



USE ON REVIEW REPORT

▶ **FILE #:** 1-F-21-UR

AGENDA ITEM #: 32

AGENDA DATE: 1/14/2021

▶ **APPLICANT:** **BENJAMIN C. MULLINS OBO ELEVATION FOODS PROPERTIES, LLC**
OWNER(S): Elevation Foods Properties, LLC

TAX ID NUMBER: 60 07905, 07906, & 080 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 1600 & 1702 Harris Rd., & 5811 Rutledge Pk.

▶ **LOCATION:** **East of Harris Rd., west of Rutledge Pk**

▶ **APPX. SIZE OF TRACT:** **8.8 acres**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Harris Road, a minor collector with 19.6-ft of pavement width within a 60-ft right-of-way, and Rutledge Pike, a major arterial 2-lanes of travel in each direction a divider median within 280 ft of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Woods Creek

▶ **ZONING:** **PC (Planned Commercial)**

▶ **EXISTING LAND USE:** **Business, church & parking lot**

▶ **PROPOSED USE:** **Expansion for parking & access for existing operations**

HISTORY OF ZONING: There is a pending rezoning request for PC zoning on the property (11-O-20-RZ)

SURROUNDING LAND USE AND ZONING: North: Single family residential and rural residential -- CB (Business and Manufacturing) and RB (General Residential)

South: Commercial -- GC (General Commercial) - CB (Business and Manufacturing)

East: Rutledge Pike, office and industrial -- I (Industrial)

West: Vacant, single family residential, rural residential -- PC Planned Commercial) and RB (General Residential)

NEIGHBORHOOD CONTEXT: These properties are bordered by low-density single-family residential on the north and west and a commercial business to the south. Harris Road has a rural feel with mostly large-lot single family detached houses, though the subject lots and the adjacent property to the south form a commercial node on its southern end where it intersects Rutledge Pike.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the existing food services business with approximately 76,000 sqft of floor**

area and the parking lot expansion, as shown on the development plan, subject to 5 conditions.

- 1) Meeting all applicable requirements of the Tennessee Department of Transportation.
- 2) Meeting all applicable requirements of Knox County Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Installation of the landscaping shown on the development plan within 6 months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee its installation.
- 5) Limiting the permitted uses on these parcels to those listed in Exhibit A which were provided by the applicant and attached to the rezoning case for these properties (11-O-20-RZ).

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

COMMENTS:

This proposal is to expand the existing parking lot and improve circulation on the site for large delivery vehicles. The existing business was zoned CB (Business and Manufacturing) and they purchased an adjacent church to the north zoned RB (General Residential) to allow them to expand their drive aisles and improve access to their loading docks. In order to allow this extension onto the former church property, it had to be rezoned to a district that allows the existing business. Rather than requesting the CB zone to be extended to the north and encroach further into a residential area, the business requested the PC (Planned Commercial) zone for all three of their contiguous properties and in December 2020 it was approved by Knox County Commission (11-O-20-RZ). The PC zone requires review and approval of the parking lot expansion by the Planning Commission and any subsequent expansions of the business or parking areas.

The applicant included a list of uses that the property will be limited to, however, this list of uses was not a condition of the rezoning. As part of this application, the applicant has agreed to restrict the permitted uses on this site to those listed in Exhibit A; which includes, signs as permitted by Section 3.90; general manufacturing; bottling or packaging works; canneries; offices; the manufacturing, compounding, processing, packaging and treatment of bakery goods, candy, and food products; and wholesale, warehousing, or distribution enterprise.

In addition to improvements to the driveways around the building, there are two existing gravel parking lots on the northeast portion of the property, near the Rutledge Pike access, that will be paved and striped. Landscape screening will be added along the northern property lines adjacent to residentially zoned properties, and along the Harris Road frontage where the driveway extension is proposed (see sheet P0.1). The landscaping will help screen the business from the adjacent and nearby residential uses.

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

- 1) The business currently exists on this site and the expansion of the parking area is to improve circulation around the site for large delivery vehicles. This should reduce the impact the business has on Harris Road.
- 2) The expanded parking and driveways will be screened with evergreen landscaping which should lessen impacts to nearby residential uses.
- 3) Limiting the permitted uses on the site to those associated with the current business, will keep more intense commercial uses from locating here and becoming a nuisance.

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

- 1) With the stated conditions, the proposal meets the standards for development within a PC (Planned Commercial) zoning district, and all other requirements of the Zoning Ordinance.
- 2) The proposed existing food services business and the parking lot expansion 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 neighborhood 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 Harris Road is a minor collector street and Rutledge Pike is a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1) The Northeast County Sector Plan designates this property for O (Office) uses which permits consideration

of the PC (Planned Commercial) zone with covenants. With the restrictions of the permitted uses of the site, the proposal meets the requirements of the sector plan.

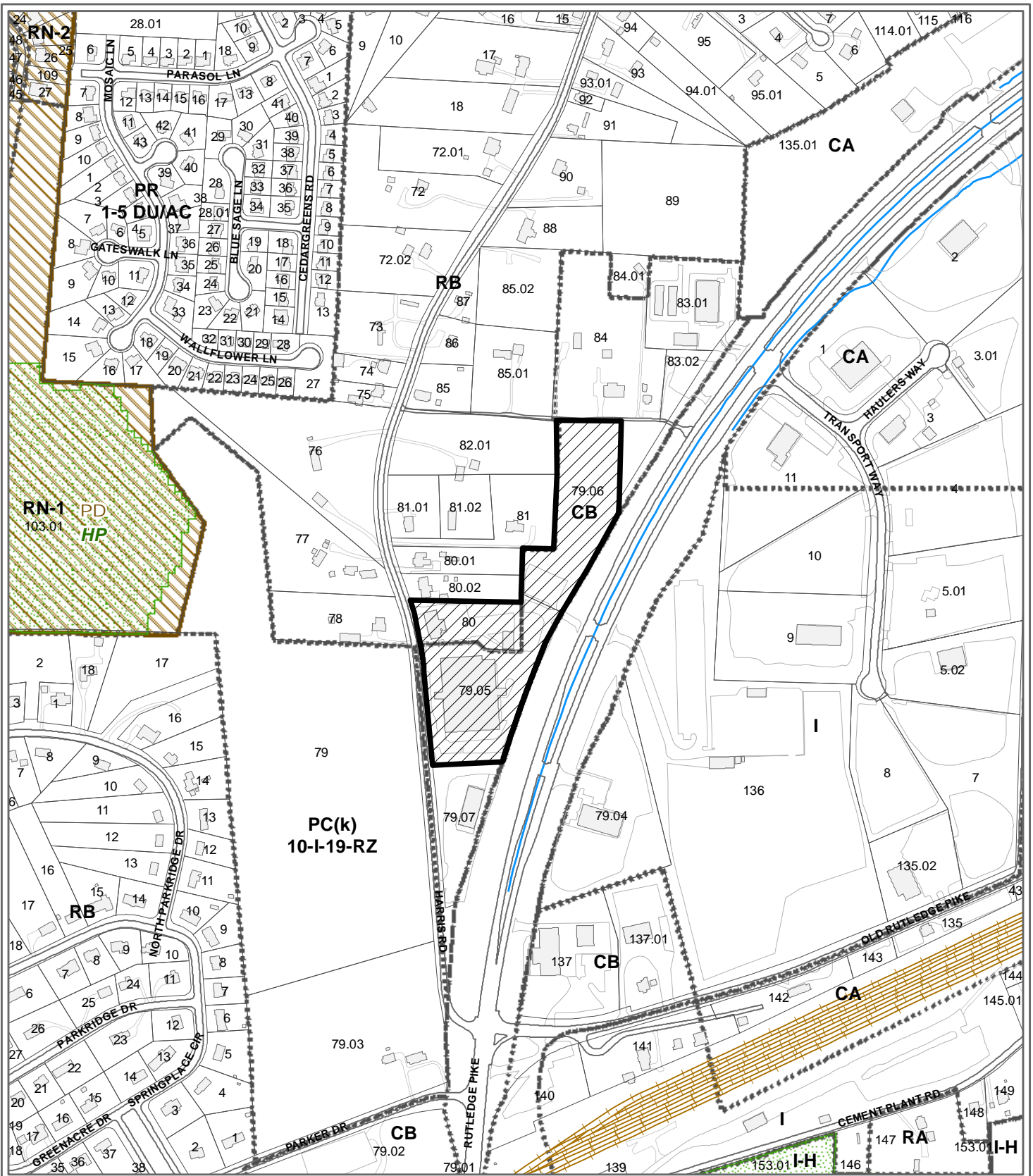
2) The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 165 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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.



**1-F-21-UR
USE ON REVIEW**



Expansion for parking & access for existing operations in PC (Planned Commercial) pending

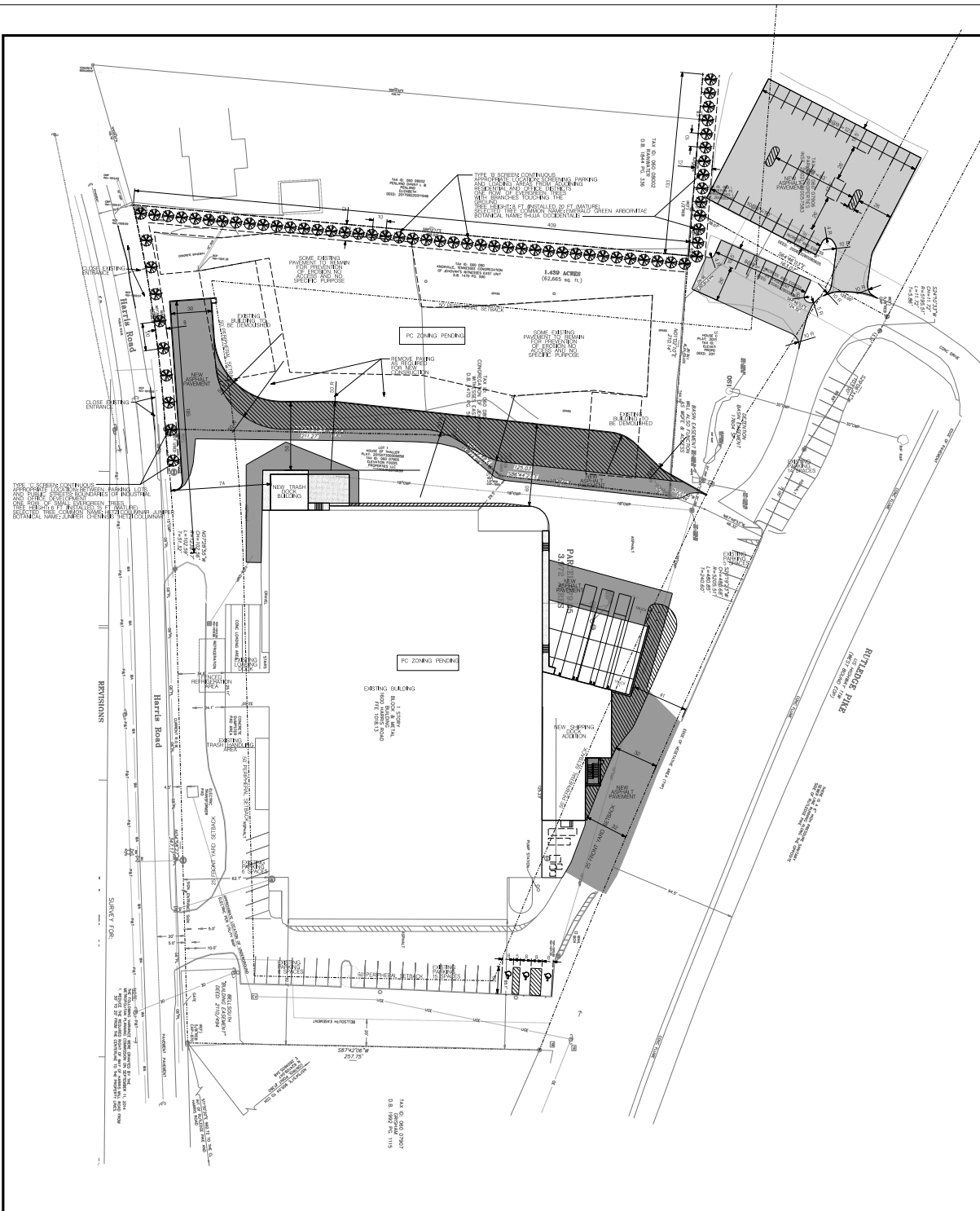
Petitioner: Mullins obo Elevation Foods Properties, LLC, Benjamin C.


Map No: 60

Jurisdiction: County

Original Print Date: 12/7/2020 Revised: Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902







SCALE
0 30 60 FEET
SCALE 1" = 30'

LEGEND		
EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
---	---	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	OVERHEAD ELECTRICAL
---	---	WATER METER
---	---	PIPE HYDRANT
---	---	SURFACE FLOW
---	---	SILT FENCING
---	---	CURB
---	---	CATCH BASIN
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	RP R/W

- SITE LAYOUT NOTES**
- USE: COMMERCIAL FOOD PREPARATION FACILITY, ZONING OR. PARCEL 969 0766 080
 - DEED REFERENCES 20968-007069
 - THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 8368.
 - SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 83.
 - SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY TONY SURVEYING DATED 02/05/2018 THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHER.
 - UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE INFORMATION.
 - SETBACKS:
FRONT: 5'
SIDE: 5'
REAR: 5'
 - NO NEW SITE LIGHTING IS PROPOSED ANY NEW SITE LIGHTING MUST MEET THE REQUIREMENTS OF 4.3.0.0 OF THE ZONING ORDINANCE.
 - PARKING:
REQUIRED BY SPACES
PROVIDED BY SPACES
SPACES PER 2 EMPLOYEES ON THE 2 LARGEST SHIFTS (100 EMPLOYEES, 1 SHIFT)

PROJECT DATA
 USE: FOODSERVICE MANUFACTURING
 ZONING OR: PC
 PARCEL: 969 0766 080
 PARKING SUMMARY:
 PARKING REQUIRED BY SPACES
 PARKING PROVIDED BY SPACES
 CALCULATION: 80 SPACES PER 2 EMPLOYEES ON THE TWO LARGEST CONCLUSIVE SHIFTS (100 EMPLOYEES, 1 SHIFT)
 SETBACKS:
 PC: PER HERALD 507
 BUILDING FOOTPRINTS: 764 SQ. FT. PARTIAL 2 STORY
 BUILDING SQUARE FOOTAGE: 57
 PARCEL AREA: 5.14
 IMPERVIOUS AREA: 4.14 AC
 FLOOD HAZARD AREA: NONE
 DESIGN: J. J. JONES, P.E., S.E.
 BUILDING AREA: PARK 5.07%



Rev.	Date	Change Comments
01	12/17/2020	CONCEPT PLAN
02	12/17/2020	CONCEPT PLAN
03	12/17/2020	CONCEPT PLAN
04	12/17/2020	CONCEPT PLAN
05	12/17/2020	CONCEPT PLAN
06	12/17/2020	CONCEPT PLAN
07	12/17/2020	CONCEPT PLAN
08	12/17/2020	CONCEPT PLAN
09	12/17/2020	CONCEPT PLAN
10	12/17/2020	CONCEPT PLAN
11	12/17/2020	CONCEPT PLAN
12	12/17/2020	CONCEPT PLAN
13	12/17/2020	CONCEPT PLAN
14	12/17/2020	CONCEPT PLAN
15	12/17/2020	CONCEPT PLAN
16	12/17/2020	CONCEPT PLAN
17	12/17/2020	CONCEPT PLAN
18	12/17/2020	CONCEPT PLAN
19	12/17/2020	CONCEPT PLAN
20	12/17/2020	CONCEPT PLAN
21	12/17/2020	CONCEPT PLAN
22	12/17/2020	CONCEPT PLAN
23	12/17/2020	CONCEPT PLAN
24	12/17/2020	CONCEPT PLAN
25	12/17/2020	CONCEPT PLAN
26	12/17/2020	CONCEPT PLAN
27	12/17/2020	CONCEPT PLAN
28	12/17/2020	CONCEPT PLAN
29	12/17/2020	CONCEPT PLAN
30	12/17/2020	CONCEPT PLAN
31	12/17/2020	CONCEPT PLAN
32	12/17/2020	CONCEPT PLAN
33	12/17/2020	CONCEPT PLAN
34	12/17/2020	CONCEPT PLAN
35	12/17/2020	CONCEPT PLAN
36	12/17/2020	CONCEPT PLAN
37	12/17/2020	CONCEPT PLAN
38	12/17/2020	CONCEPT PLAN
39	12/17/2020	CONCEPT PLAN
40	12/17/2020	CONCEPT PLAN
41	12/17/2020	CONCEPT PLAN
42	12/17/2020	CONCEPT PLAN
43	12/17/2020	CONCEPT PLAN
44	12/17/2020	CONCEPT PLAN
45	12/17/2020	CONCEPT PLAN
46	12/17/2020	CONCEPT PLAN
47	12/17/2020	CONCEPT PLAN
48	12/17/2020	CONCEPT PLAN
49	12/17/2020	CONCEPT PLAN
50	12/17/2020	CONCEPT PLAN
51	12/17/2020	CONCEPT PLAN
52	12/17/2020	CONCEPT PLAN
53	12/17/2020	CONCEPT PLAN
54	12/17/2020	CONCEPT PLAN
55	12/17/2020	CONCEPT PLAN
56	12/17/2020	CONCEPT PLAN
57	12/17/2020	CONCEPT PLAN
58	12/17/2020	CONCEPT PLAN
59	12/17/2020	CONCEPT PLAN
60	12/17/2020	CONCEPT PLAN
61	12/17/2020	CONCEPT PLAN
62	12/17/2020	CONCEPT PLAN
63	12/17/2020	CONCEPT PLAN
64	12/17/2020	CONCEPT PLAN
65	12/17/2020	CONCEPT PLAN
66	12/17/2020	CONCEPT PLAN
67	12/17/2020	CONCEPT PLAN
68	12/17/2020	CONCEPT PLAN
69	12/17/2020	CONCEPT PLAN
70	12/17/2020	CONCEPT PLAN
71	12/17/2020	CONCEPT PLAN
72	12/17/2020	CONCEPT PLAN
73	12/17/2020	CONCEPT PLAN
74	12/17/2020	CONCEPT PLAN
75	12/17/2020	CONCEPT PLAN
76	12/17/2020	CONCEPT PLAN
77	12/17/2020	CONCEPT PLAN
78	12/17/2020	CONCEPT PLAN
79	12/17/2020	CONCEPT PLAN
80	12/17/2020	CONCEPT PLAN
81	12/17/2020	CONCEPT PLAN
82	12/17/2020	CONCEPT PLAN
83	12/17/2020	CONCEPT PLAN
84	12/17/2020	CONCEPT PLAN
85	12/17/2020	CONCEPT PLAN
86	12/17/2020	CONCEPT PLAN
87	12/17/2020	CONCEPT PLAN
88	12/17/2020	CONCEPT PLAN
89	12/17/2020	CONCEPT PLAN
90	12/17/2020	CONCEPT PLAN
91	12/17/2020	CONCEPT PLAN
92	12/17/2020	CONCEPT PLAN
93	12/17/2020	CONCEPT PLAN
94	12/17/2020	CONCEPT PLAN
95	12/17/2020	CONCEPT PLAN
96	12/17/2020	CONCEPT PLAN
97	12/17/2020	CONCEPT PLAN
98	12/17/2020	CONCEPT PLAN
99	12/17/2020	CONCEPT PLAN
100	12/17/2020	CONCEPT PLAN



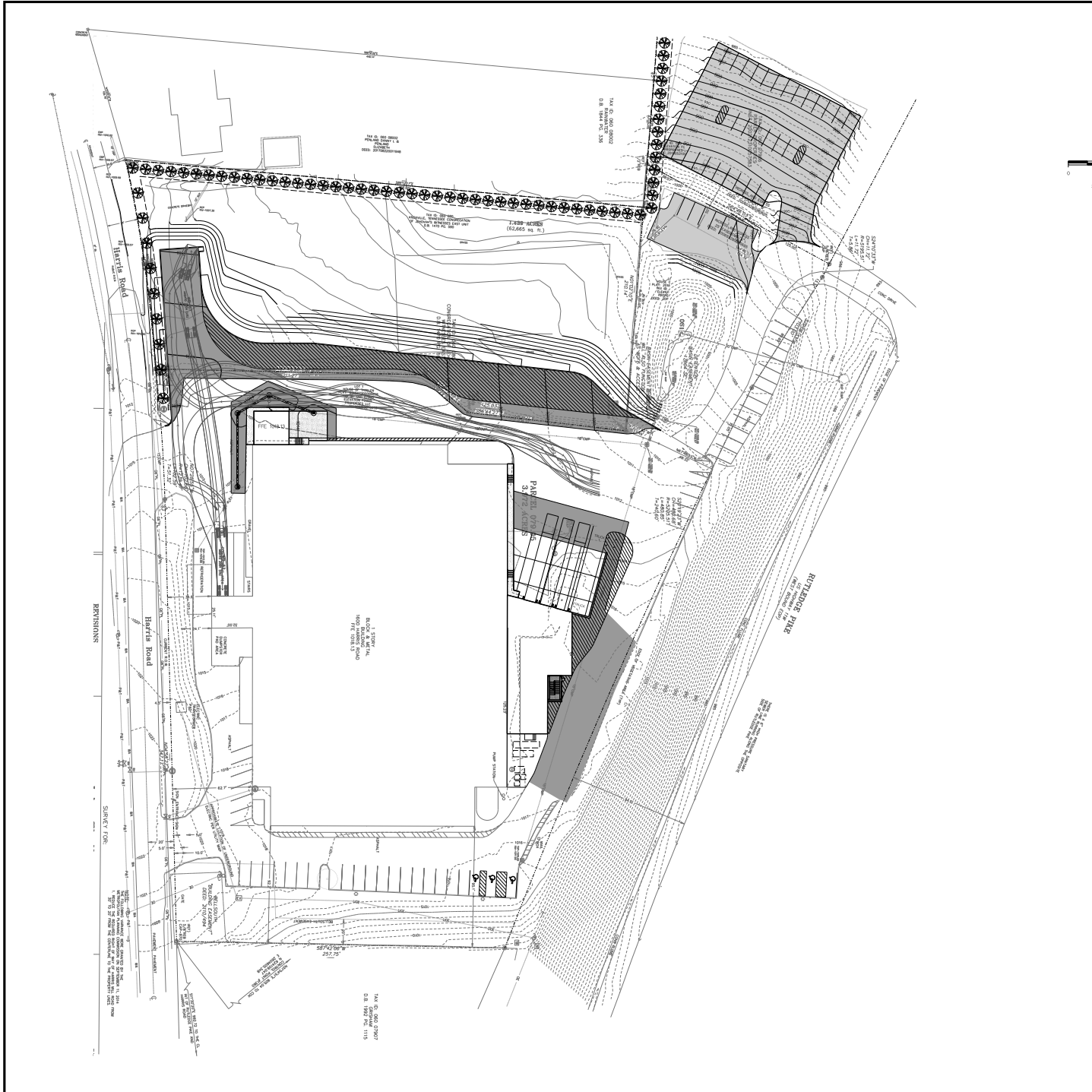
Elevation Foods
 Facility Renovations / Additions
 1-F-21-UR
 1600 Harris Road
 Knoxville, Tennessee 37924



One Atomic Place
 859 Wilford Street Ste. 300
 Quincy, MA 02169
 1 617 328 7899
 1 617 328 1779
 www.cmcdesign-build.com

1-F-21-UR
 12/17/2020

SCALE:
 DATE: 17 DECEMBER 2020
 DRAWING:
P0.1
 SITE LAYOUT PLAN
20711



LEGEND

EXISTING	PROPOSED	DESCRIPTION
- - -	- - -	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
- - -	- - -	PROPERTY LINE
- - -	- - -	EASEMENT
- - -	- - -	EDGE OF PAVEMENT
- - -	- - -	STORM DRAIN
- - -	- - -	SANITARY SEWER
- - -	- - -	POTABLE WATER
- - -	- - -	NATURAL GAS
- - -	- - -	OVERHEAD ELECTRICAL
- - -	- - -	WATER METER
- - -	- - -	PIPE HYDRANT
- - -	- - -	SURFACE FLOW
- - -	- - -	SILT FENCING
- - -	- - -	CURB
- - -	- - -	CATCH BASIN
- - -	- - -	CONCRETE PAVEMENT
- - -	- - -	ASPHALT PAVEMENT
- - -	- - -	RP R/W

- SITE GRADING NOTES**
1. SITE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK SSB MARKER.
 2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY LUNCH SURVEYING, DATED 08/04/2018. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
 3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE INFORMATION.
 4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RP R/W AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
 5. THE CONTRACTOR SHALL EMPLOY SOIL CONSTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN ± 4% OF OPTIMAL.
 6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
 7. ALL SLOPES GREATER THAN 3% SHALL BE SPREAD WITH NORTH AMERICAN GREEN SILT EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
 8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
 9. APPLY TEMPORARY SEEDINGS WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDINGS TO SOIL STOCKPILES.
 10. APPLY PERMANENT SEEDINGS WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDINGS TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS IF DETAIL ARE NOT SHOWN HEREIN, THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
 12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADERS BE COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOCK IN OF EROSION MAT.
 13. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
 14. 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 CONTRACTORS OR PROPERTY OWNERS 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.
 15. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED WATERPROOF LOCATION OR PROVIDE WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE ENTIRETY OF THE TOTAL AMOUNT OF CHEMICALS STORED. SOIL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
 16. PLACEMENT OF HORTICULTURES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS OR STORM DRAINS.
 17. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
 18. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND THE ENTRY DRIVE FOR TRUCKS TO THE PROJECT. PROVIDE A TRASH RECEPTACLE WITH A LID, MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
 19. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE TOWN COUNTY SITE INSPECTOR.

1-F-21-UR
12/17/2020

<p>07 10/22/2020 County Comments</p> <p>07 12/23/2020 CMC & JWB</p> <p>Rev. [] Date Revision Description</p>
<p>THE DESIGN AND THE INFORMATION INCLUDED HEREIN ARE THE PROPERTY OF CMC DESIGN-BUILD, INC. ANY REPRODUCTION, DISTRIBUTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF CMC DESIGN-BUILD, INC. IS PROHIBITED.</p>
<p>Elevation Foods Facility Renovations / Additions</p> <p>1-F-21-UR 1600 Harris Road Knoxville, Tennessee 37924</p>
<p>One Atomic Place 859 Wilford Street, Ste. 300 Quincy, MA 02169 1 617 328 7899 1 617 328 1779</p> <p>www.cmcdesign-build.com</p>
<p>north</p>
<p>SCALE: DATE: 17 DECEMBER 2020 DRAWING: P0.2 SITE GRADING PLAN 20711</p>

Restrictive Covenants for 11-O-20-RZ and 11-F-20-SP

Under the requested O sector plan, the PC (Planned Commercial Zone), is appropriate “with covenants.” Additionally, the PC zone provides, that “[s]ince some permitted uses may be incompatible with others, the developer of a planned commercial complex shall provide the planning commission with a list of uses permitted in the development which shall be compatible with each other and neighboring uses as authorized under restrictive covenants.”

This application seeks to rezone existing CB property, which is currently used for office and commercial food processing to PC with the inclusion of newly acquired property at 1702 Harris Road (currently zoned RB). We seek to expand our office and commercial use and to improve access to the site through the additional property and rezoning. As such, the uses permitted in the PC zone should be as follows:

- Signs as permitted by Section 3.90;
- General manufacturing;
- Bottling or packaging works;
- Canneries;
- Offices;
- The manufacturing, compounding, processing, packaging and treatment of bakery goods, candy, and food products; and
- Wholesale, warehousing, or distribution enterprise.

This will allow the current operation to expand without burdening the adjacent residential properties with potential uses that are incompatible with what uses are currently established. Additionally, the added review and peripheral setbacks will further ensure any potential adverse impacts are properly screened and mitigated as part of the planned review process.



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Benjamin C. Mullins o/b/o Elevation Foods Properties, LLC

Attorney/Applicant

Applicant Name

Affiliation

November 30, 2020

January 14, 2021

File Number(s)

Date Filed

Meeting Date (if applicable)

1-F-21-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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Elevation Foods Properties, LLC

1600 Harris Rd., Knoxville TN 37924

865-689-5893

Owner Name (if different)

Owner Address

Owner Phone

See Attached

Property Address

Parcel ID

STAFF USE ONLY

East of Harris Rd. and West of Rutldge Pike

+/- 8.8 acres

General Location

Tract Size

Knox Count District 8

PC (See attached)*

Jurisdiction (specify district above)

- City
- County

Zoning District

North East County

O (See attached)*

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

p-Qp/OF/AgForVac

N

KUB

NE Knox Utility Dist.

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Other (specify) Expansion for parking and access to existing operations

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change _____
Proposed Zoning

Plan Amendment Change _____
Proposed Plan Designation(s)

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

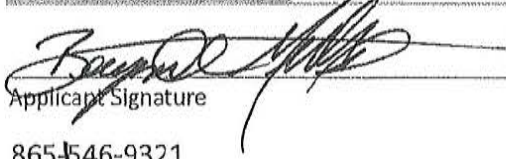
ADDITIONAL REQUIREMENTS

Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	1500.00	Total
Fee 2		
Fee 3		
		1500.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.


Applicant Signature

Benjamin C. Mullins

11-30-2020

Please Print

Date

865-546-9321

bmullins@fmsllp.com

Phone Number

Email


Staff Signature

Marc Payne

11/30/2020

Please Print

Date

Current Property Info

<u>1702 Harris Road, Knoxville, TN 37924</u>	<u>Parcel 060080</u>
Property Address	Parcel ID

<u>PC*</u>	<u>O*</u>
Current Zoning	Current Sector Plan

<u>1600 Harris Road, Knoxville, TN 37924</u>	<u>Parcel 060079.05</u>
Property Address	Parcel ID

<u>PC*</u>	<u>O*</u>
Current Zoning	Current Sector Plan

<u>5811 Rutledge Pike, Knoxville, TN 37924</u>	<u>Parcel 060079.06</u>
Property Address	Parcel ID

<u>PC*</u>	<u>O*</u>
Current Zoning	Current Sector Plan

* These properties were recommended for rezoning and sector plan approval to the PC (Planned Commercial) Zone with the O (Office) Sector Plan designation at the Planning Commission's November 12, 2020 meeting. County Commission will vote on Planning Commission's recommendation for this rezoning at its December 21, 2020 meeting.

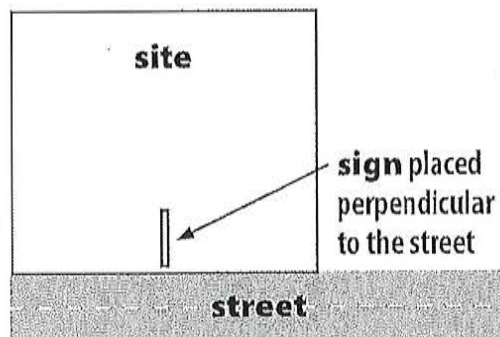
REQUIRED SIGN POSTING AGREEMENT

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:

12/30/2020 and 1/15/21
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: _____

Printed Name: _____

Phone: _____

Email: _____

Date: _____

File Number: _____

1-F-21-UR
11/30/2020

