



# DEVELOPMENT PLAN REPORT

► **FILE #:** 8-F-22-DP

**AGENDA ITEM #:** 31

**AGENDA DATE:** 8/11/2022

► **APPLICANT:** TYLER WYSONG

OWNER(S): Alan Cabe Tennessee M-H, LLC

TAX ID NUMBER: 72 274

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 CROSSWOOD BLVD

► **LOCATION:** North side of Crosswood Blvd, west of Blakely Ct

► **APPX. SIZE OF TRACT:** 18.01 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Boundary

ACCESSIBILITY: Access is via Crosswood Blvd, a local street with 36' of pavement width within 70' of right-of-way.

UTILITIES: Water Source: KUB WATER

Sewer Source: KUB SEWER

WATERSHED: Swanpond Creek

► **ZONING:** PC (Planned Commercial)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** New truck services and warehouse facility

HISTORY OF ZONING: The property was rezoned to PC in 1987 (4-I-87-RZ)

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

South: Interstate-40, Public/Quasi-public - I-MU (Industrial Mixed Use)

East: Office, Vacant land - PC (Planned Commercial)

West: Forested, Public/Quasi-public - A (Agricultural) & AG (General Agricultural)

NEIGHBORHOOD CONTEXT: The subject site is within the Crosswood Blvd commercial subdivision, located on the north side of I-40, west of the Strawberry Plains Pike and Brakebill Road intersection. The area is developed with office and hotel uses to the east in the PC zone, and undeveloped land to the north and west in the A and AG zones.

## STAFF RECOMMENDATION:

► **Approve the development plan for a truck services, sales, and warehouse facility that is approximately 74,850 sqft of gross floor area, subject to 7 conditions.**

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

2) Meeting all requirements of Knox County Engineering and Public Works during permit review.

- 3) Installing all required landscaping proposed on the landscape plan (sheet L-1) within 6 months of obtaining a certificate of occupancy.
- 4) The existing vegetation around the north and west property lines shown as non-disturbed on the grading plan (sheet C-3) shall be maintained as a buffer to the adjacent properties.
- 5) All site lighting shall utilize full-cut fixtures similar to those proposed on the lighting plan (E0.01 & E0.02).
- 6) Obtaining any necessary permits from the City of Knoxville Department of Engineering if modifications to the Crosswood Blvd and Brakebill Road intersection are required.
- 7) Obtaining all necessary offsite grading easements.

#### **COMMENTS:**

This proposal is for a truck services, sales, and warehouse facility, with approximately 74,850 sqft of gross floor area. The facility will also include an outdoor truck sales lot. The property is currently heavily wooded and a small portion is within the Hillside Protection (HP) area near the western lot line. The development remains outside of the HP area. It retains the existing vegetation along the north and west lot lines, with the exception of a small area along the north property line. The property to the north is zoned Agricultural and is vacant and also heavily wooded.

#### **DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

#### **1) ZONING ORDINANCE**

PC (Planned Commercial):

- a) The PC zone allows office, commercial services and light distribution centers. The PC zone does not list specific permitted uses, but the uses must conform to these general use classifications. The sale and service of large trucks can be considered in the PC zone.
- b) The administrative procedures for the PC zone require the Planning Commission to approve the development plan before permits can be issued and covenants (Article 5, Section 5.33.13.).
- c) All development plans shall include protective covenants for the planned commercial development. These covenants shall indicate the use and design of structures in the planned complex and establish measures to protect occupants of the development from incompatible uses and structures. Protective covenants were established when this business park was approved in 1987.

#### **2) GENERAL PLAN – DEVELOPMENT POLICIES**

- a) Complement natural land forms when grading, and minimize grading on steep slopes and within floodways. (Policy 6.2) – The preliminary grading plan stays outside of the Hillside Protection area.
- b) Protect residential areas from encroaching commercial development and other incompatible uses. (Policy 8.4) – The proposed development is on a lot large enough to retain existing vegetative buffers to the adjacent Agricultural zoned properties.

#### **3) EAST COUNTY SECTOR PLAN**

- a) The property is classified GC (General Commercial). The proposed truck services, sales, and warehouse facility is appropriate in this land use classification.

#### **4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN**

- a) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 164 (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 Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.





MHC Kenworth  
KNOXVILLE, TN

Located At:

0 CROSSWOOD BLVD.  
KNOXVILLE, TN 37924

Project No.: 22002  
Date: 6/27/22  
Issued For: Planning Submittal  
F/O #: 8-F-22-DP

FINKLE + WILLIAMS  
ARCHITECTURE

Project Team:

ARCHITECT

FINKLE + WILLIAMS ARCHITECTURE  
6700 Remer Blvd., Suite 100  
Lenexa, Kansas 66219  
PH: 913.498.1150

CIVIL

KIMLEY-HORN  
805 Pennsylvania Avenue, Suite 150  
Kansas City, MO 64105  
PH: 816.375.2258

LANDSCAPE

KIMLEY-HORN  
805 Pennsylvania Avenue, Suite 150  
Kansas City, MO 64105 P: 816.375.2058

FOUNDATIONS

BSE  
11320 West 79th Street  
Lenexa, KS 66214  
PH: 913.492.7400

STRUCTURAL

BSE  
11320 West 79th Street  
Lenexa, KS 66214  
PH: 913.492.7400

MECHANICAL

PKMR  
13330 W. 96th Street  
Lenexa, Kansas 66215  
PH: 913.492.2440

CONTRACTOR

BRINKMANN CONSTRUCTORS  
11101 Sutterly Rd., Suite 100  
Overland Park, KS 66209  
PH: 913.777.9007

PLUMBING

PKMR  
13330 W. 96th Street  
Lenexa, Kansas 66215  
PH: 913.492.2440

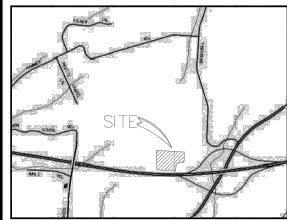
ELECTRICAL

PKMR  
13330 W. 96th Street  
Lenexa, Kansas 66215  
PH: 913.492.2440

Drawing Index:

- 0-01 EXISTING CONDITIONS
- C-1 SITE PLAN
- C-2 GRADING AND UTILITY PLAN
- Landscape
- L-1 LANDSCAPE PLAN
- Architectural
- A1.01 FIRST FLOOR PLAN
- A1.02 ENLARGED PLANS
- A1.03 SECOND FLOOR PLAN
- A4.01 EXTERIOR ELEVATIONS
- Electrical
- ES.01 ELECTRICAL SITE LIGHTING
- ES.02 ELECTRICAL SIGH LIGHTING SCHEDULE
- Rendering
- RD.01 SITE RENDERING





0' 60' 120' 180'

BEARING/CHAINS:  
TENNESSEE STATE PLANE  
COORDINATE SYSTEM  
NAD 83

- SCHEDULE B, PART II EXCEPTIONS TO TITLE**
- 9) DECLARATION OF EASEMENT, COVENANT AND RESTRICTIONS RECORDED IN DEED BOOK 2109, PAGE 1116, AS AMENDED IN DEED BOOK 2109, PAGE 709, BOTH IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE. **(DOES NOT AFFECT SUBJECT PROPERTY)**
- 10) POWER LINE EASEMENT CONVEYED TO KNOXVILLE UTILITIES BOARD BY INSTRUMENT DATED APRIL 28, 2000, OF RECORD IN INSTRUMENT NO. 2000022003965, IN THE KNOX COUNTY REGISTER'S OFFICE. **(DOES NOT AFFECT SUBJECT PROPERTY)**
- 11) MATTERS DEPICTED OR DISCLOSED ON MAP OF EAST PROPERTIES, LTD. RECORDED IN MAP CABINET M, SLIDE 400C, AND MAP OF LOT 8 AND RIGHT-OF-WAY EAST VIEW OF RECORD IN MAP CABINET N, SLIDE 69A, BOTH IN THE KNOX COUNTY REGISTER'S OFFICE. **(DOES NOT AFFECT SUBJECT PROPERTY)**
- 12) MATTERS DEPICTED OR DISCLOSED ON MAP OF CROSSWOOD BLVD. SUBDIVISION RECORDED AS INSTRUMENT NO. 2020512008525, IN THE KNOX COUNTY REGISTER'S OFFICE. **(SHOWN HEREON)**

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47090CD169F, WHICH BEARS AN EFFECTIVE DATE OF MAY 2, 2007 AND COMMUNITY PANEL NO. 47090CD170F, WHICH BEARS AN EFFECTIVE DATE OF MAY 2, 2007.

**LEGAL DESCRIPTION**

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

SITUATED IN DISTRICT EIGHT OF KNOX COUNTY, TENNESSEE, WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS TRACT 1 (1.178 ACRES, MORE OR LESS) AS SHOWN ON MAP ENTITLED "CROSSWOOD BLVD. SUBDIVISION", RECORDED AS INSTRUMENT NO. 2020512008525, IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE, SAID TRACT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS SHOWN ON MAP OF RECORD APPROXIMATELY TO WHICH MAP SPECIFIC REFERENCE IS HEREIN MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO EAST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUIT CLAIM DEED FROM EAST PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, DATED APRIL 12, 1996, OF RECORD IN DEED BOOK 2213, PAGE 1198, IN THE KNOX COUNTY REGISTER'S OFFICE.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN TENNESSEE VALLEY TITLE INSURANCE COMPANY TITLE REPORT NUMBER 212596, WITH AN EFFECTIVE DATE MAY 11, 2022.

**ZONING INFORMATION**

ZONING REPORT NOT PROVIDED AT TIME OF SURVEY

**SIGNIFICANT OBSERVATIONS**

NO SIGNIFICANT OBSERVATIONS MADE AT TIME OF SURVEY

**PARKING INFORMATION**

NO PARKING OBSERVED AT TIME OF SURVEY

**GENERAL NOTES**

A. SOURCE OF TITLE  
INSTRUMENT NO. 2020512008525  
PARCEL ID # 072 274

B. PARCELS 12  
KNOXVILLE, KNOX COUNTY, TENNESSEE  
AREA - 20.81 ACRES

C. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

D. FIELD SURVEY DATE: 12/08/2021

E. THE ADDRESS WAS NOT OBSERVED ON SITE.

F. NO BUILDINGS ARE PRESENT ON THE PROPERTY SHOWN HEREON.

G. PROPERTY IS LOCATED APPROXIMATELY 650 FT WEST OF THE NEAREST INTERSECTION WITH CROSSWOOD BLVD AND BLAKELY COURT.

H. THERE ARE NO CEMETERIES APPARENT ON THIS PROPERTY.

I. NO CERTIFICATION IS MADE HEREIN AS TO THE PRESENCE OF UNDERGROUND STORAGE TANKS.

J. HORIZONTAL POSITIONS BASED ON STATIC GPS OBSERVATION.

K. HORIZONTAL POSITIONS ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83.

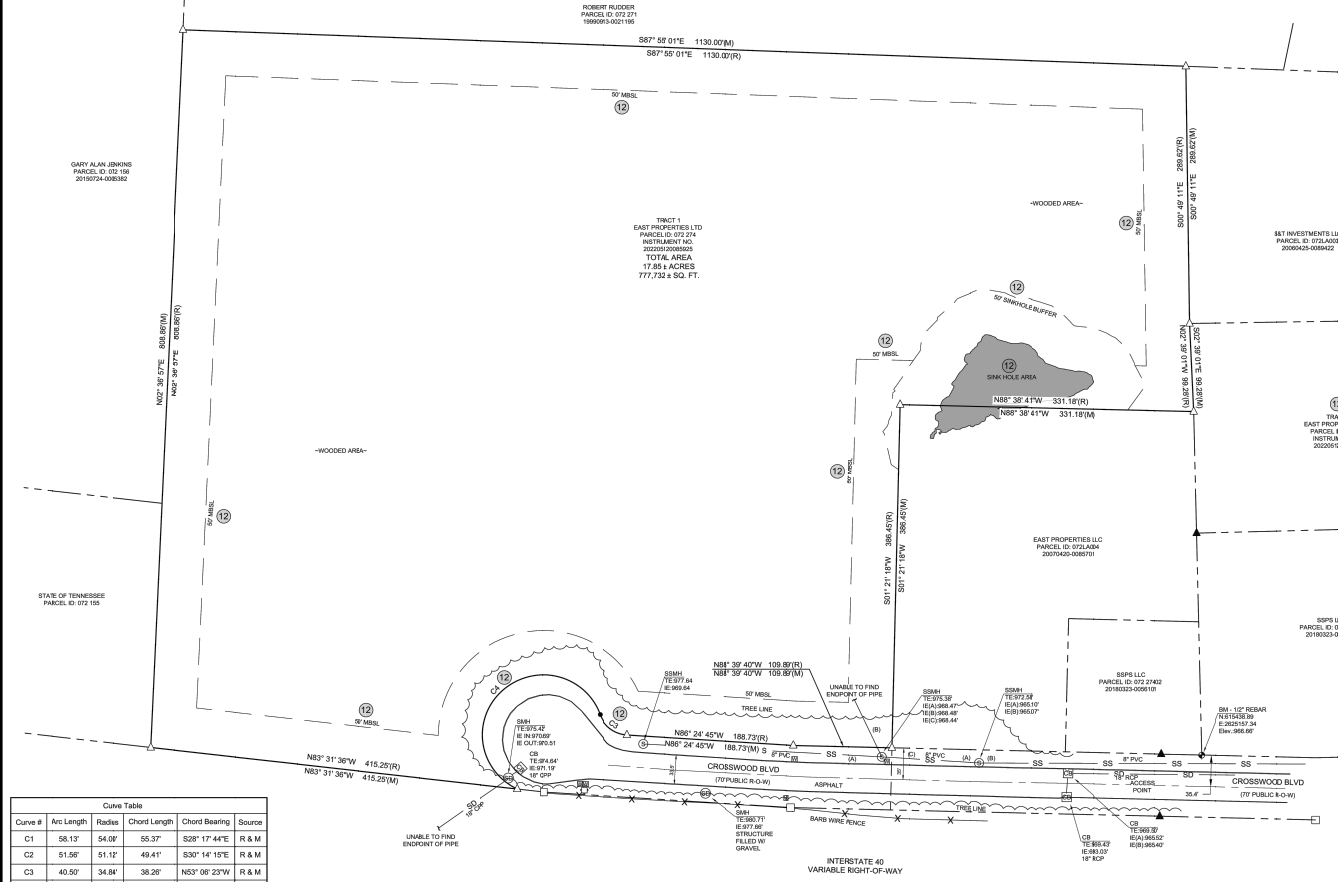
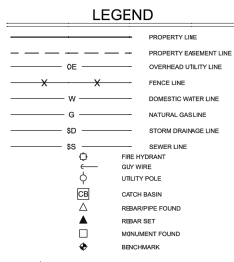
L. NO WETLANDS WERE DELINEATED AS PART OF THIS SURVEY.

M. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N. LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE, AND ARE BASED UPON VISIBLE EVIDENCE AND MESSAGES BY UTILITY COMPANIES AND SHOULDER VERIFIED PRIOR TO CONSTRUCTION.

O. THERE ARE NO GASPI, GOMES, OVERLAPS OR HATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED.

P. THE PROPERTY ACCEDES THE DEDICATED PUBLIC WAY CROSSWOOD BLVD THROUGH ONE (1) ACCESS POINT INTO AND OUT OF THE SURVEYED PROPERTY. THE R/W (RIGHT-OF-WAY) IS LABELED.



Curve #	Arc Length	Radius	Chord Length	Chord Bearing	Source
C1	58.13'	54.08'	55.37'	S28° 17' 44"E	R & M
C2	51.56'	51.12'	49.41'	S30° 14' 19"E	R & M
C3	40.50'	34.84'	38.28'	N53° 08' 23"W	R & M
C4	256.01'	67.68'	125.39'	S48° 02' 42"W	R & M

**ALTANSPS LAND TITLE SURVEY**

TENNESSEE M-H, LLC

BASED ON TITLE COMMITMENT NO. 212596 OF  
TENNESSEE VALLEY TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF MAY 11, 2022 AT 8:00 AM.

To Tennessee M-H LLC, East Properties, LLC and Tennessee Valley Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 5, 6, 9, 10, 11, 13, 15, 17, 18, and 21 of Table A thereof. The field work was completed on December 28, 2021.

Christopher R. Connel, RLS  
Tennessee License Number 2168

**TENNESSEE M-H, LLC**  
**CROSSWOOD BLVD ALTA**  
**0 BLAKELY COURT**  
**KNOXVILLE, KNOX COUNTY, TENNESSEE**

**ALTANSPS SURVEY**  
NUMBER 1 of 1  
DATE 05/16/2022

**LTS**  
LAND DEVELOPMENT, INFRASTRUCTURE DESIGN  
SURVEYING SERVICES  
300 North Central Street, Suite 200, Knoxville, TN 37902-7714  
PHONE: 615-555-5550  
WWW.KIMLEY-HORN.COM

**REVISIONS**

NO.	DATE	DESCRIPTION
1	7/26/22	PLANNING COMMENTS

**PROJECT TEAM**

ARCHITECT	CIVIL	LANDSCAPE	FOUNDATIONS	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CONTRACTOR
Kimley-Horn	Kimley-Horn	Kimley-Horn	BSE	BSE	PKMR	PKMR	PKMR	BRINKMANN CONSTRUCTORS

**MHC**  
**KENWORTH KNOXVILLE**  
0 CROSSWOOD BLVD.  
KNOXVILLE, TN 37924  
For  
M-H & L.L.C.  
11102 Tenthredin Chase Pkwy  
Suite 200  
Knoxville, Tennessee 37921  
(615) 455-4444  
FAX: (615) 455-5842

Project No.: 22002  
Date: 05/27/2022  
Issued For: PLANNING SUBMITTAL  
File #: 8-F-22-2P  
REVISIONS

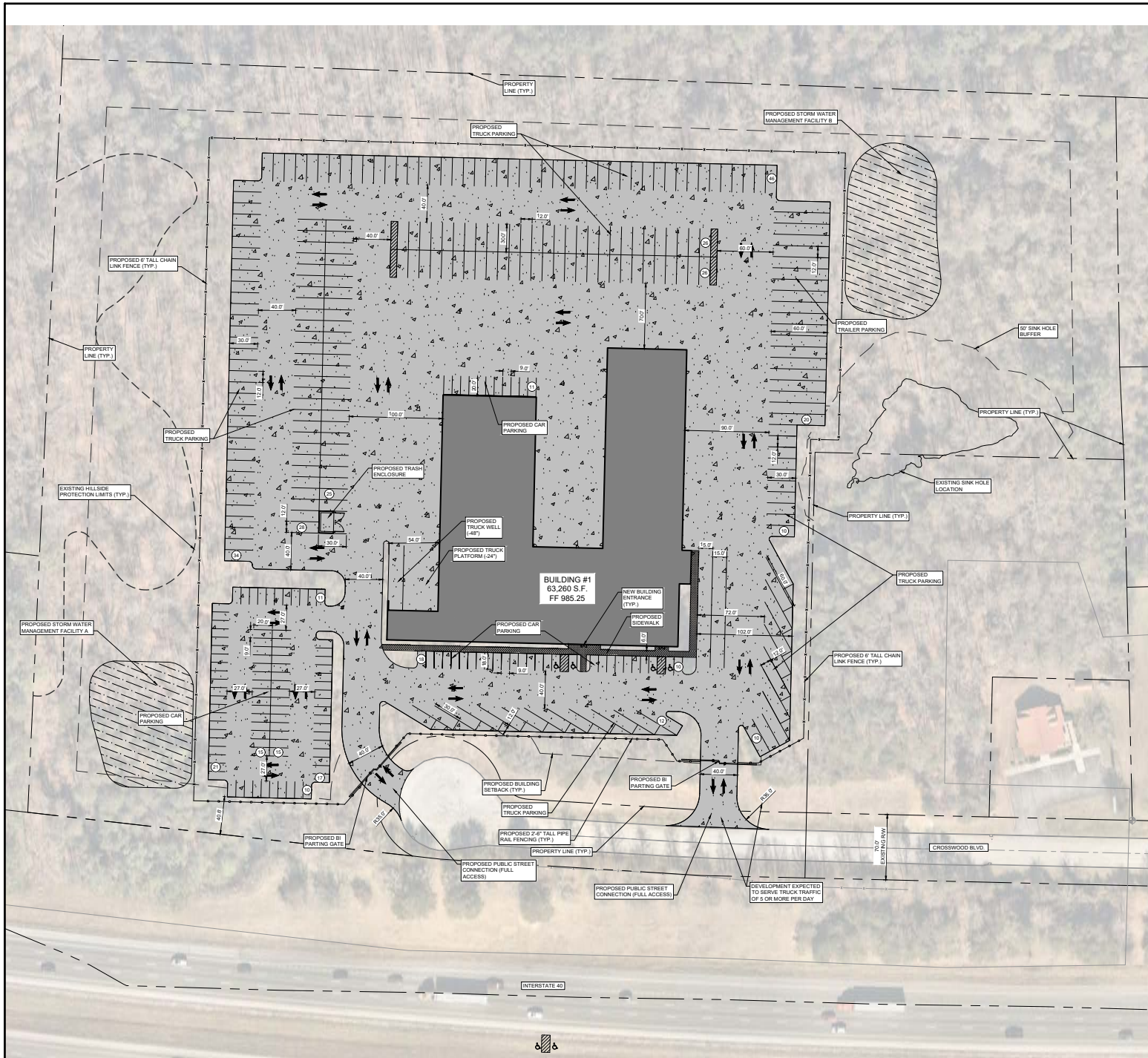
No. Date Description  
1 7/26/22 PLANNING COMMENTS

REGISTRATION

**Kimley-Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
805 PENNSYLVANIA AVENUE, SUITE 150  
KNOXVILLE, TN 37902  
PHONE: 615-555-5550  
WWW.KIMLEY-HORN.COM

**EXISTING CONDITIONS**

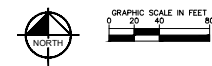
SHEET NUMBER  
**C-1**



SITE PLAN LEGEND	
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK

- GENERAL NOTES**
- ALL DIMENSIONS LISTED ARE TO BACK OF CURB, OR EDGE OF PAVED SURFACE, UNLESS SPECIFICALLY NOTED OTHERWISE.
  - ALL ADA DETECTABLE WARNING SURFACES SHALL BE PER CITY STANDARDS.
  - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.

SITE SUMMARY	
A	EXISTING PLANNED ZONING
B	EXISTING PLANNED PLANNED COMMERCIAL (P)
C	EXISTING PLANNED PLANNED COMMERCIAL (P)
D	EXISTING PLANNED PLANNED COMMERCIAL (P)
E	EXISTING PLANNED PLANNED COMMERCIAL (P)
F	EXISTING PLANNED PLANNED COMMERCIAL (P)
G	EXISTING PLANNED PLANNED COMMERCIAL (P)
H	EXISTING PLANNED PLANNED COMMERCIAL (P)
I	EXISTING PLANNED PLANNED COMMERCIAL (P)
J	EXISTING PLANNED PLANNED COMMERCIAL (P)
K	EXISTING PLANNED PLANNED COMMERCIAL (P)
L	EXISTING PLANNED PLANNED COMMERCIAL (P)
M	EXISTING PLANNED PLANNED COMMERCIAL (P)
N	EXISTING PLANNED PLANNED COMMERCIAL (P)
O	EXISTING PLANNED PLANNED COMMERCIAL (P)
P	EXISTING PLANNED PLANNED COMMERCIAL (P)
Q	EXISTING PLANNED PLANNED COMMERCIAL (P)
R	EXISTING PLANNED PLANNED COMMERCIAL (P)
S	EXISTING PLANNED PLANNED COMMERCIAL (P)
T	EXISTING PLANNED PLANNED COMMERCIAL (P)
U	EXISTING PLANNED PLANNED COMMERCIAL (P)
V	EXISTING PLANNED PLANNED COMMERCIAL (P)
W	EXISTING PLANNED PLANNED COMMERCIAL (P)
X	EXISTING PLANNED PLANNED COMMERCIAL (P)
Y	EXISTING PLANNED PLANNED COMMERCIAL (P)
Z	EXISTING PLANNED PLANNED COMMERCIAL (P)



**MHC**  
**KENWORTH KNOXVILLE**  
 0 CROSSWOOD BLVD.  
 KNOXVILLE, TN 37924  
 For  
 M&H & L.L.C.  
 11100 Tennessee Center Pkwy  
 Suite 200  
 Knoxville, TN 37921  
 (615) 465-4444  
 FAX (615) 465-5842

Project No.:	220002	
Date:	06/27/2022	
Issued For:	PLANNING SUBMITTAL	
File #:	8-F-22-DP	
REVISIONS		
No.	Date	Description
1	7/25/22	PLANNING COMMENTS #1

REGISTRATION

PROJECT TEAM

ARCHITECT	FRANK WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
CONTRACTOR	BRINKMANN CONSTRUCTORS

**Kimley-Horn**  
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 805 PENNSYLVANIA AVENUE, SUITE 150  
 KNOXVILLE, TN 37921  
 PHONE: 615-467-5550  
 WWW.KIMLEY-HORN.COM

SHEET TITLE

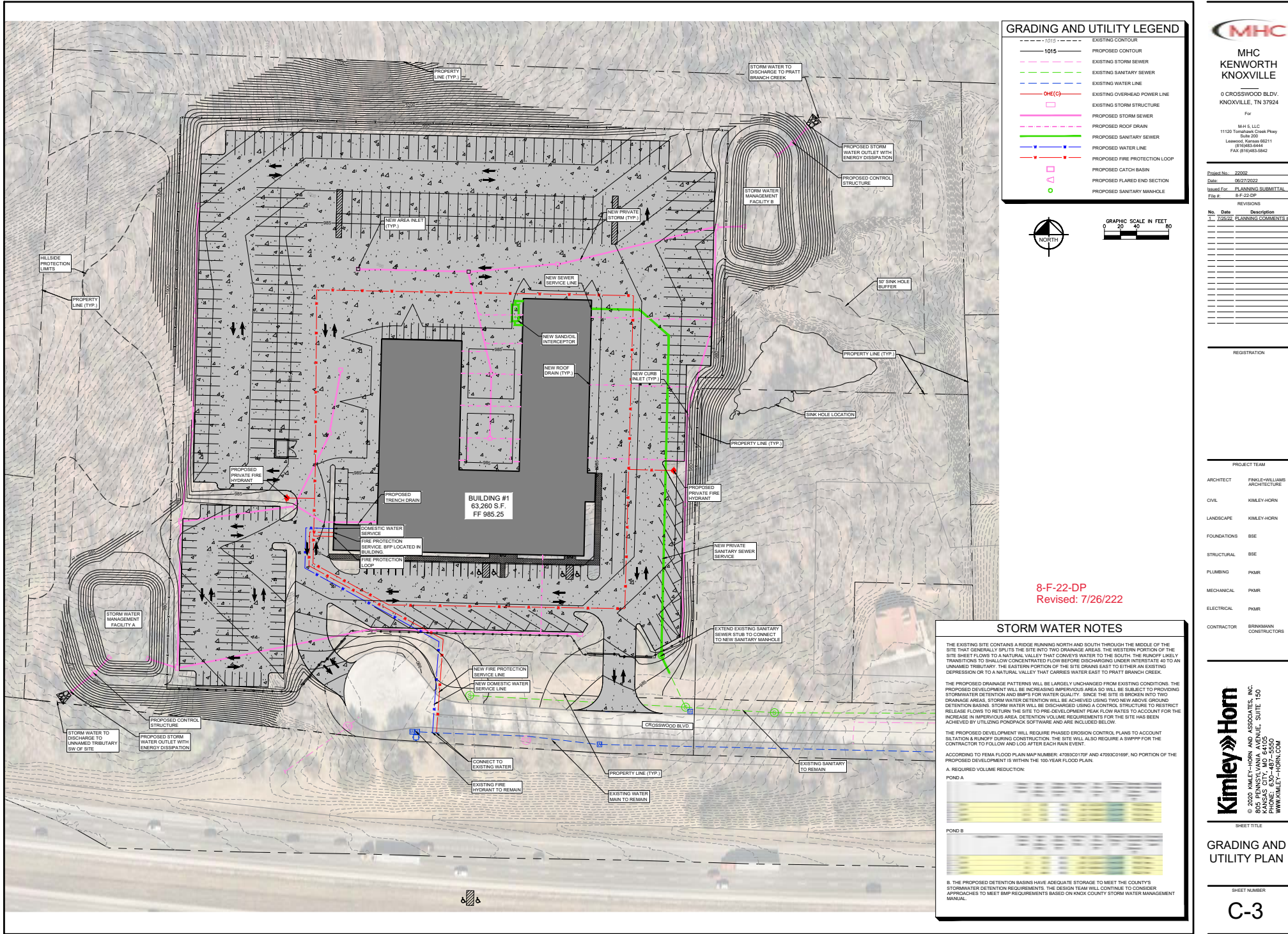
SITE PLAN

SHEET NUMBER

C-2

8-F-22-DP  
 Revised: 7/26/222

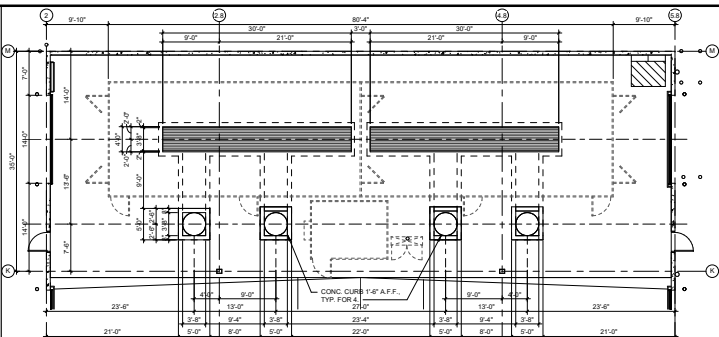




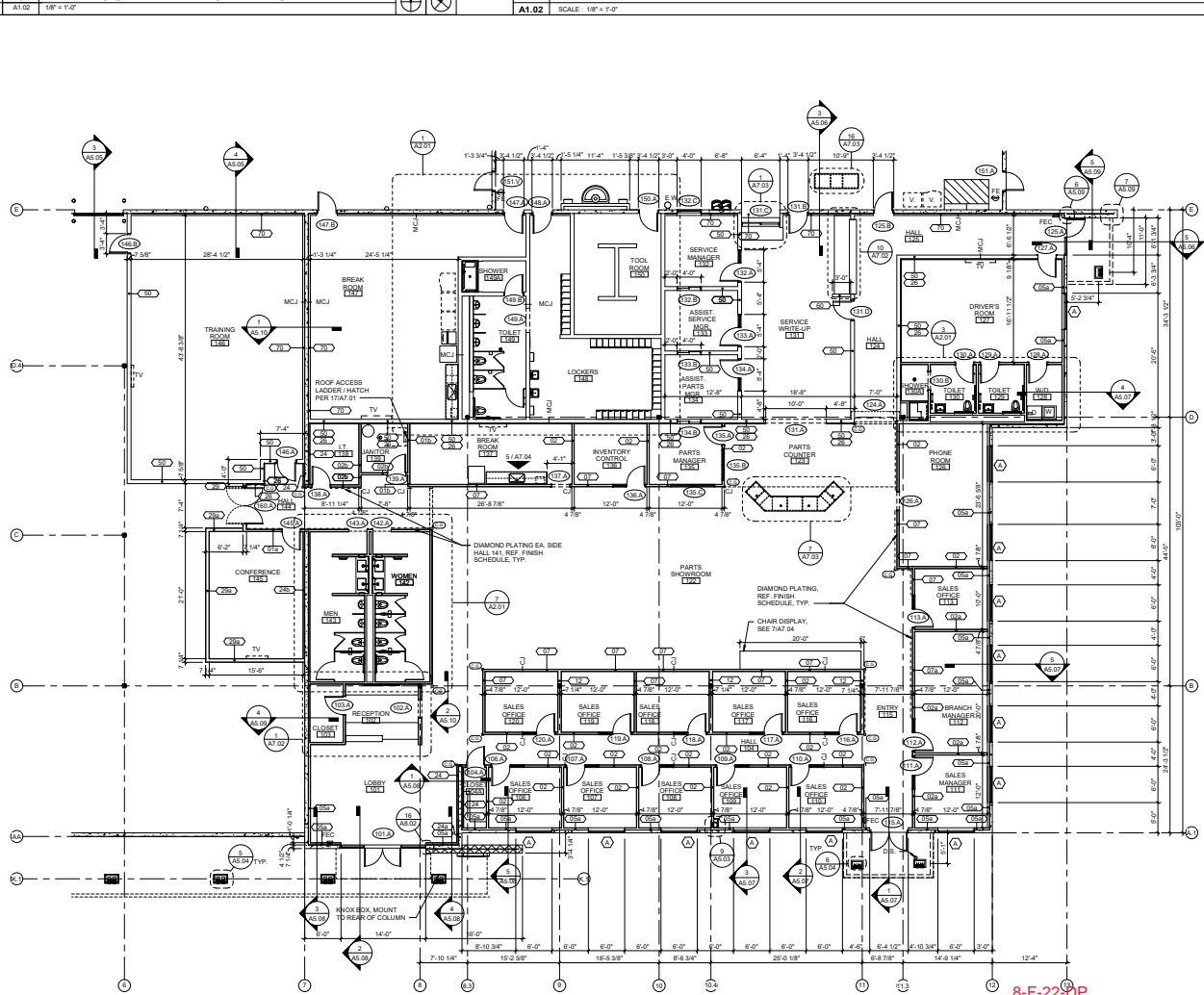








2	PAINT BOOTH PIT PLAN
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**A1.02** SCALE: 1/16" = 1'-0"

The diagram shows a square room with a total width of 2'-0" and a total height of 2'-0". The room contains four L-shaped floor markings, two yellow and two red. The yellow markings are located in the top-left and top-right corners, and the red markings are in the bottom-left and bottom-right corners. The distance between the inner corners of the yellow markings is 1'-6". The distance between the inner corners of the red markings is 1'-6". The distance between the outer corners of the yellow and red markings is 1'-0".

2'-0"

2'-0"

1'-0"

1'-6"

1'-0"

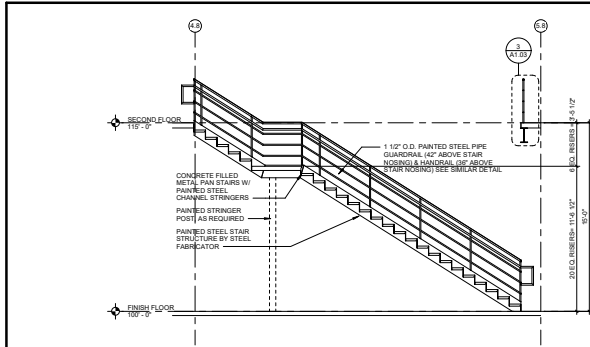
1'-6"

2" WIDE YELLOW  
85GTY LINE 1,  
FLOOR MARKING  
(PRODUCT # 39TTF)

2" WIDE RED 85GTY  
LINE 1, FLOOR  
MARKING  
(PRODUCT # 39TTF)

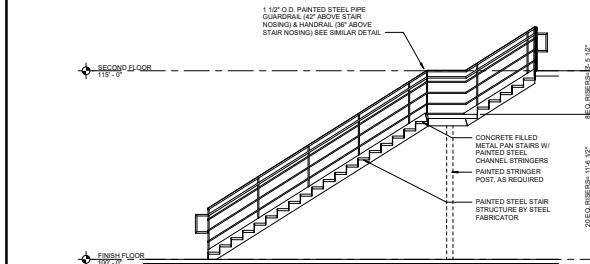
1	1ST FLOOR PLAN - ADMINISTRATION AREA
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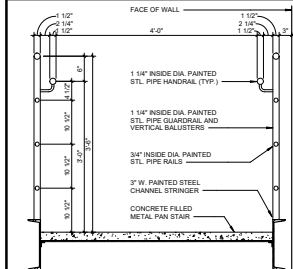
**11 STAIR B SECTION**

A1.03 SCALE: 1/4" = 1'-0"



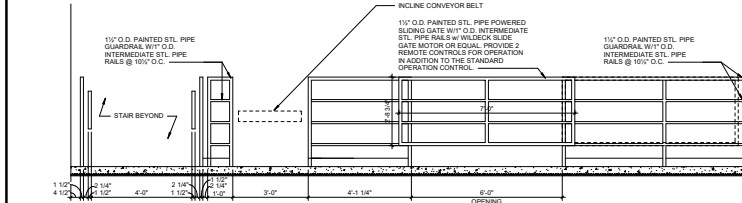
**10 STAIR A SECTION**

A1.03 SCALE: 1/4" = 1'-0"



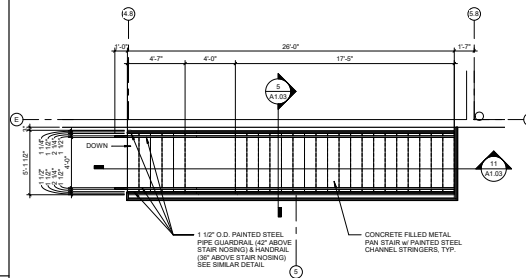
**5 STAIR SECTION DETAIL**

A1.03 SCALE: 1" = 1'-0"



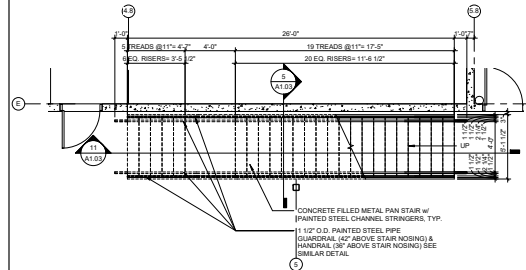
**2 GATE ELEVATION**

A1.03 SCALE: 1/2" = 1'-0"



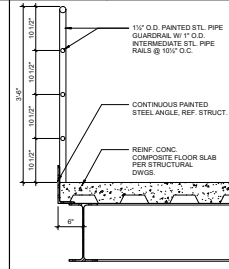
**9 STAIR B @ 2ND FLOOR PLAN**

A1.03 SCALE: 1/4" = 1'-0"



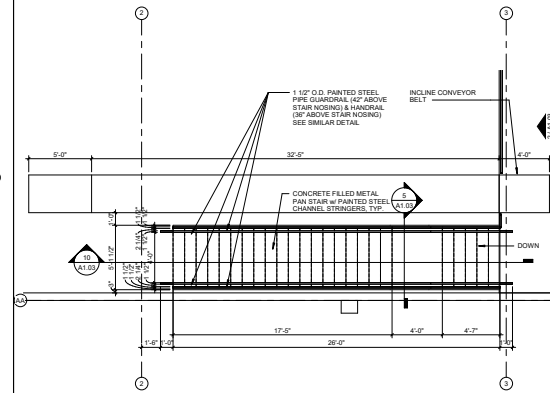
**8 STAIR B @ 1ST FLOOR PLAN**

A1.03 SCALE: 1/4" = 1'-0"



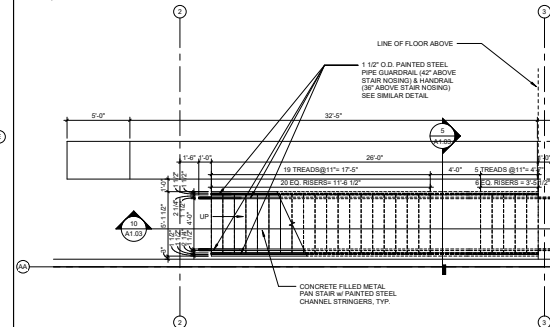
**3 GUARDRAIL DETAIL**

A1.03 SCALE: 1" = 1'-0"



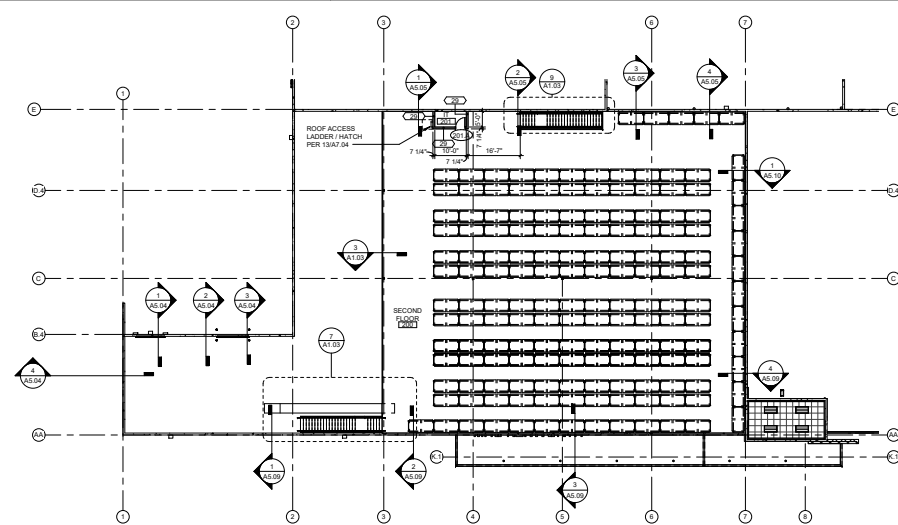
**7 STAIR A @ 2ND FLOOR PLAN**

A1.03 SCALE: 1/4" = 1'-0"



**6 STAIR A @ 1ST FLOOR PLAN**

A1.03 SCALE: 1/4" = 1'-0"



**1 SECOND FLOOR PLAN**

A1.03 SCALE: 1/8" = 1'-0"



MHC  
KENWORTH  
KNOXVILLE  
0 CROSSWOOD BLVD.  
KNOXVILLE, TN 37924

For  
M&H & LLC  
11105 Tomlinson Creek Pkwy  
Suite 200  
Lansford, Kansas 66211  
(816) 483-4444  
FAX: (816) 483-5842

Project No.: 22022  
Date: 6/27/22  
Issued For: Planning Submittal  
FIG # 8-F-22-DP  
REVISIONS

No. Date Description  
1 7/26/22 PLANNING COMMENTS BY



PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS ARCHITECTURE

CIVIL KIMLEY-HORN

LANDSCAPE KIMLEY-HORN

FOUNDATIONS BSE

STRUCTURAL BSE

PLUMBING PKMR

MECHANICAL PKMR

ELECTRICAL PKMR

FIRE PROTECTION N/A

CONTRACTOR BRIDGMAN CONSTRUCTORS



8187 REMER BLVD., SUITE 100  
KENDAL, KANSAS 66219  
713.498.1550  
WWW.FINKLE+WILLIAMS.COM

SHEET TITLE

**SECOND FLOOR PLAN**

SHEET NUMBER

**A1.03**

8-F-22-DP  
Revised: 7/26/22





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## EXTERIOR ELEVATIONS

A4 01

## A4.01

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# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

### ZONING

- ☐ Plan Amendment
  - ☐ Sector Plan
  - ☐ One Year Plan
- ☐ Rezoning

Tyler Wysong

Applicant Name

6/29/2022

Date Filed

8/11/2022

()

8-F-22-DP

Planning Commission Meeting (if applicable)

Legislative Meeting (if applicable)

File Number(s)

CORRESPONDENCE

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

Tyler Wysong Kimley-Horn

Name / Company

805 Pennsylvania Ave Ste 150 Kansas City MO 64105

Address

816-652-2334 / tyler.wysong@kimley-horn.com

Phone / Email

CURRENT PROPERTY INFO

Alan Cabe Tennessee M-H, LLC

11120 Tomahawk Creek Pkwy Ste 200A Leawood K

816-242-6278

Owner Name (if different)

Owner Address

Owner Phone / Email

0 CROSSWOOD BLVD

Property Address

72 274

18.01 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

KUB SEWER

KUB WATER

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Crosswood Blvd, west of Blakely Ct

General Location

☐ City

Commission District 8

PC (Planned Commercial)

Agriculture/Forestry/Vacant Land

☒ County

District

Zoning District

Existing Land Use

East County

GC (General Commercial)

Urban Growth Boundary

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- ☒ Development Plan   ☐ Planned Development   ☐ Use on Review / Special Use  
☐ Hillside Protection COA   ☐ Residential   ☐ Non-residential

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

Other (specify) **New truck services and warehouse facility**

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

## ZONING REQUEST

- ☐ Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre)   Previous Zoning Requests

- ☐ Plan Amendment Change

Proposed Plan Designation(s)

Additional Information

## STAFF USE ONLY

### PLAT TYPE

- ☐ Staff Review   ☐ Planning Commission

### ATTACHMENTS

- ☐ Property Owners / Option Holders   ☐ Variance Request

### ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)  
☐ Design Plan Certification (Final Plat)  
☒ Site Plan (Development Request)  
☐ Traffic Impact Study  
☐ Use on Review / Special Use (Concept Plan)

Fee 1

**\$1,500.00**

Total

Fee 2

Fee 3

## AUTHORIZATION

*By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.*

**Tyler Wysong Kimley-Horn, 805 Pennsylvania Ave Ste 150 Kansas City M**

**6/29/2022**

Application Authorized By

Affiliation

Date

**816-652-2334 / tyler.wysong@kimley-horn.com**

Phone / Email

**Cameron Taylor**

Staff Signature

Please Print

Date Paid





# 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

Tyler Wysong

Engineer

Applicant Name		Affiliation
06/27/2021	8/11/2022	File Number(s)
Date Filed	Meeting Date (if applicable)	

## CORRESPONDENCE

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

<input checked="" type="checkbox"/> Applicant	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Option Holder	<input type="checkbox"/> Project Surveyor	<input type="checkbox"/> Engineer	<input type="checkbox"/> Architect/Landscape Architect
Tyler Wysong		Kimley-Horn			
Name		Company			
805 Pennsylvania Avenue, Suite 150		Kansas City	MO	64105	
Address		City	State	ZIP	
816-652-2334		tyler.wysong@kimley-horn.com			
Phone		Email			

## CURRENT PROPERTY INFO

Tennessee M-H, LLC	11120 Tomahawk Creek Pkwy, Ste 200A Leawood, KS 66211	816-242-6278
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 Crosswood Blvd, Knoxville, TN 37924	072 274	
Property Address	Parcel ID	
KUB - Knoxville Utilities Board	KUB - Knoxville Utilities Board	N
Sewer Provider	Water Provider	Septic (Y/N)

## STAFF USE ONLY

General Location	SEE DIGITAL APPLICATION		Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District	Existing Land Use
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation	

## DEVELOPMENT REQUEST

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

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

**New Truck Services & Warehouse Facility**

Other (specify) \_\_\_\_\_

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	Dev. Plan	Total
401		\$1,500
Fee 2		
Fee 3		

MR

## AUTHORIZATION

**Tyler Wysong**

Digitally signed by Tyler Wysong  
DN: C=US, E=tyler.wysong@kimley-horn.com,  
O=Kimley-Horn, CN=Tyler Wysong  
Date: 2022.06.24 11:03:44-05'00'

**Tyler Wysong**

**06/27/2022**

Applicant Signature

Please Print

Date

**816-652-2334**

**tyler.wysong@kimley-horn.com**

Phone Number

Email

**Alan Cabe**

Digitally signed by Alan Cabe  
DN: C=US, E=alan.cabe@mrhc.com, O=MRHC, OU=Property and  
Facilities Manager, CN=Alan Cabe  
Reason: I am approving this document  
Date: 2022.06.27 14:59:07-05'00'

**Alan Cabe**

**6-27-2022**

Property Owner Signature

Please Print

Date