



# USE ON REVIEW REPORT

► **FILE #:** 4-K-22-UR

**AGENDA ITEM #:** 47

**AGENDA DATE:** 4/14/2022

► **APPLICANT:** GREEN RIVER HOLDINGS

OWNER(S): Green River Holdings

TAX ID NUMBER: 118 17322

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 Corridor Park Blvd.

► **LOCATION:** Northern terminus of Corridor Park Blvd., west of Dutchtown Rd.

► **APPX. SIZE OF TRACT:** 2.35 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is off of Corridor Park Boulevard, a local road with a 26-ft pavement width inside a 78-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** 15,000 sq. ft. Warehouse building

HISTORY OF ZONING: The property was rezoned from BP (Business and Technology Park) to PC (Planned Commercial) in 1998 (Case 3-O-98-RZ)

SURROUNDING LAND USE AND ZONING: North: Single family residences - RA (Low Density Residential), PR (Planned Residential) with up to 12 du/ac and TO (Technology Park)

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

East: Vacant land - PC (Planned Commercial) / TO (Technology Park)

West: Office building - BP (Business and Technology Park) / TO (Technology Park)

NEIGHBORHOOD CONTEXT: This area consists predominantly of office buildings and warehouses, though much of the area is still undeveloped.

## STAFF RECOMMENDATION:

► **Approve the request for an office-warehouse development in the PC (Planned Commercial) zone, subject to six conditions.**

1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

- 3) Meeting all criteria of the Knox County Zoning Ordinance, Section 4.93, pertaining to enclosed and outdoor self-storage facilities.
- 4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 5) Meeting all requirements and conditions of the TTCDA approval.
- 6) Obtaining approval of signage in a separate application if signage is desired in the future.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the criteria for approval of a Use on Review.

#### **COMMENTS:**

The applicant is requesting approval of an office warehouse with an area of approximately 15,000 sq ft. Access would be off of Corridor Park Boulevard, a local road one block north of Dutchtown Road, a minor arterial. The building features three loading dock doors on the right side façade, which is angled away from the street so that the doors are not readily visible from the street.

The 2.35-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay). Office warehouses are allowed in the PC zone, but per Section 5.33.13 of the Knox County Zoning Ordinance, applications in the PC zone require approval through the use on review process. Additionally, applications in the TO zone require approval by the TTCDA (Section 5.90.01). The request was approved by the TTCDA on April 11, 2022 (Case 4-C-22-TOB).

The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the TTCDA Design Guidelines.

The TTCDA approved a waiver from the Parking section of the TTCDA Guidelines to allow the development to comply with the County's Zoning Ordinance requirement instead. TTCDA would require between 15 and 23 spaces, and the County Zoning Ordinance would require a minimum of 16 spaces with no maximum. The applicant is proposing 31 spaces. Most of the parking is proposed to the front of the building, though there are four additional spaces to side of the building near the loading dock. The proposal meets the TTCDA front parking lot setback of 20 feet, which is required when parking is located in front of the building.

The landscape plan and lighting plan meet TTCDA Guideline requirements.

#### **DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)**

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

##### **1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.**

- A. For this special use application to be approved in the TP land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.
- B. The property is designated TP (Technology Park) on the Northwest County Sector Plan. The TP land use has the following description: "This land use primarily includes offices and research and development facilities. The target area for such development has been the Pellissippi Technology Corridor."
- C. The TP land use classification allows the PC zone, which in turn allows light distribution centers.
- D. The proposed office-warehouse use is consistent with the sector plan and One Year Plan.

##### **2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.**

- A. The Knox County Zoning Ordinance describes the PC (Planned Commercial) zone as, "intended to provide for a unified grouping of commercial buildings which do not require or desire a central business district location...It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers."
- B. The proposed office-warehouse development is compatible with the above description of the PC zone.

##### **3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.**

- A. The proposed office-warehouse is compatible with the surrounding area. The surrounding area consists of mostly office buildings, research and development facilities, and office-warehouse uses.
- B. The building will be a one story structure of a similar square footage as some of the surrounding buildings in the vicinity, though there are some that are much larger structures than what is proposed. This building will

have a similar aesthetic as other buildings in the vicinity.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed office-warehouse is not expected to significantly injure the value of adjacent property. Surrounding properties consist of office, light industrial, and commercial uses.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. No traffic through residential subdivisions or side streets is required to access this property since Corridor Park Boulevard is one block north of Dutchtown Road, which connects directly to Pellissippi Parkway.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

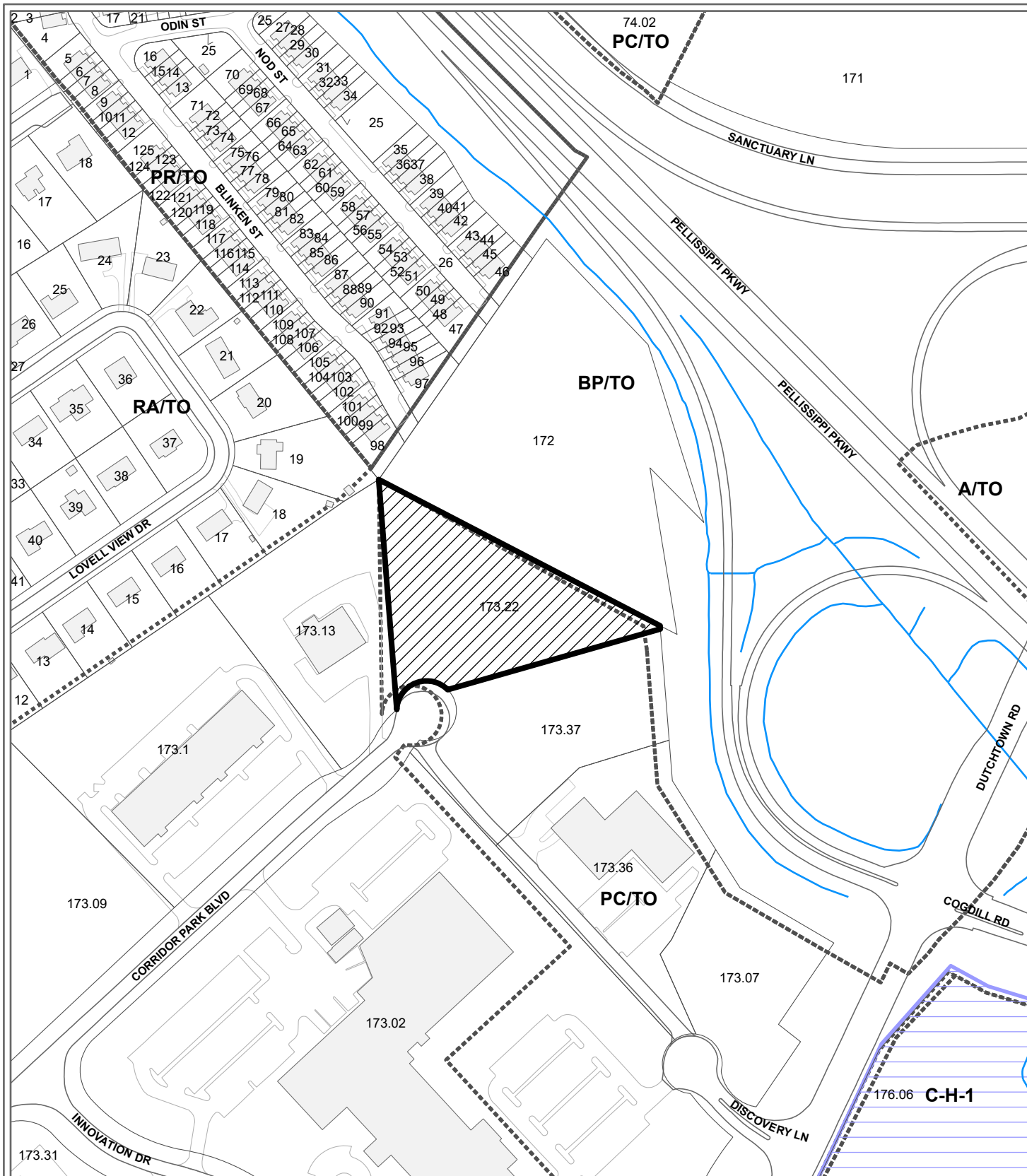
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed development.

ESTIMATED TRAFFIC IMPACT: 69 (average daily vehicle trips)

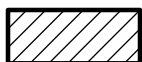
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**4-K-22-UR  
USE ON REVIEW**

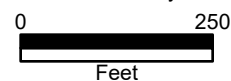


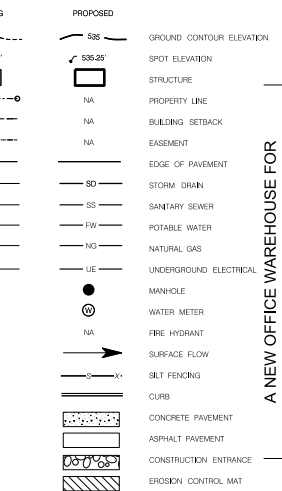
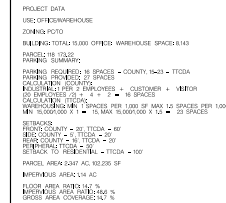
Warehouse building in PC (Planned Commercial) / TO (Technology Overlay)

Original Print Date: 3/7/2022  
 Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Green River Holdings

Map No: 118  
 Jurisdiction: County





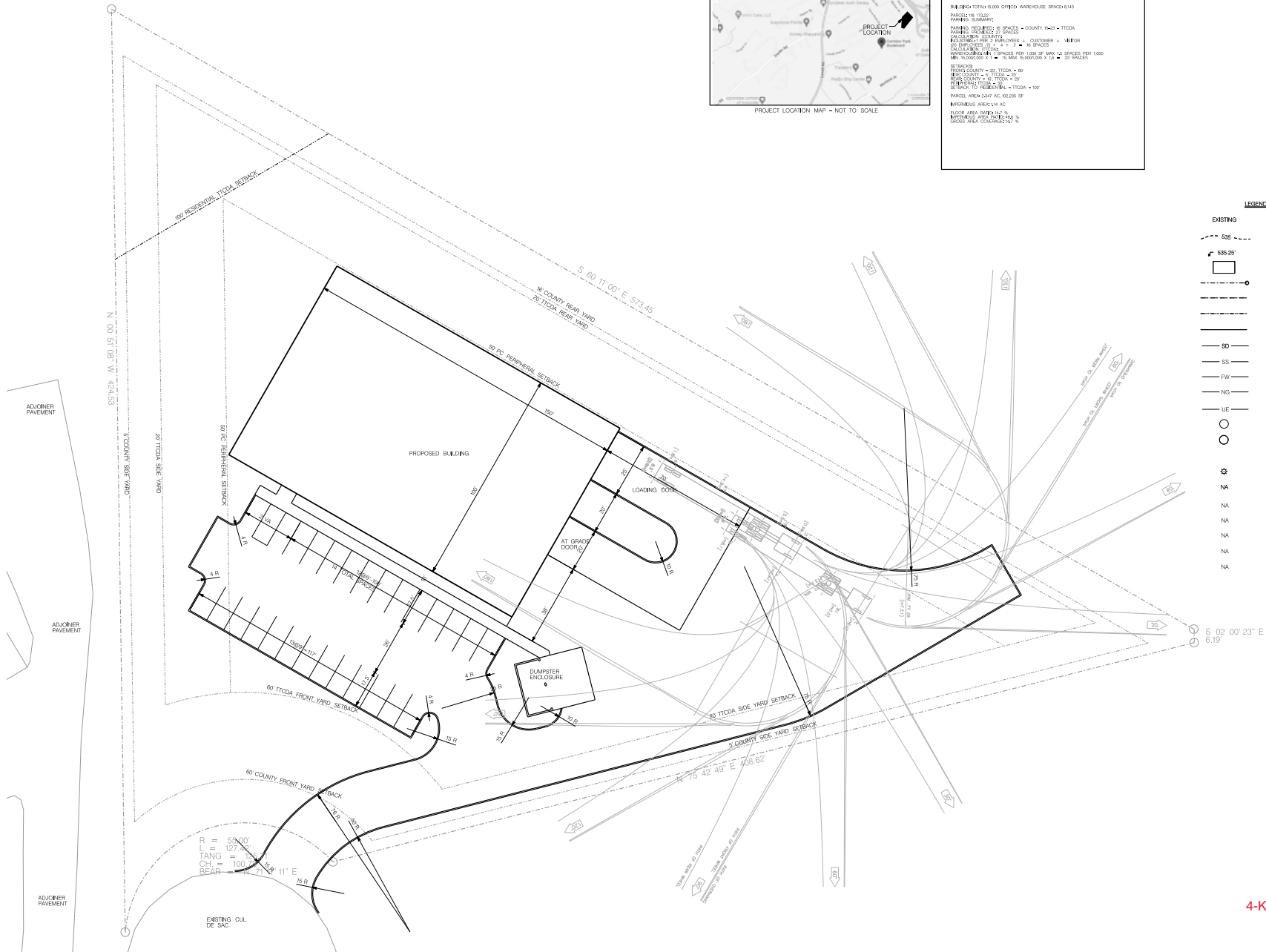
SCOTT SMITH

[illegible]

## CONCEPT LAYOUT PLAN

DATE: 09 MAR 2022  
PROJECT NO.: \*\*\*\*\*  
PROJ. MGR.: STUART

PL01





404 Bearden Park Circle  
Knoxville, TN 37919  
**865.602.7771**  
Fax 865.602.7742  
[www.georgeewart.com](http://www.georgeewart.com)

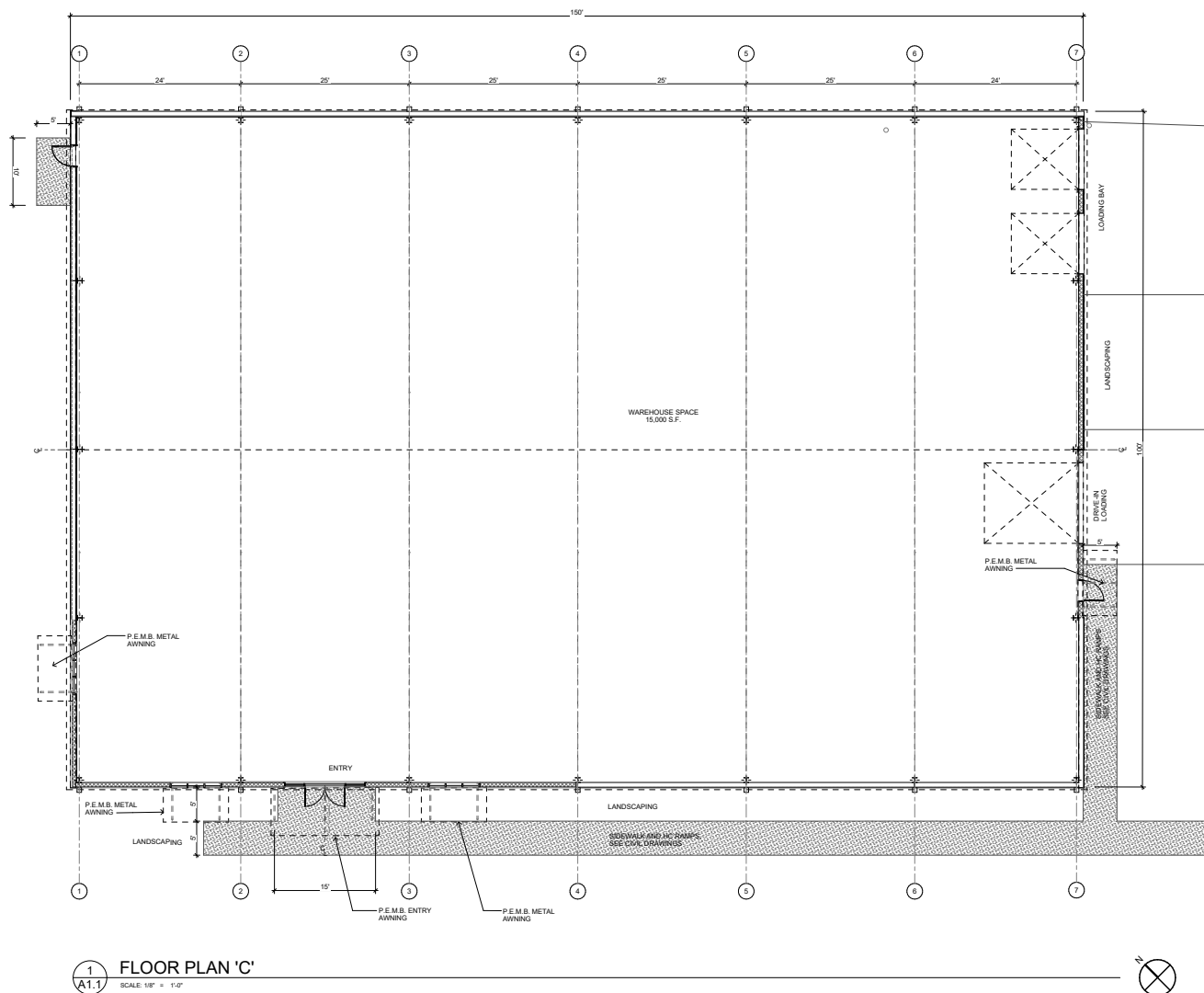
WAREHOUSE BUILDING 'C' FOR  
**S&E PROPERTIES, LLC**  
CORRIDOR PARK BLVD.  
KNOX COUNTY, TN 37932  
PC FILE# 4-K-22-UR, TTCA # 4-C-22-TOB



**FLOOR PLAN 'C'**

DATE: 28 FEB 2022  
PROJECT NO.: 22037-C  
PROJECT MGR.: STUART  
REV. #1 14 MARCH 2022

## A1.1





DATE: 28 FEB 2022  
PROJECT NO.: 22037-C  
PROJECT MGR.: STUART  
REV. #1 14 MARCH 2022

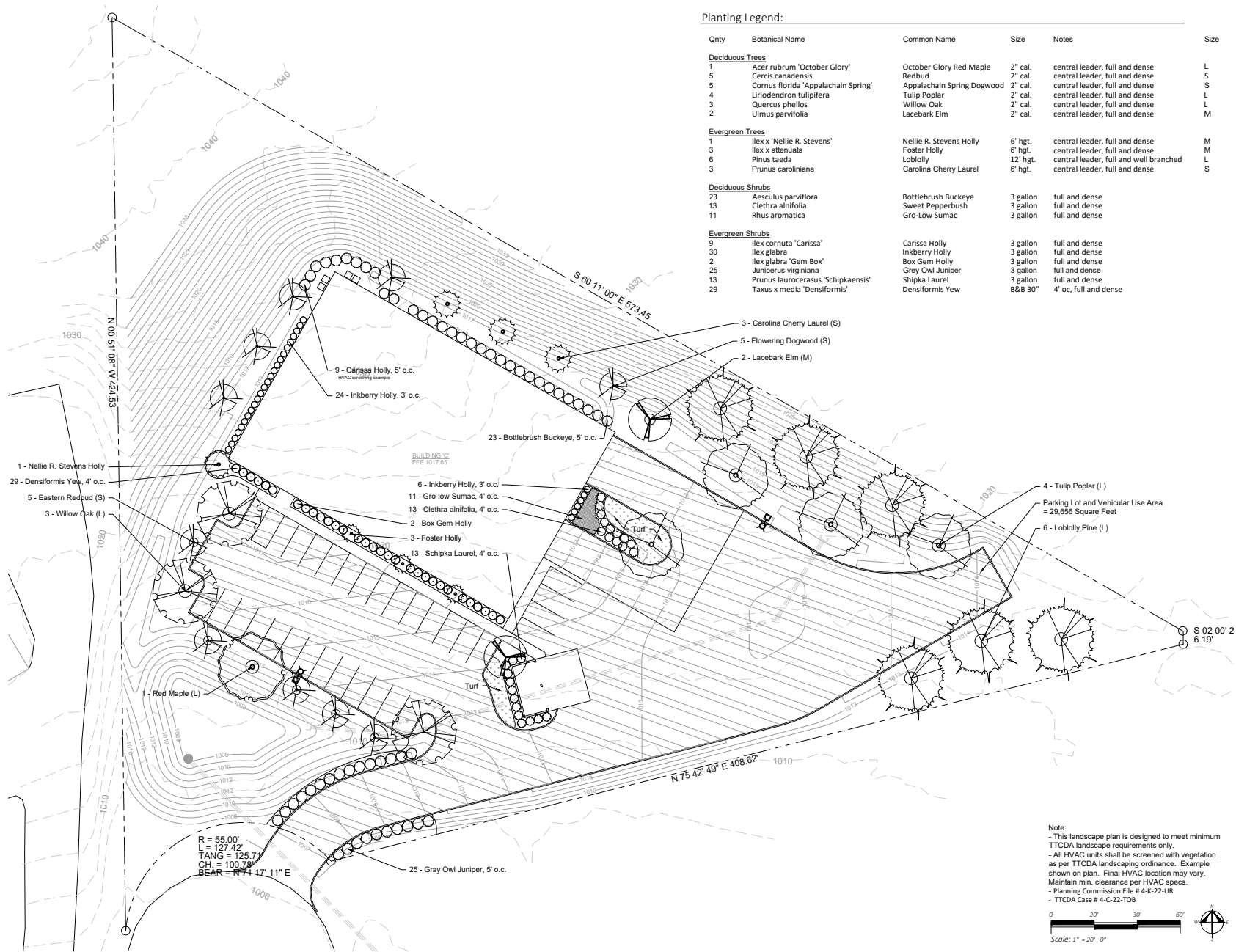
## A4.1

4-K-22-UR

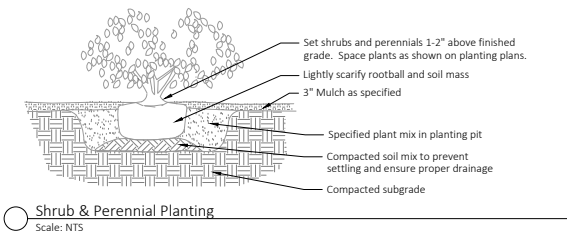
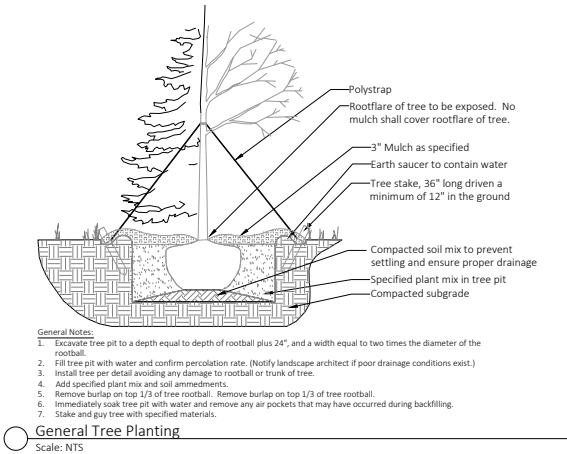


# Planting Legend:

Qty	Botanical Name	Common Name	Size	Notes	Size
<b>Deciduous Trees</b>					
1	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	central leader, full and dense	L
5	Cercis canadensis	Redbud	2" cal.	central leader, full and dense	S
5	Cornus florida 'Appalachian Spring'	Appalachian Spring Dogwood	2" cal.	central leader, full and dense	S
4	Liriodendron tulipifera	Tulip Poplar	2" cal.	central leader, full and dense	L
3	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense	L
2	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	M
<b>Evergreen Trees</b>					
1	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6' hgt.	central leader, full and dense	M
3	Ilex x attenuata	Foster Holly	6' hgt.	central leader, full and dense	M
6	Pinus taeda	Loblolly	12' hgt.	central leader, full and well branched	M
3	Prunus caroliniana	Carolina Cherry Laurel	6' hgt.	central leader, full and dense	S
<b>Deciduous Shrubs</b>					
23	Aesculus parviflora	Bottlebrush Buckeye	3 gallon	full and dense	
13	Clethra alnifolia	Sweet Pepperbush	3 gallon	full and dense	
11	Rhus aromatica	Gro-Low Sumac	3 gallon	full and dense	
<b>Evergreen Shrubs</b>					
9	Ilex cornuta 'Carissa'	Carissa Holly	3 gallon	full and dense	
30	Ilex glabra	Inkberry Holly	3 gallon	full and dense	
2	Ilex glabra 'Gem Box'	Box Gem Holly	3 gallon	full and dense	
25	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense	
13	Prunus laurocerasus 'Schipkaensis'	Shipka Laurel	3 gallon	full and dense	
29	Taxus x media 'Densiformis'	Densiformis Yew	B&B 30"	4' oc, full and dense	







- Irrigation Notes:**
1. All tree and shrub irrigation to be drip irrigation unless otherwise noted on plans and to be Rainbird, Hunter or Toro product or approved equal. Turf and groundcover to be spray irrigation.
  2. Drip tubes to be staked a minimum of 18-24\"/>

- Planting Notes:**
1. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
  2. Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
  3. Irrigation system to be drip unless otherwise noted and approved.
  4. Contractor to complete work within schedule established by owner.
  5. Contractor to provide one year warranty for all plant material from date of substantial completion.
  6. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
  7. The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
  8. All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition, quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
  9. Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
  10. No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
  11. Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
  12. Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
  13. Trees shall be installed 3\"/>

- TTCCA - LANDSCAPE REQUIREMENT NOTES:**
- 3.1.4 In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.**  
- 33 trees proposed  
- 13 evergreen = 39%
- 3.1.5 When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space.**  
- 1.3 acres of yard space \* 10 = 13 large trees required  
- 14 large trees proposed  
- 6 medium trees proposed  
- 13 small trees proposed
- 3.1.8 The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.**  
- N/A, no ROW
- 3.2.1 The arrival areas should be landscaped to make an introductory statement about each site.**  
- landscape provided at driveway entrance and front of building
- 3.2.2 Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade**  
- all entry areas landscaped, shade provided where adequate room for tree growth is available
- 3.2.3 Entrances into buildings should be accented by plantings.**  
- all entry areas landscaped
- 3.3.3 Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B).**  
- all areas around building proposed with landscaping
- 3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.**  
- trees proposed near south facade
- 3.3.5 Landscaping should buffer the building from the microclimate of the parking area.**  
- trees proposed around parking and drive aisles
- 3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements.**  
- N/A
- 3.4.1 Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two.**  
- N/A
- 3.4.2 If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.**  
- trees proposed near all parking areas
- 3.4.3 Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided.**  
- 27 parking space proposed, 3 trees required, 13 large trees proposed
- 3.4.4 In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.**  
- Total Parking Lot and Vehicular Use Area = 29,656 square feet, 5% of 29,656 = 1,483 square feet required  
- Total Landscape Bed Area Proposed = 3,749 square feet = 12.6%
- 3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.**
- 3.3.6 Mature trees that are preserved within eight feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.**  
- N/A, no trees preserved
- 3.3.7 Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.**  
- trees proposed within 60' of all parking spaces
- 3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.**

Planting Legend:						
Qty	Botanical Name	Common Name	Size	Notes		Size
<b>Deciduous Trees</b>						
1	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	central leader, full and dense	L	
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4	Quercus prinus	Tulip Poplar	2" cal.	central leader, full and dense	L	
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25	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense		
13	Prunus laurocerasus 'Schipkaensis'	Shipka Laurel	3 gallon	full and dense		
29	Taxus x media 'densiformis'	Densiformis Yew	B&B 30"	4' oc, full and dense		

4-K-22-UR



**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

484 Beaman Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7749  
www.georgeewart.com



**Beasley**

Patrick Beasley  
865.441.4426  
patrick@beasleyla.com

WAREHOUSE BUILDINGS 'C' FOR  
**S&E PROPERTIES, LLC**

CORRIDOR PARK BLVD  
KNOX COUNTY, TN 37932



28 FEB 2021

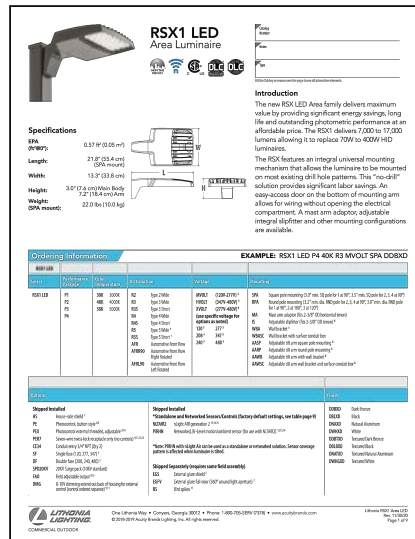
**SITE PLAN 'C'  
LANDSCAPE  
NOTES, DETAILS,  
AND  
REQUIREMENTS**

- Planning Commission File #  
4-K-22-UR  
- TTCCA Case # 4-C-22-TOB

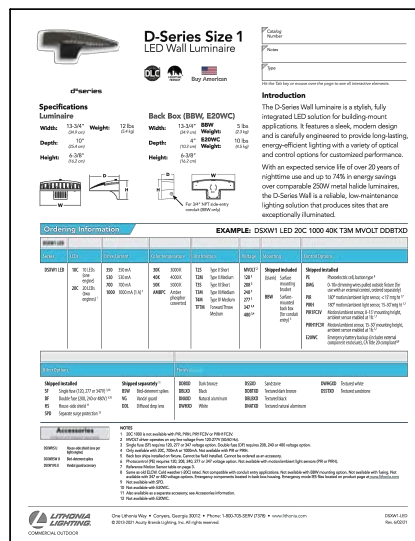
DATE: 28 FEB 2022  
PROJECT NO.: 22037-A  
PROJECT MGR.: STUART

L1.1



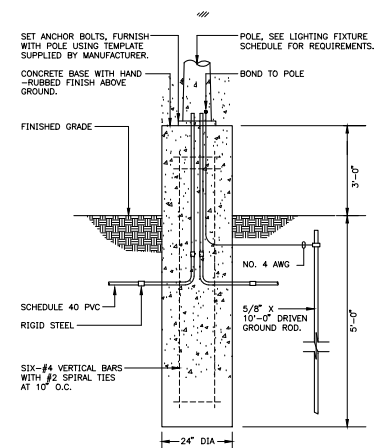


**LIGHTING FIXTURE TYPE SA DETAIL**  
NOT TO SCALE



LIGHTING FIXTURE TYPE SB DETAIL  
NOT TO SCALE

SITE LIGHTING FIXTURE SCHEDULE														
ILLUMINATION					POLE DESCRIPTION: MATERIAL, SHAPE,	DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM			REMARKS				
DESIGNATION	WATTS	DELIVERED LUMENS	COLOR TEMPERATURE	ALUMINUM			STEEL	ROUND	SQUARE		HEIGHT ABOVE FINISHED GRADE	COMPANY	POLE CATALOG NO.	LUMINAIRE CATALOG NO.
S A	133	11,793	4000	•					30 FT.	DIE-CAST ALUMINUM, I.E.D., TYPE III DISTRIBUTION, ARM MOUNTED	LITHONIA	SSA-27- 40W-DBX	RSX1LED-P4- 40W-40K- MVOLT-SPA- DBDXD	DARK BRONZE FINISH
S B	45	5,342	4000						20 FT.	DIE-CAST ALUMINUM, I.E.D., TYPE IV DISTRIBUTION, WALL MOUNTED	LITHONIA		DSWX1LED- 20C-700- 40K-T4M- MVOLT-DBDXD	DARK BRONZE FINISH

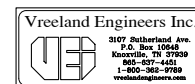


**POLE BASE DETAIL**  
NOT TO SCALE



## SITE DETAILS

DATE: 25 MARCH 2022  
PROJECT NO.: 22037-C  
PROJECT MGR.: STUART



## SE2.2



28 February 2022

**RE: WAREHOUSE BUILDING 15,000 S.F.**  
Corridor Park Blvd.  
Knoxville, TN 37932  
Project No. 22037  
**TTCDA No.: To be determined ( In process)**

**USE ON REVIEW**

- A) DESCRIPTION OF OPERATIONS: Future proposed tenants  
RE: Manufacturing, compounding, measuring, assembling, and / or treatment of articles of materials and merchandise.
- B) DEVELOPMENT PLAN:  
RE: Plans attached
- C) PRELIMINARY ARCHITECTURAL PLANS:  
RE: Plans attached
- D) ESTIMATE OF MAXIMUM NUMBER OF EMPLOYEES:  
RE: Refer to Drawing Sheet PL01, Project Data attached
- E) STORM DRAINAGE PLAN:  
RE: Grading plan attached. Existing perimeter to North, East and West of property unchanged with no anticipated adverse effects to neighboring properties.
- F) OTHER ENGINEERING AND ARCHITECTURAL PLANS:  
RE: Site Illumination Plan attached. Existing perimeter to North, East and West of property unchanged with no anticipated adverse effects to neighboring properties, including controlling of smoke and other nuisances.
- G) ANY OTHER INFORMATION:  
RE: Plans attached showing screening, landscaping, dumpster location. Existing perimeter to North, East and West of property unchanged with no anticipated adverse effects to neighboring properties.

Respectfully,

**George Armour Ewart, Architect**

Stuart Anderson

# Addressing Staff Review Comments

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

Proposed or Existing Subdivision or Street Name	Review Comments (Corrections, Reserved/Approved Date, Notes)
	Address will be assigned if use is approved by the Planning Commission.
	Site plan and/or floor plans may be required for addressing purposes.
	Applicable addressing fee will apply to 5 or more address assignments.
	Contact the Post Office to establish mail service at 865.925.0155.

**Comments may be modified based on new information from updated plans, field reviews or other agencies.**

<b>Addressing Staff Contacts:</b>	Donna Hill	<a href="mailto:donna.hill@knoxplanning.org">donna.hill@knoxplanning.org</a>	865.215.3872
	Andrea Kupfer	<a href="mailto:andrea.kupfer@knoxplanning.org">andrea.kupfer@knoxplanning.org</a>	865.215.3797
	Both staff	<a href="mailto:addressing@knoxplanning.org">addressing@knoxplanning.org</a>	865.215.2507



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME  
MUST BE LISTED BELOW:**

Please print or type in black ink:

[illegible]

If more space is needed, attach additional sheets.





# 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

Green River Holdings

Applicant Name

Affiliation

02/28/22

April 14, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

4-K-22-UR  
(4-C-22-TOB)

## CORRESPONDENCE

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

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☒ Architect/Landscape Architect

Stuart Anderson

George Armour Ewart Architect

Name

Company

404 Bearden Park Circle

Knoxville

TN

37919

Address

City

State

ZIP

(865) 602-7771

sanderson@georgeewart.com

Phone

Email

## CURRENT PROPERTY INFO

Green River Holdings

405 Montbrook Lane, Knoxville TN 37919 (865) 567-5111

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Corridor Park Blvd, Knoxville TN 37932

CLT Map 118, Parcel 173.22

Property Address

Parcel ID

First Utility District

First Utility District

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Northern terminus of Corridor Park Boulevard, west of Dutchtown Rd.

2.35 ac.

General Location

Tract Size

☐ City ☒ County

3rd

PC/ TO

Vacant land

District

Zoning District

Existing Land Use

Northwest County

TP

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021



**DEVELOPMENT REQUEST**☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) 15,000 S.F. Warehouse Building

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) \_\_\_\_\_

Pending Plat File Number

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_**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

0401

1500.00

Fee 2

Fee 3

Total

\$1500.00

**AUTHORIZATION**

Applicant Signature

(865) 567-5111

Phone Number

Green River Holdings

Please Print

ssmith@volrealty.com

Email

Scott Smith

Please Print

02-28-22

Date

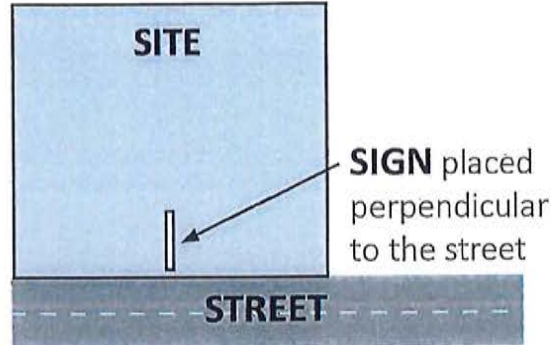
02-28-22

Date

swm /

3/2/22

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

3/30/22 and 4/15/22  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Green River Holdings  
Date: 3/2/22  
File Number: 4-K-22-WR

☒ Sign posted by Staff  
☐ Sign posted by Applicant