSIDE.

- FOOTNOTES**
- SIDE FLARE WIDTH SHOULD BE A MINIMUM 1'-0" FOR COMMERCIAL DRIVEWAYS.
  - SIDE FLARE WIDTH SHOULD BE A MINIMUM 3'-0" FOR RESIDENTIAL DRIVEWAYS.
  - DRIVEWAY RAMP GRADE VARIES, 1.5% MIN. (5.0% RECOMMENDED) APPROX GRADE FOR RESIDENTIAL DRIVEWAYS. SEE MAN. USE RECOMMENDED APPROX GRADE FOR COMMERCIAL DRIVEWAYS.
  - HEIGHT OF LOWERED CURB SHALL BE 2.25 INCHES. SEE STD. ENG. RP-10C-10.

STATE OF TENNESSEE  
DEPARTMENT OF TRANSPORTATION  
DETAILS OF  
STANDARD CONCRETE  
DRIVEWAYS  
2-15-07 RP-D-1.5

3-A-20-UR

OWNER/DEVELOPER  
LKM PROPERTIES, LLC,  
P.O. BOX 650  
POWELL, TENNESSEE 37849  
PHONE: (865) 938-2042  
FAX: (865) 938-2444



"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

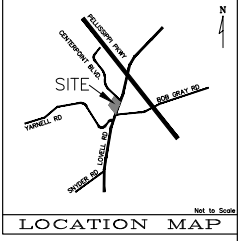
**BATSON, HIMS, NORVELL & POB**  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@bhn-p.com

DESIGNED	DMP	DATE	REVISION	BY	NO.	DATE	REVISION	BY
DRAWN	JSM							
CHECKED	DMP	11-20-19						
		NO.	DATE	REVISION	BY	NO.	DATE	REVISION

SCALE  
AS SHOWN  
DATE  
09/01/19

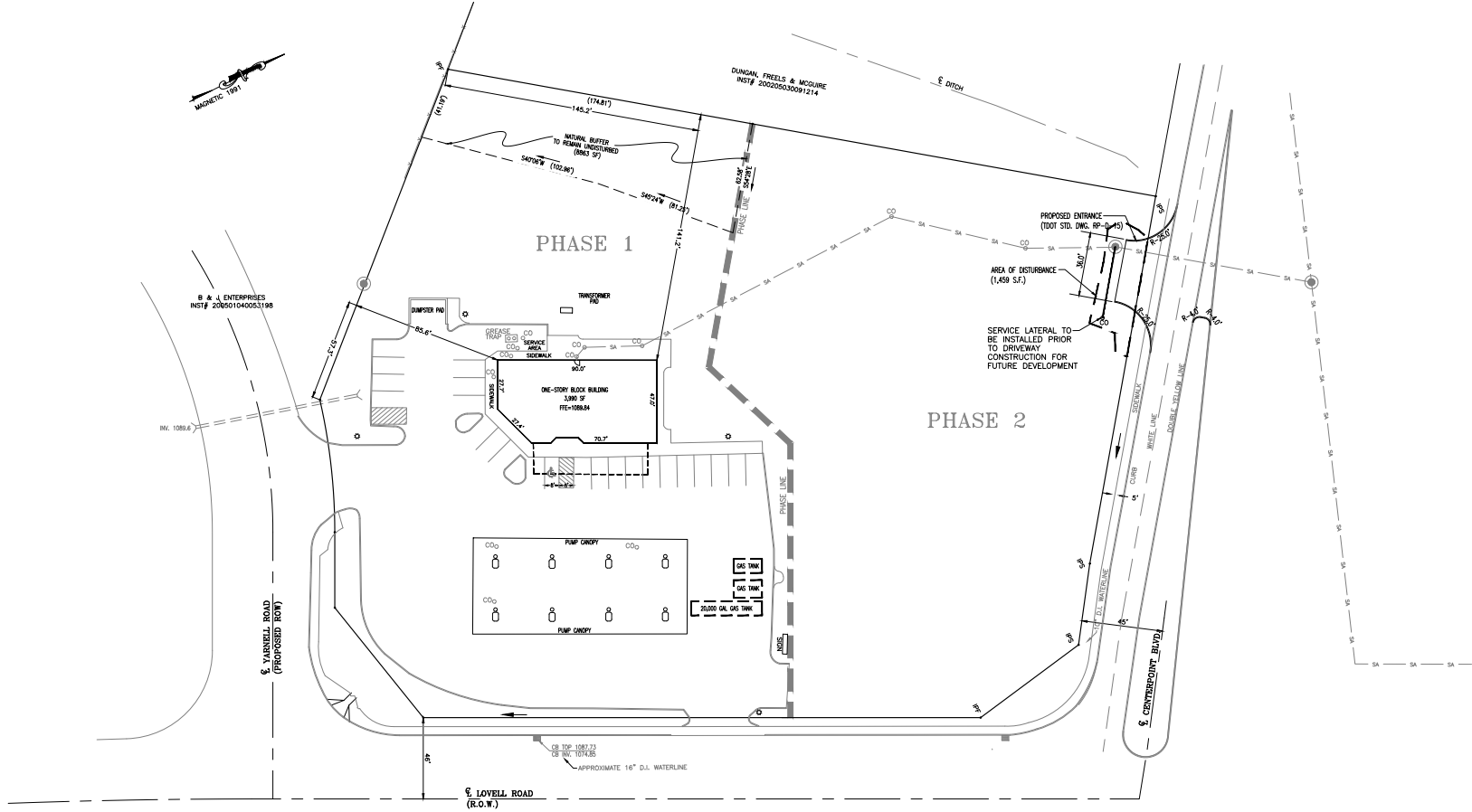
NEW ENTRANCE DESIGN  
TYPICAL DETAILS  
LKM PROPERTIES, LP  
CLT MAP 118, PARCEL 016.01  
DISTRICT 6, KNOX COUNTY, TENNESSEE

23040-DTL1  
SHEET 6 OF 6 SHEET(S)  
0\23040\23040-1.dwg



NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS NOTED.
  4. THIS PROPERTY CONTAINS APPROXIMATELY 3.23 ACRES.
  5. THIS PROPERTY IS ZONED PC/70.
  6. ROAD CONTOURS FOR LOVELL ROAD AND YARNELL DRIVE ARE BASED ON STATE PROJECT NO. SP-14-131(13).
  7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
  8. ALL NON-RESIDENTIAL CONSTRUCTION WITHIN THE TECHNOLOGY OVERLAY ZONE WILL REQUIRE A CERTIFICATE OF APPROPRIATENESS ISSUED BY THE TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY.
  9. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.



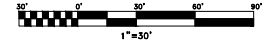
3-A-20-UR

OWNER:  
**LKM PROPERTIES, LP**  
P. O. BOX 650  
POWELL, TENNESSEE 37849  
PHONE: (865) 938-2042  
FAX: (865) 938-2444

TO REFERENCE THE COUNTY IMPROVEMENT DESIGN PLANS

ENTRANCE DESIGN - OVERLAY PLAN  
**LKM PROPERTIES, LP**  
CLT MAP 118, PARCEL 016.01  
DISTRICT 6, KNOX COUNTY, TENNESSEE

23040-1-CP  
SHEET 1 OF 1 SHEET(S)  
0:\23040\23040-1.dwg



SCALE  
HORIZONTAL: 1" = 30'  
VERTICAL: 1" INTERVAL  
DATE  
09/01/19

DESIGNED	DMP	NO.	DATE	REVISION	BY	NO.	DATE	REVISION	BY
DRAWN	JSM								
CHECKED	DMP								

**BATSON, HIMES, NORVELL & POB**  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
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PHONE: (865) 588-6472  
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# DEVELOPMENT REQUEST

## DEVELOPMENT

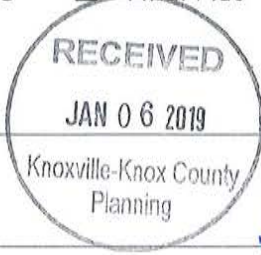
- Development Plan
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning



Applicant Weigel's Lovell Road

Date Filed 1/6/20

Meeting Date (if applicable) 3/12/20 @ 1:30

File Number(s) 3-A-20-UR

## 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

Name DAVID DOE Company BATSON Himes NORWELL & PAE

Address 4334 Papermill Dr City Knoxville State TN Zip 37909

Phone 805-588-4342 Email email@bhn-p.com

## CURRENT PROPERTY INFO

Owner Name (if different) Weigel's Owner Address 3100 Weigel Ln Powell TN 37849 Owner Phone \_\_\_\_\_

Property Address 1405 Lovell Road Knoxville TN 37932 Parcel ID 118 01601

General Location 1/2 Yarnell Rd w/ 1/2 Lovell Rd Tract Size 3.01 ac

Jurisdiction (specify district above) 6<sup>th</sup>  City  County Zoning District PC/TS

Planning Sector Northwest County Sector Plan Land Use Classification O Growth Policy Plan Designation Planned


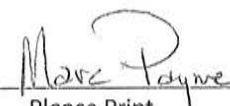
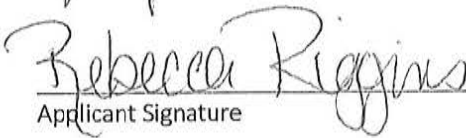
Existing Land Use Commercial Structure Septic (Y/N) N Sewer Provider LCWB Water Provider LCWB

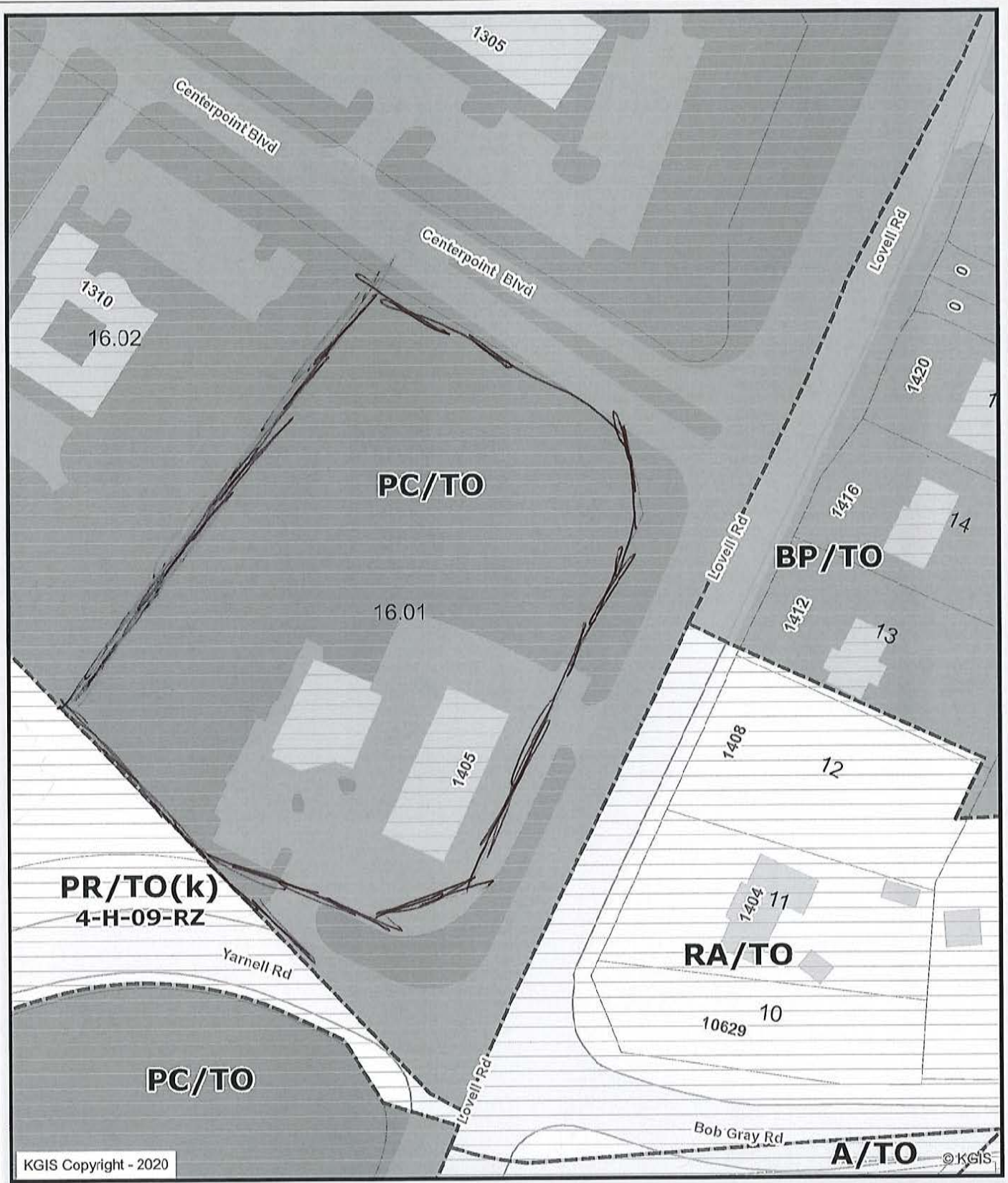
# REQUEST

<b>DEVELOPMENT</b>	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input checked="" type="checkbox"/> Other (specify): _____
<b>SUBDIVISION</b>	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel   Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements
<b>ZONING</b>	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) <input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

<b>STAFF USE ONLY</b>	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>FEE 1:</b>	<b>TOTAL:</b>       1,500.00
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b>	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	<b>FEE 3:</b>	

## AUTHORIZATION

 Staff Signature	 Please Print	<u>1/16/20</u> Date
 Applicant Signature	REBECCARIGGINS Please Print	<u>1/16/20</u> Date



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Letter Portrait



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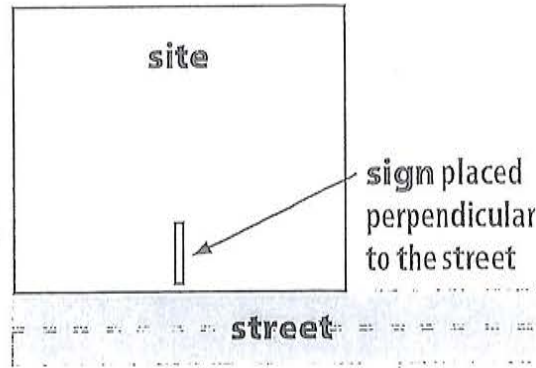
## REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

2/27/20 and 3/13/20  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Rebecca Riggins

Printed Name: REBECCA RIGGINS

Phone: 588-4243 Email: becca@bhn.p.com

Date: 1/6/20

File Number: 3-A-20-UR