



USE ON REVIEW REPORT

► **FILE #:** 3-E-22-UR

AGENDA ITEM #: 22

AGENDA DATE: 3/10/2022

► **APPLICANT:** URBAN ENGINEERING, INC.

OWNER(S): John McBride

TAX ID NUMBER: 104 120

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 1620 Schaeffer Rd.

► **LOCATION:** Northeast side of Schaeffer Road, north of Lovell Road, east of Pellissippi Parkway

► **APPX. SIZE OF TRACT:**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Schaeffer Rd is a major collector with an 18-ft pavement width inside a 46-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **ZONING:** BP (Business and Technology) / TO (Technology Overlay)

► **EXISTING LAND USE:** AgforVac (Agriculture/Vacant Land/ Forestry)

► **PROPOSED USE:** Office-warehouse development

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Office building - BP (Business and Technology Park) / TO (Technology Overlay)

South: Multi-tenant office building - BP (Business and Technology Park) / TO (Technology Overlay)

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

West: Office building - CB (Business and Manufacturing) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The Schaeffer Road/Pellissippi Parkway interchange is nearby to the south. This section of Schaeffer Road has a lot of office-warehouses and office buildings. There are single family residential developments nearby to the northeast off of Lovell Road.

STAFF RECOMMENDATION:

► **Approve the request for an office-warehouse development in the BP (Business and Technology Park) zone, subject to four 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 other applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all requirements and conditions of the TTCDA approval.

COMMENTS:

This is a request for an office-warehouse development in the BP (Business and Technology Park) / TO (Technology Overlay) zones. Per Section 5.50.12 of the Knox County Zoning Ordinance, applications in the BP zone require approval through the use on review process, and applications in the TO zone require approval by the TTCDA (Section 5.90.01). The request was approved by the TTCDA on March 7, 2022 (Case 3-B-22-TOB).

The property is located on Schaeffer Road. Schaeffer Road can be accessed off of Pellissippi Parkway and off of Lovell Road, and it is a major collector. Access is proposed on the northern side of the site farther away from the Pellissippi Parkway/Schaeffer Road interchange.

The subject property is shaped like an "L" and comprises 2.2 acres. Two buildings are proposed on the property – one closer to Schaeffer Road on the south side of the property and the other situated a little farther back from the road on the north side of the property. Both buildings are to be one story with a proposed area of 11,700 sq ft for the building on the southern end of the site (Building A) and 11,250 sq ft for the building on the northern end of the site (Building B). The combined square footage is 22,950 sq ft.

The BP zone has requirements for ground area coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR), and all are in compliance with the required metrics.

Proposed parking is in compliance with the TTCDA Guidelines, which requires between 30 and 45 spaces total for the square footage proposed for both office-warehouse buildings. Since tenants have not yet been identified, the applicant is proposing 45 spaces, the maximum number of spaces allowed. Parking is located in front of both buildings. The parking lot setback requirement when parking is located between a building and the street is 20 feet. The applicant requested a waiver from the TTCDA to decrease the parking lot setback to 4.6 ft for Building A since this portion of the lot is not very deep.

Both buildings have loading docks facing Schaeffer Road. The TTCDA Guidelines allow for loading docks to be located on front facades of public streets if a side or rear position is not feasible as long as adequate screening is provided. Due to the topography, a row of shrubs that will reach 5-ft provides screening from the street from Building A loading dock doors (see Sheet C-3 for line of sight profiles). Building B is directly across from the driveway entry into the site, so it is more visible than Building A. However, it is located 178 ft from the right-of-way, placing it farther from the line of sight. In past cases where loading dock doors were across from driveways, applicants were required to install an awning above the loading dock doors to cast a shadow over the doors to camouflage them. If awnings were to be a required condition for this development, they could match those used above the pedestrian doors.

Landscaping and lighting were both in compliance with the TTCDA Guidelines.

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. 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."
- B. For this Use on Review 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.
- C. 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 BP (Business and Technology Park) zone is intended to provide for a wide range of land uses which

are generally categorized in business, industrial and/or office classifications of use, whether in the public or private sectors. The permitted land uses are intended to include those businesses which require building spaces characterized by offices, research and development, manufacturing, and/or combinations of such uses. Potential impacts are addressed within this district through site-specific planning and design, consistent with the regulations contained herein specific to, but not limited to: area requirements, maximum lot coverage and building height limits, landscaping, utilities, signs, and off-street parking regulations.

B. The proposed development plans meets the aforementioned requirements of the BP zone.

C. The BP zone permits the proposed office-warehouse use by right, though development plans require approval by the Planning Commission through the use on review process.

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 development is compatible with the surrounding area. This property is located in the Technology Overlay zone, which consists of mostly office buildings, research and development facilities, and office-warehouse uses.

B. The buildings are to be one story height, are of a similar square footage, and 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 similar to other uses in the area. This new development is not expected to significantly injure the value of adjacent property.

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

A. The site is accessed off of Schaeffer Road, a major arterial, which is classified to handle large traffic capacities. Schaeffer Road can be accessed off of Pellissippi Parkway and off of Lovell Road. No traffic through residential subdivisions or side streets is required to access this property.

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 office-warehouse development.

ESTIMATED TRAFFIC IMPACT: 82 (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.

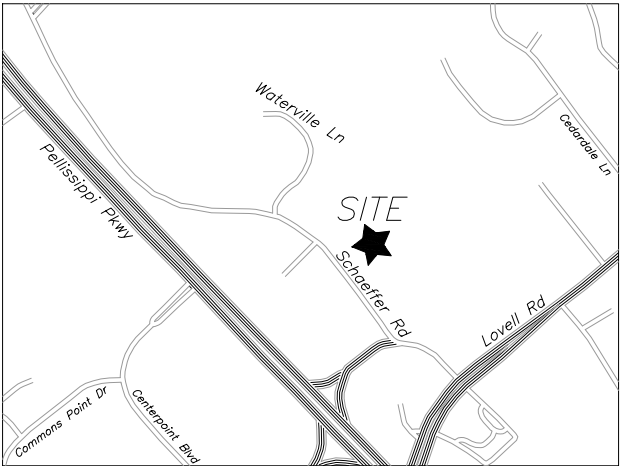
The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.

SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 2112039

1620 SCHAEFFER ROAD

SITE ADDRESS: 1620 SCHAEFFER ROAD, KNOXVILLE, TENNESSEE 37932
CLT MAP 104, PARCEL 120.00



LOCATION MAP

OWNER / DEVELOPER:
JOHN McBRIDE
P.O. BOX 50904
KNOXVILLE, TN 37950
(865)865 330-0013

SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

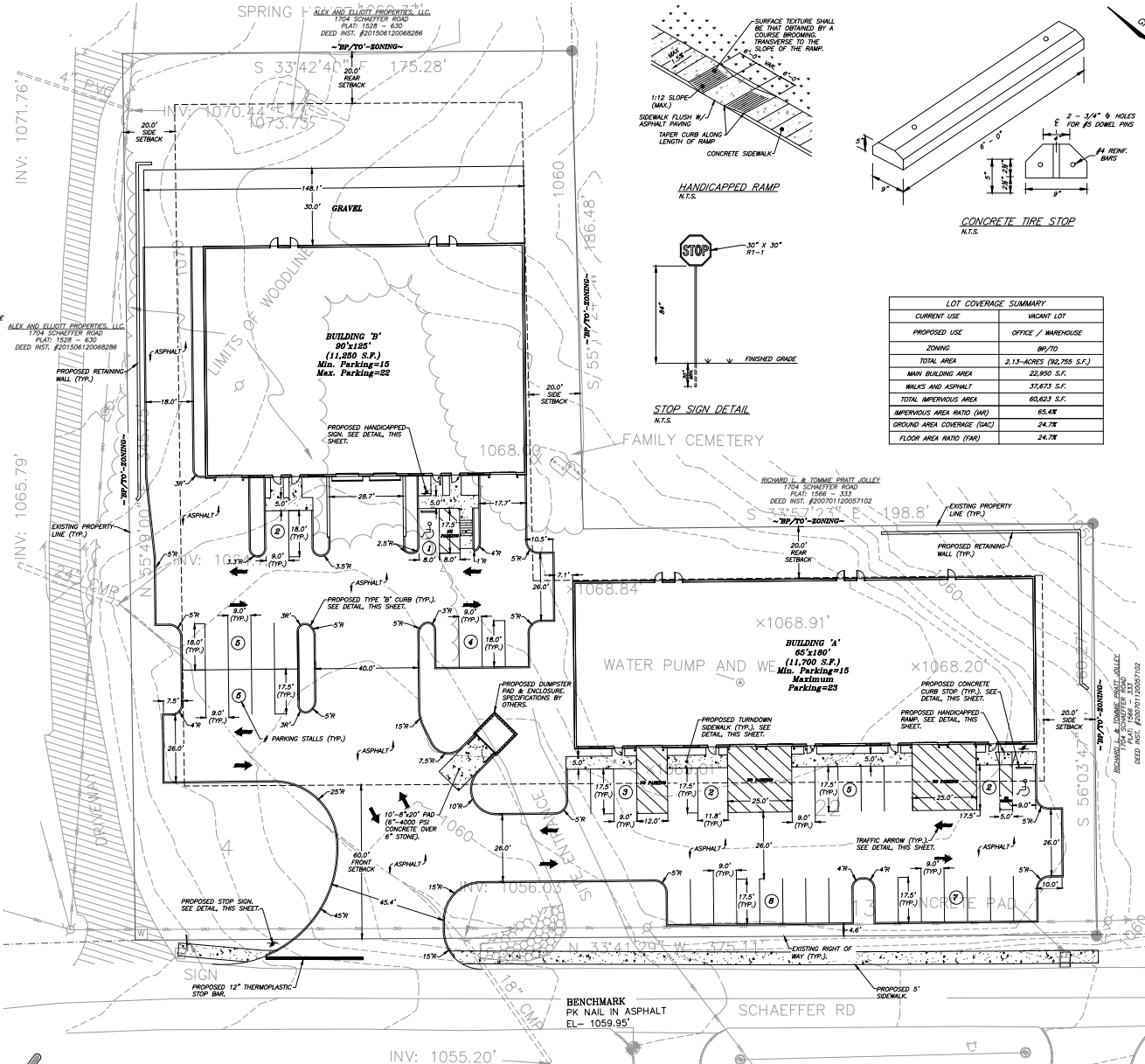
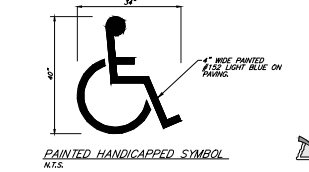
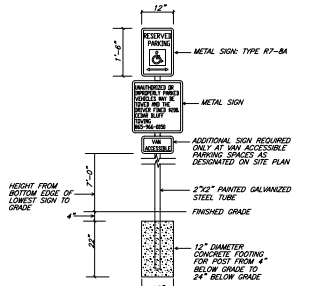
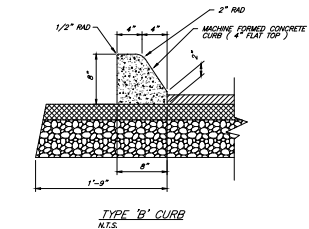
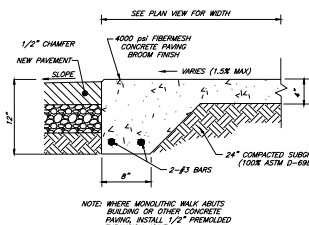
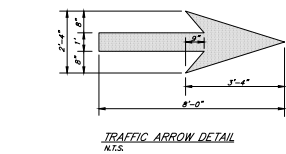
SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP
AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS
PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS
AND STANDARDS.
ELECTRICAL - AS DIRECTED BY LCUB
GAS - AS DIRECTED BY KUB
WATER & SEWER - AS DIRECTED BY FUD
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

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TTCTDA FILE# 3-A-22-TOB
MPC FILE# 3-E-22-UR

2	2/21/22	GENERAL REVISIONS
REV. NO.	DATE	DESCRIPTION



SITE PLAN NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.
2. THIS PROPERTY IS ZONED CB/TO. REQUIRED BUILDING SETBACKS AS FOLLOWS:

RE ZONE	TECHNOLOGY OVERLAY
FRONT: 50 FEET	FRONT: 20 FEET / 80 FEET*
SIDE: 45 FEET	SIDE: 20 FEET
REAR: 30 FEET	REAR: 20 FEET
PERIPHERAL: 50 FEET	PERIPHERAL: 50 FEET

3. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS GUTTER BODIES, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL DOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE INFORMATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.

4. SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.

5. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.

6. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

7. GROUND AREA COVERAGE (GAC) SHALL NOT EXCEED 25%. SEE LOT COVERAGE SUMMARY.

8. FLOOR AREA RATIO (FAR) SHALL NOT EXCEED 30%. SEE LOT COVERAGE SUMMARY.

9. IMPERVIOUS AREA SHALL NOT EXCEED 70%. SEE LOT COVERAGE SUMMARY.

10. PARKING REQUIREMENTS:

1. THIRTY PERCENT (30%) OF THE PARKING SPACES MAY BE DESIGNATED FOR COMPACT CARS. THE MINIMUM SIZE OF A COMPACT CAR SPACE SHALL BE 8 FT. x 16 FT.

2. PARKING AREAS SHALL BE LANDSCAPED ACCORDING TO SECTION 3.4 REQUIREMENTS.

3. SURFACE PARKING AREAS SHOULD BE LOCATED TO THE SIDE OR TO THE REAR OF BUILDINGS. IF PARKING IS REQUESTED TO BE LOCATED IN FRONT OF A BUILDING, THE PARKING SHALL BE SEPARATED FROM THE FRONT PROPERTY LINE BY A 20 FT. LANDSCAPE BUFFER.

4. PARKING REQUIRED (OFFICE / WAREHOUSE) PER TTCA REQUIREMENTS:

5. BUILDING 'A' - 11,700 S.F.

1,735 S.F. - OFFICE

9,945 S.F. - WAREHOUSE

MINIMUM 3 PER 1,000 S.F. OFFICE (1,735/1000) = 5.265

MINIMUM 1 PER 1,000 S.F. WAREHOUSE (9,945/1000) = 9.945

TOTAL MINIMUM = 15 (15.21)

MAXIMUM 4.5 PER 1,000 S.F. OFFICE (1,735/1000) = 7.90

MAXIMUM 1.5 PER 1,000 S.F. WAREHOUSE (9,945/1000) = 14.92

TOTAL MAXIMUM = 23 (22.82)

6. BUILDING 'B' - 11,250 S.F.

1,688 S.F. - OFFICE

9,562 S.F. - WAREHOUSE

MINIMUM 3 PER 1,000 S.F. OFFICE (1,688/1000) = 5.06

MINIMUM 1 PER 1,000 S.F. WAREHOUSE (9,562/1000) = 9.56

TOTAL MINIMUM = 15 (14.6)

MAXIMUM 4.5 PER 1,000 S.F. OFFICE (1,688/1000) = 7.60

MAXIMUM 1.5 PER 1,000 S.F. WAREHOUSE (9,562/1000) = 14.34

TOTAL MAXIMUM = 22 (21.94)

TOTAL MINIMUM = 15 + 15 = 30

TOTAL MAXIMUM = 23 + 22 = 45

TOTAL PROPOSED PARKING: 44 SPACES (INCLUDING 2 H.C.)

REQUESTED VARIANCES

1. REDUCE THE REQUIRED FRONT PROPERTY LINE LANDSCAPE BUFFER FROM 20 FT. TO 4 FT. 7 INCHES.

TTCA FILE# 3-A-22-TOB
MPC FILE# 3-E-22-UR

SHEET C-1

SITE PLAN

1620 SCHAEFFER ROAD

SITE ADDRESS: 1620 SCHAEFFER ROAD, KNOXVILLE (37932)

DIST. NO. W6 KNOX CO., TN.

CLT MAP 104 PARCEL 120.00

SCALE: 1"=20' JANUARY 20, 2022

OWNER/DEVELOPER: JOHN McBRIDE

P.O. BOX 50904

KNOXVILLE, TN 37950

(865) 330-0013

URBAN ENGINEERING, INC.

11852 KINGSTON PKWY.

FARRAGUT, TENNESSEE 37934

(865) 966-1924

DWG: CLM CHG: CAS DWG. NO. 2112039

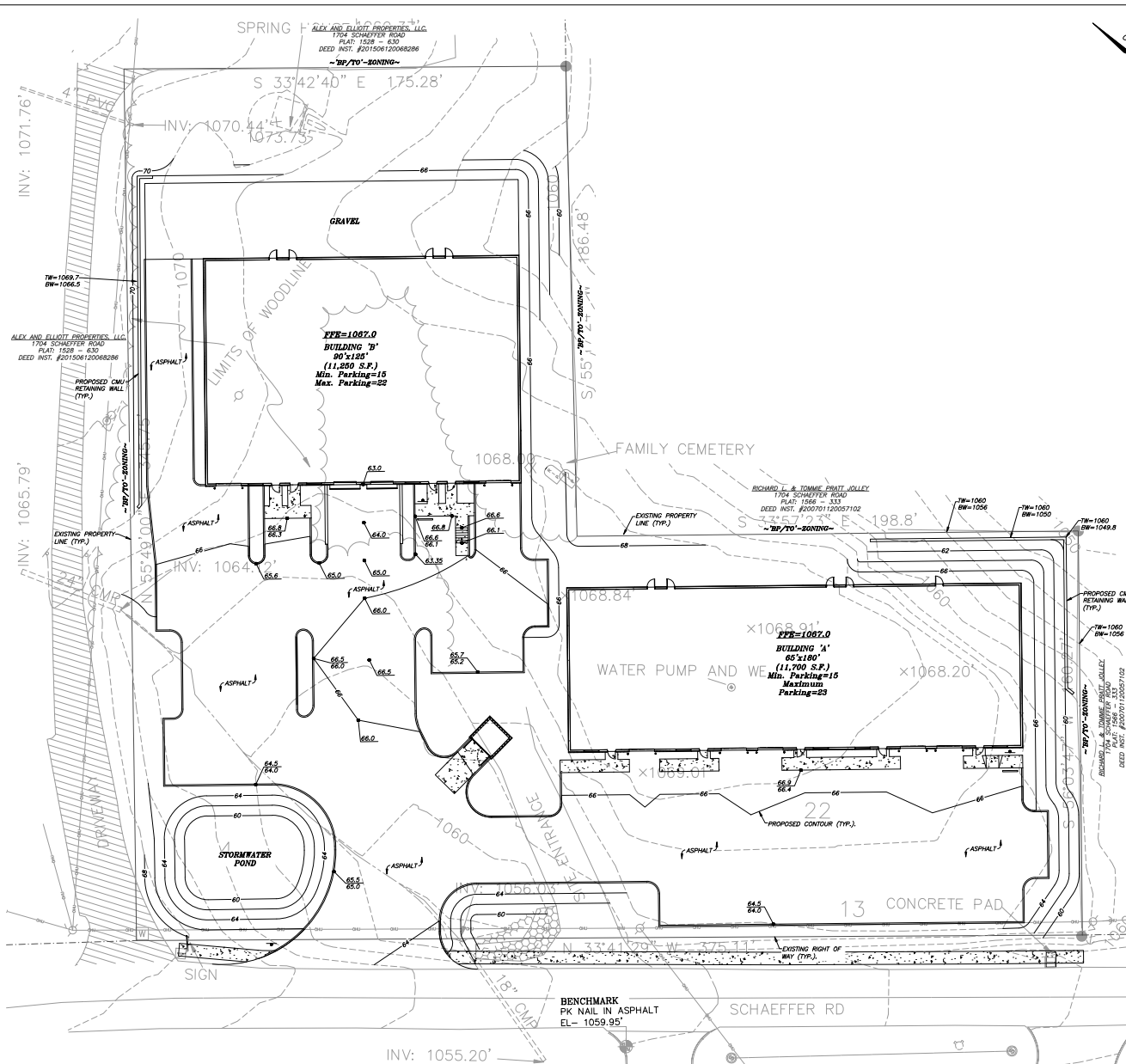
ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REFERENCE:
DEED INST. #20011180038020
PLAT CABINET: 18, SLIDE: 98



REVISION	DATE	DESCRIPTION	CAS
1	2/21/22	GENERAL REVISIONS	





- GRADING PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER MAINS, ETC. AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILITY SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
 4. CLEAR AND GRUB PER SPEC. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
 5. STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESPIRING AND SEEDING. SURROUND TOPSOIL PILE WITH ALL TYPES STRAW BALE. TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEEDING.
 6. AFTER STRIPPING AND REMOVAL, PROOF ENTIRE DISTURBED AREA WITH PANDEN TRUCK FULLY LOADED WITH EARTH. REMOVE ANY AREAS WHICH ARE LEFT OR HOLDING UNDER LOAD AND REPLACE WITH NEW MATERIAL MEETING PROJECT SPECIFICATIONS.
 7. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND RESUBGRADE WITH APPROVED MATERIAL FROM QUOTE OR APPROVED OFFSITE BORROW AREA. UNSUITABLE MATERIALS AND THOSE CLASSIFIED AS CL, CH, OH, OR PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
 8. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS (PLACE IN "8" LIFTS)
 - a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES BELOW PAVED AREA 95 PERCENT STANDARD PROCTOR.
 - b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
 9. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. FINISHED GRASSES SHALL BE WITH PLACEMENT OF 4 INCHES OF TOPSOIL. ALL FINISHED YARD SURFACES SHALL BE SMOOTHLY AND UNIFORMITY GRADED FOR PROPER DRAINAGE AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
 10. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT 1.84 ACRES.
 11. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRADED AREAS, FINING WITHIN DRIVES AND FLATWORK.
 12. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN PERMISSION FROM THE NEIGHBOR TO WORK ON HIS OR HER PROPERTY.
 13. THE HORIZONTAL COORDINATES ARE NAD83. THE VERTICAL DATUM IS NAVD83.
 14. TURF REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
 15. 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. CHANGES 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.
 16. TOP OF WALL ELEVATIONS EXCLUDE CAP BLOCKS.

TTCA FILE# 3-A-22-TOB
MPC FILE# 3-B-22-UR

SHEET C-2

PRELIMINARY GRADING PLAN
1620 SCHAEFFER ROAD

SITE ADDRESS: 1620 SCHAEFFER ROAD, KNOXVILLE (37932)

DIST. NO. W6
CLT MAP 104
SCALE: 1"=20'

KNOX CO., TN
PARCEL 120.00
JANUARY 20, 2022

OWNER/DEVELOPER: JOHN McBRIDE
P.O. BOX 50904
KNOXVILLE, TN 37950
(865) 330-0013



URBAN ENGINEERING, INC.
11852 KINGSTON PKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

DWG. NO. 2112039

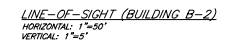
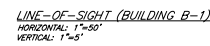
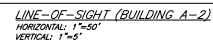
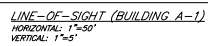
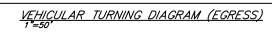
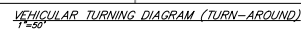
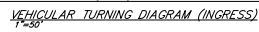
ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REFERENCE:
DEED INST. #2001180030020
PLAT CABBET: 18, SLIDE: 98


GRAPHIC SCALE
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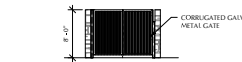
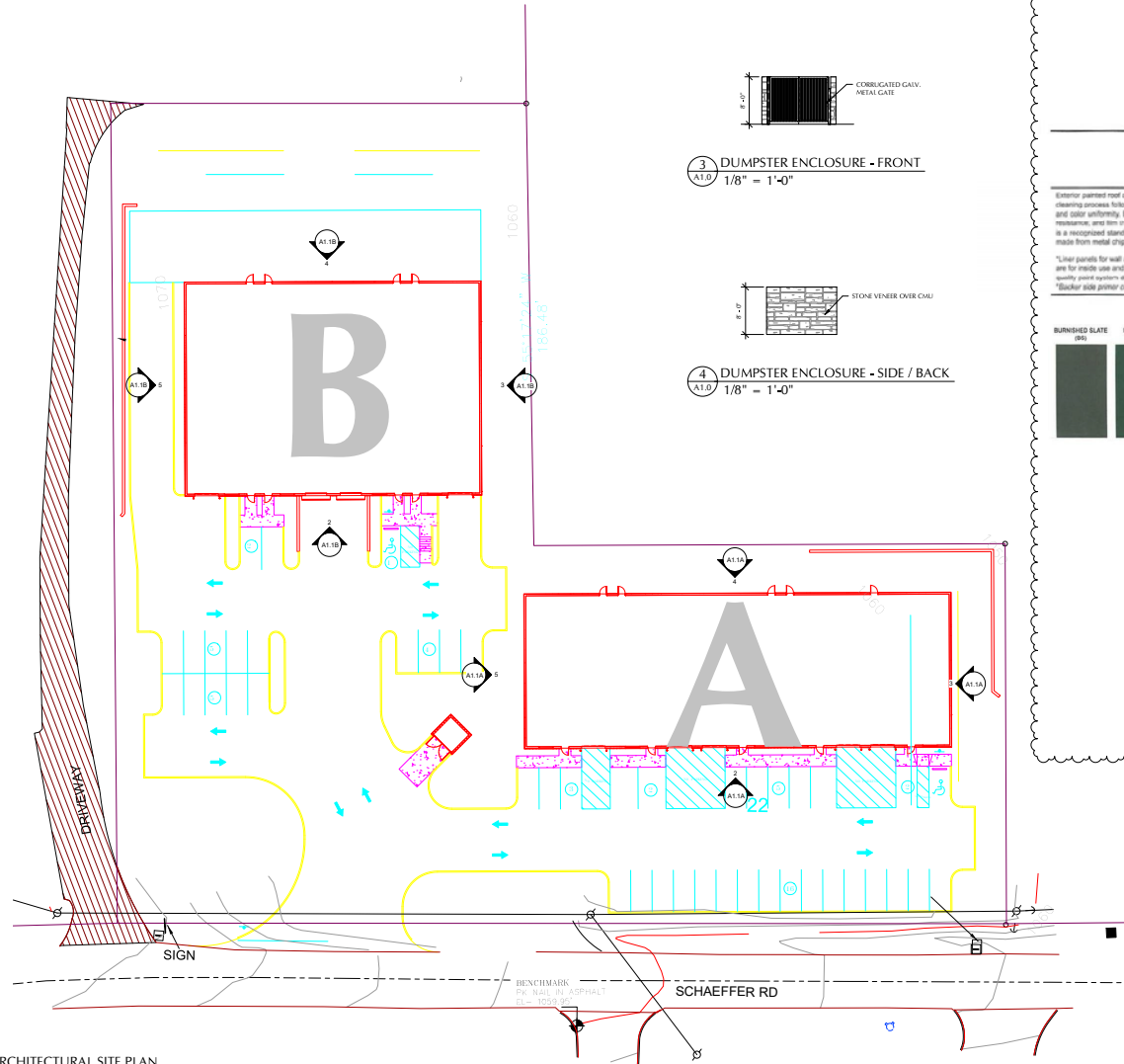
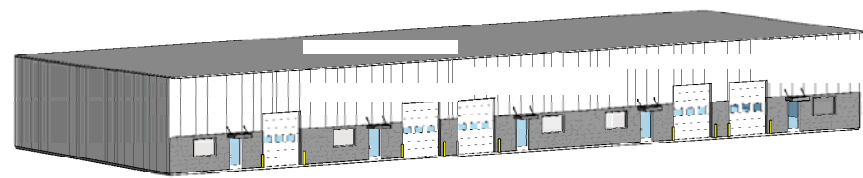
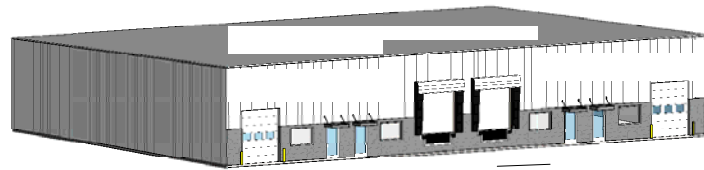
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1	2/21/22	GENERAL REVISIONS	CAS



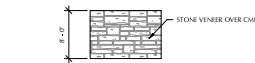


(865) 966-1924

				 URBAN ENGINEERING, INC. 11852 KINGSTONE PIKE FARRAGUT, TENNESSEE 37934 (865) 966-1924
1	2/21/22	GENERAL REVISIONS	CAS	
REVISION	DATE	DESCRIPTION	BY	
				DWN: CLM CHS: CAS DWG. NO. 2112039



3 DUMPSTER ENCLOSURE - FRONT
1/8" = 1'-0"



4 DUMPSTER ENCLOSURE - SIDE / BACK
1/8" = 1'-0"



STANDARD PANEL PAINT SYSTEMS

Interior painted roof and wall panels are precision roll formed from pre-painted galvalume or Galvalume® coils. The metal is first subjected to a strenuous cleaning process followed by the application of an oven-cured primer. Next the finish coat is applied under constant monitoring for proper cure temperature and color uniformity. Before panels are formed, the finished coil is subjected to stringent quality control tests including: physical bend resistance, impact resistance, and fire resistance, hardness, gloss, and color. The standard paint system is an industry proven DuPont® Polyester coating. DuPont® Polyester is a recognized standard of product quality for exterior building systems. Printed colors are matched as closely as possible. Exact color match should be made from metal chip samples.

*Linear panels for wall and roof are normally provided in a 28 gauge panel coated with a highly serviceable interior grade white polyester coating. Linear panels are for inside use and are not intended to be exposed to the effects of weather or sunlight. All painted wall and trim products are painted with the same high quality paint system described here. Galvalume® Trim may be available as a slight increase in price.

*Backer side primer colors may vary.

SILICONIZED PESTER

BURNISHED SLATE (BS)	EVERGREEN (EV)	ATX BLUE (ATX)	BRICK RED (BR)	BASEDRUSH TAN (BT)	FOX GRAY (FG)	LIGHTSTONE (LS)	POLAR WHITE (PW)

METAL BUILDING PANEL



WARM SPRINGS HERITAGE

FOR REVIEW
ONLY
TTCCA REVIEW
PACKAGE

NEW WAREHOUSE SPACE AT:
SCHAEFFER ROAD
1705 SCHAEFFER ROAD
KNOXVILLE, TN 37932

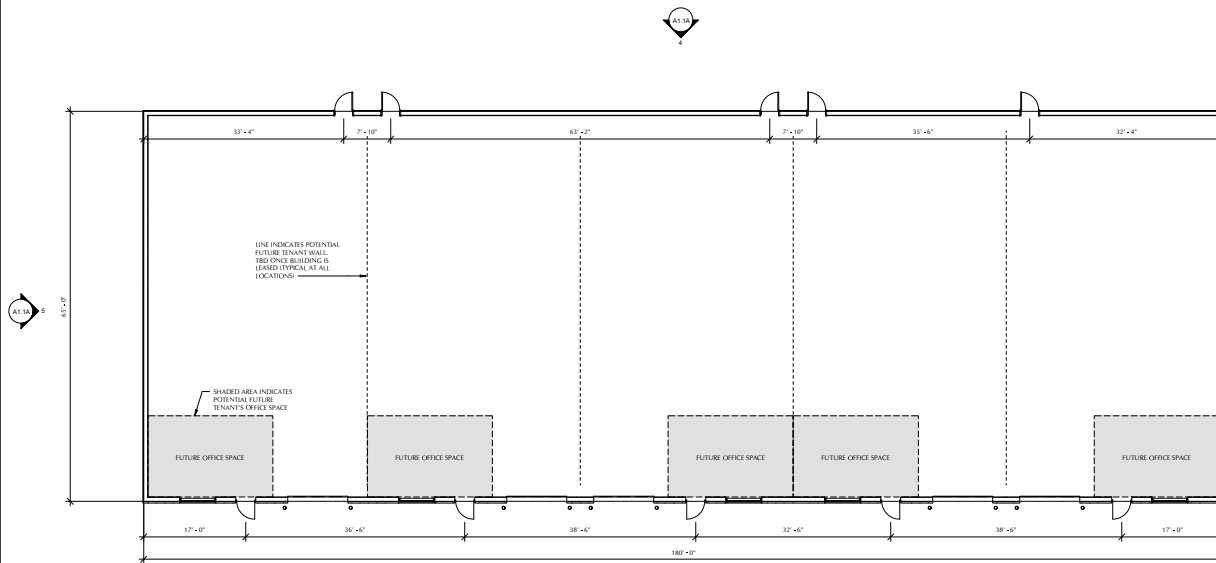
OVERALL
ARCHITECTURAL SITE
PLAN

Revision #	Description	Date
1	REV 01	2-22-22

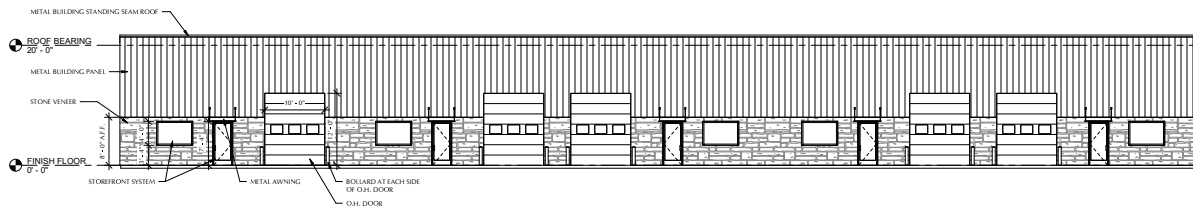
DATE: 2-22-22
PROJECT NO:

PLANNING COMMISSION FILE # 3-E-22-UR
TTCCA CASE # 3-A-22-TOB

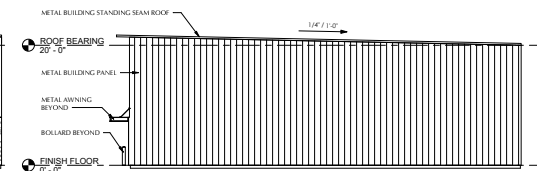
A1.0



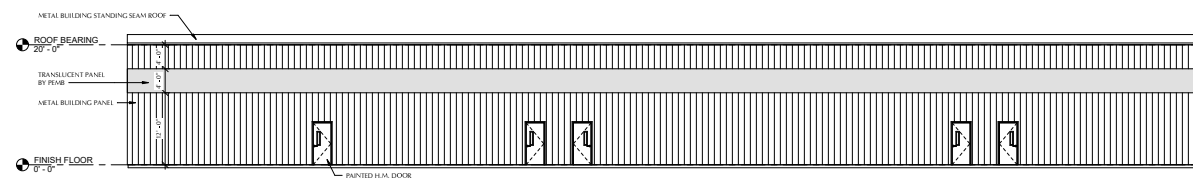
1 BUILDING 'A' - FLOOR PLAN
A1.1A 1/8" = 1'-0"



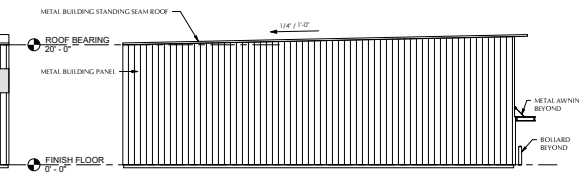
2 BUILDING 'A' - FRONT ELEVATION
A1.1A 1/8" = 1'-0"



3 BUILDING 'A' - RIGHT ELEVATION
A1.1A 1/8" = 1'-0"

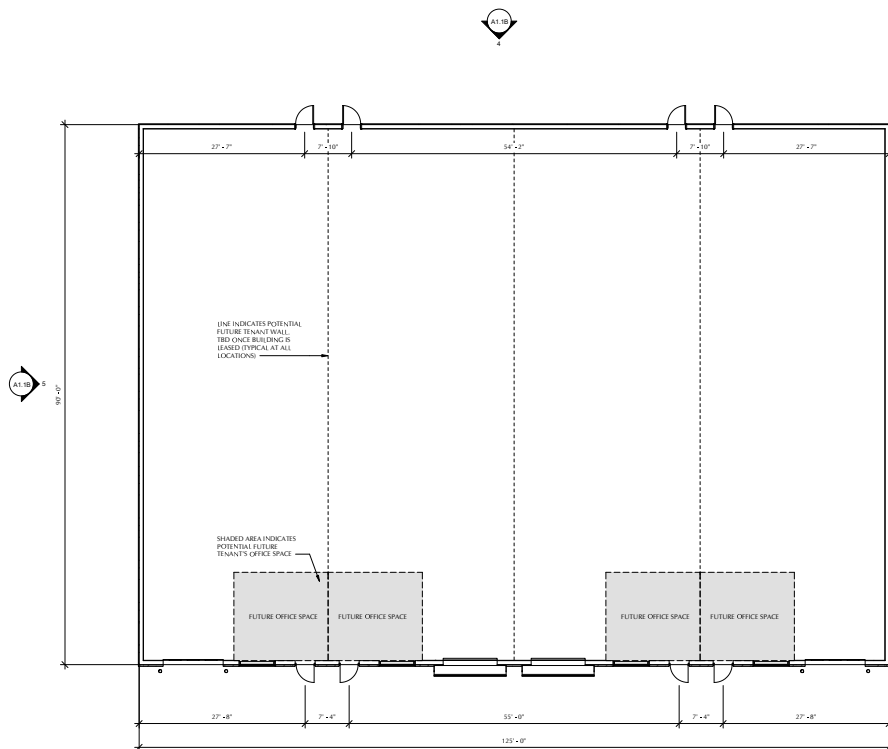


4 BUILDING 'A' - BACK ELEVATION
A1.1A 1/8" = 1'-0"

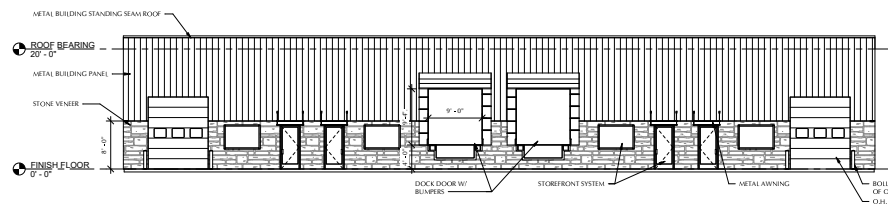


5 BUILDING 'A' - LEFT ELEVATION
A1.1A 1/8" = 1'-0"

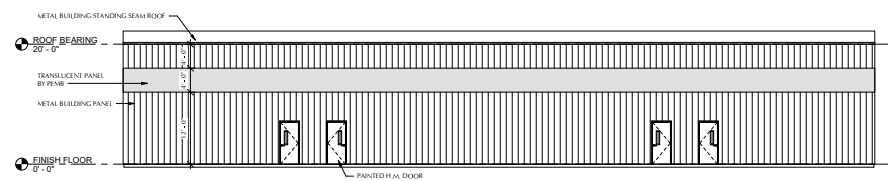
PLANNING COMMISSION FILE # 3-E-22-UR
TTCDA CASE # 3-A-22-TOB



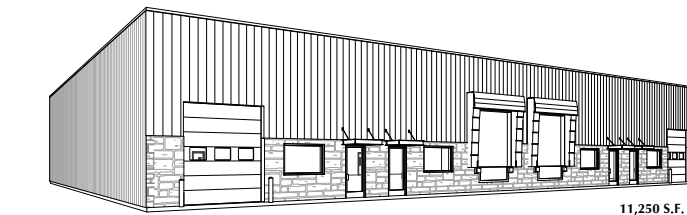
1 BUILDING 'B' - FLOOR PLAN
A1.1B 1/8" = 1'-0"



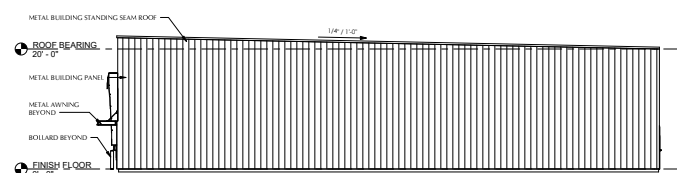
2 'B' BUILDING - FRONT ELEVATION
A1.1B 1/8" = 1'-0"



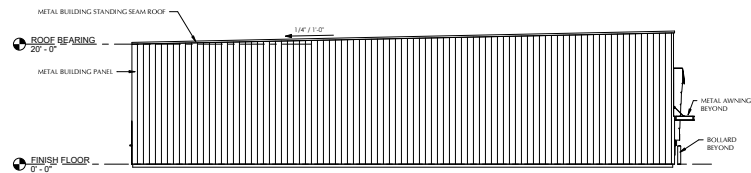
4 'B' BUILDING - BACK ELEVATION
A1.1B 1/8" = 1'-0"



A1.1B

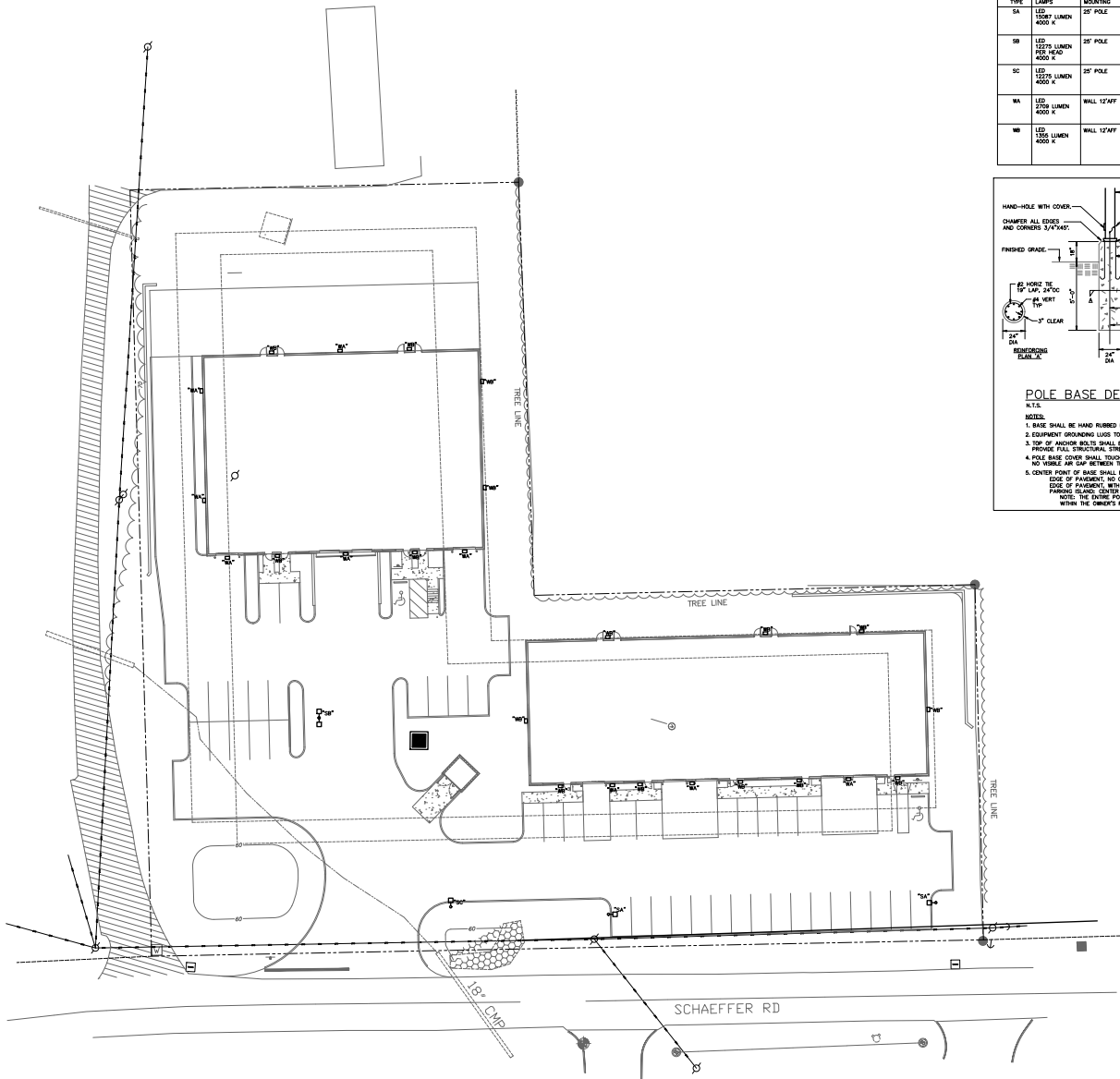


3 'B' BUILDING - RIGHT SIDE ELEVATION
A1.1B 1/8" = 1'-0"



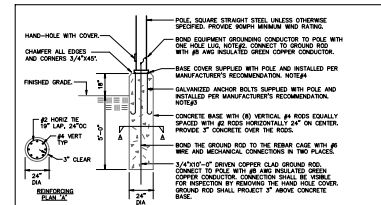
5 'B' BUILDING - LEFT SIDE ELEVATION
A1.1B 1/8" = 1'-0"

PLANNING COMMISSION FILE # 3-E-22-UR
TTCDA CASE # 3-A-22-TOB



1 SITE PLAN - LIGHTING PHOTOMETRICS
1" = 20'-0"

LIGHTING FIXTURE SCHEDULE				
TYPE	LAMPS	MOUNTING	FIXTURE DESCRIPTION	MANUFACTURER'S NAME AND CATALOG NUMBER
SA	LED 200W LUMEN 4000 K	20' POLE	SINGLE HEAD POLE LIGHTING REASON LIGHTING FUTURE WITH TYPE 4 OPTICAL BLACK FINISH	REASON LIGHTING REASON-136-467-4F-UNV-A- S1
SB	LED 200W LUMEN 4000 K	20' POLE	TWIN HEAD POLE LIGHTING FUTURE WITH TYPE 3 OPTICAL BLACK FINISH	REASON LIGHTING REASON-110-467-3-UNV-A- S1
SC	LED 200W LUMEN 4000 K	20' POLE	SINGLE HEAD POLE LIGHTING REASON LIGHTING FUTURE WITH TYPE 3 OPTICAL BLACK FINISH	REASON LIGHTING REASON-110-467-3-UNV-A- S1
WA	LED 200W LUMEN 4000 K	WALL 12' HGT	FULL OUT-OF-WALL PACK FUTURE WITH TYPE 8 OPTICAL BLACK FINISH	HARBELL HARBELL-20-467-3-UNV- B1
WB	LED 150W LUMEN 4000 K	WALL 12' HGT	FULL OUT-OF-WALL PACK FUTURE WITH TYPE 8 OPTICAL BLACK FINISH PROVIDE WITH MANUFACTURER'S BATTERY BACK-UP	HARBELL HARBELL-10-467-3-UNV- B1-143



POLE BASE DETAIL FIXTURE TYPE "SA" & "SB"

- N.T.S.
- NOTES:
1. BASE SHALL BE HAND RUBBED FINISH UNLESS OTHERWISE SPECIFIED.
 2. EQUIPMENT GROUNDING LUGS TO BE FACTORY INSTALLED.
 3. TOP OF ANCHOR BOLTS SHALL EXTEND FULLY THROUGH THE TOP MOST NUT TO PROVIDE FULL STRUCTURAL STRENGTH AND POSITIVE DRAINAGE OF RAINWATER.
 4. POLE BASE COVER SHALL TOUCH THE TOP OF THE CONCRETE BASE. THERE SHALL BE NO VISIBLE AIR GAP BETWEEN THE BASE COVER AND THE TOP OF THE CONCRETE BASE.
 5. CENTER POINT OF BASE SHALL BE 10" FROM EDGE OF PAVEMENT
EDGE OF PAVEMENT, NO CURB, 10" FROM EDGE OF PAVEMENT
EDGE OF PAVEMENT, WITH CURB, 10" FROM BACK OF CURB
PARKING ISLAND, CENTER BETWEEN BACK OF CURBS
NOTE: THE ENTIRE POLE BASE ASSEMBLY SHALL BE ENTIRELY LOCATED WITHIN THE OWNER'S PROPERTY BOUNDARY.



NEW WAREHOUSE SPACE AT:
SCHAEFFER ROAD
1705 SCHAEFFER ROAD
KNOXVILLE, TN 37932

SITE PLAN - LIGHTING

REVISIONS		
Revision #	Description	Date

DATE: 12-17-21
PROJECT NO:

TTODA PLANNING
COMMISSION FILE
#3-E-22-UR CASE
#3-A-22-TOB



ELO.1

50/100/200/300/400/500/600/700/800/900/1000/1200/1500/1800/2000/2500/3000/3500/4000/4500/5000/5500/6000/6500/7000/7500/8000/8500/9000/9500/10000/10500/11000/11500/12000/12500/13000/13500/14000/14500/15000/15500/16000/16500/17000/17500/18000/18500/19000/19500/20000/20500/21000/21500/22000/22500/23000/23500/24000/24500/25000/25500/26000/26500/27000/27500/28000/28500/29000/29500/30000/30500/31000/31500/32000/32500/33000/33500/34000/34500/35000/35500/36000/36500/37000/37500/38000/38500/39000/39500/40000/40500/41000/41500/42000/42500/43000/43500/44000/44500/45000/45500/46000/46500/47000/47500/48000/48500/49000/49500/50000/50500/51000/51500/52000/52500/53000/53500/54000/54500/55000/55500/56000/56500/57000/57500/58000/58500/59000/59500/60000/60500/61000/61500/62000/62500/63000/63500/64000/64500/65000/65500/66000/66500/67000/67500/68000/68500/69000/69500/70000/70500/71000/71500/72000/72500/73000/73500/74000/74500/75000/75500/76000/76500/77000/77500/78000/78500/79000/79500/80000/80500/81000/81500/82000/82500/83000/83500/84000/84500/85000/85500/86000/86500/87000/87500/88000/88500/89000/89500/90000/90500/91000/91500/92000/92500/93000/93500/94000/94500/95000/95500/96000/96500/97000/97500/98000/98500/99000/99500/100000/100500/101000/101500/102000/102500/103000/103500/104000/104500/105000/105500/106000/106500/107000/107500/108000/108500/109000/109500/110000/110500/111000/111500/112000/112500/113000/113500/114000/114500/115000/115500/116000/116500/117000/117500/118000/118500/119000/119500/120000/120500/121000/121500/122000/122500/123000/123500/124000/124500/125000/125500/126000/126500/127000/127500/128000/128500/129000/129500/130000/130500/131000/131500/132000/132500/133000/133500/134000/134500/135000/135500/136000/136500/137000/137500/138000/138500/139000/139500/140000/140500/141000/141500/142000/142500/143000/143500/144000/144500/145000/145500/146000/146500/147000/147500/148000/148500/149000/149500/150000/150500/151000/151500/152000/152500/153000/153500/154000/154500/155000/155500/156000/156500/157000/157500/158000/158500/159000/159500/160000/160500/161000/161500/162000/162500/163000/163500/164000/164500/165000/165500/166000/166500/167000/167500/168000/168500/169000/169500/170000/170500/171000/171500/172000/172500/173000/173500/174000/174500/175000/175500/176000/176500/177000/177500/178000/178500/179000/179500/180000/180500/181000/181500/182000/182500/183000/183500/184000/184500/185000/185500/186000/186500/187000/187500/188000/188500/189000/189500/190000/190500/191000/191500/192000/192500/193000/193500/194000/194500/195000/195500/196000/196500/197000/197500/198000/198500/199000/199500/200000/200500/201000/201500/202000/202500/203000/203500/204000/204500/205000/205500/206000/206500/207000/207500/208000/208500/209000/209500/210000/210500/211000/211500/212000/212500/213000/213500/214000/214500/215000/215500/216000/216500/217000/217500/218000/218500/219000/219500/220000/220500/221000/221500/222000/222500/223000/223500/224000/224500/225000/225500/226000/226500/227000/227500/228000/228500/229000/229500/230000/230500/231000/231500/232000/232500/233000/233500/234000/234500/235000/235500/236000/236500/237000/237500/238000/238500/239000/239500/240000/240500/241000/241500/242000/242500/243000/243500/244000/244500/245000/245500/246000/246500/247000/247500/248000/248500/249000/249500/250000/250500/251000/251500/252000/252500/253000/253500/254000/254500/255000/255500/256000/256500/257000/257500/258000/258500/259000/259500/260000/260500/261000/261500/262000/262500/263000/263500/264000/264500/265000/265500/266000/266500/267000/267500/268000/268500/269000/269500/270000/270500/271000/271500/272000/272500/273000/273500/274000/274500/275000/275500/276000/276500/277000/277500/278000/278500/279000/279500/280000/280500/281000/281500/282000/282500/283000/283500/284000/284500/285000/285500/286000/286500/287000/287500/288000/288500/289000/289500/290000/290500/291000/291500/292000/292500/293000/293500/294000/294500/295000/295500/296000/296500/297000/297500/298000/298500/299000/299500/300000/300

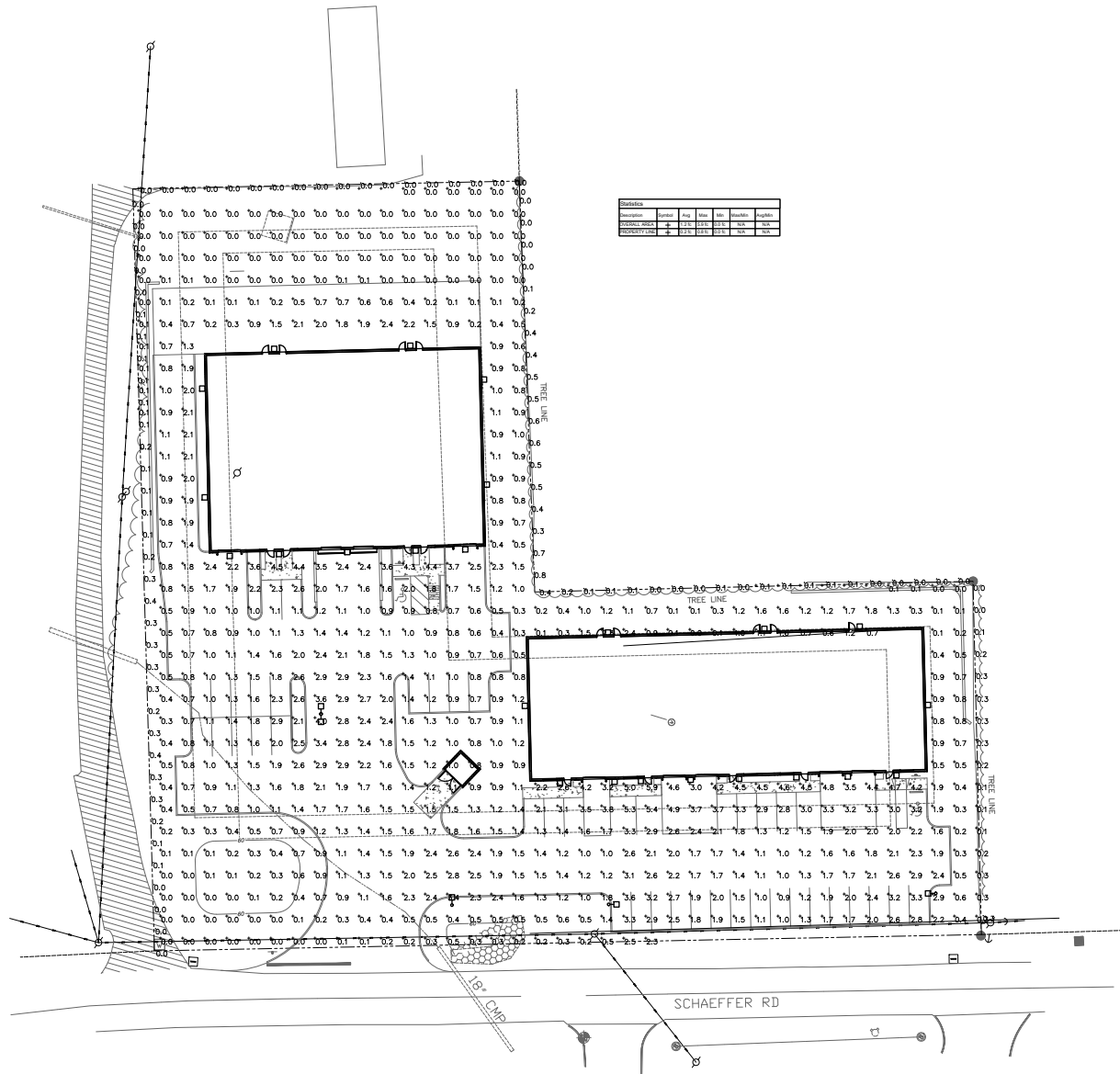
[illegible]

NEW WAREHOUSE SPACE AT:
SCHAEFFER ROAD
1705 SCHAEFFER ROAD
KNOXVILLE, TN 37932



Johnson
Architecture

2240 Sutherland Ave., Suite 105
Knoxville, Tennessee 37919
865.671.9060
ja-inc.com



Location	Footcandle	Area	Time	Min	Max	Height
Building Area	10	100	100	100	100	100
Parking Area	5	100	100	100	100	100

1 SITE PLAN - LIGHTING PHOTOMETRICS
1" = 20'-0"

NEW WAREHOUSE SPACE AT:
SCHAEFFER ROAD
1705 SCHAEFFER ROAD
KNOXVILLE, TN 37932

SITE PLAN - LIGHTING
PHOTOMETRICS

REVISIONS
Revision # Description Date

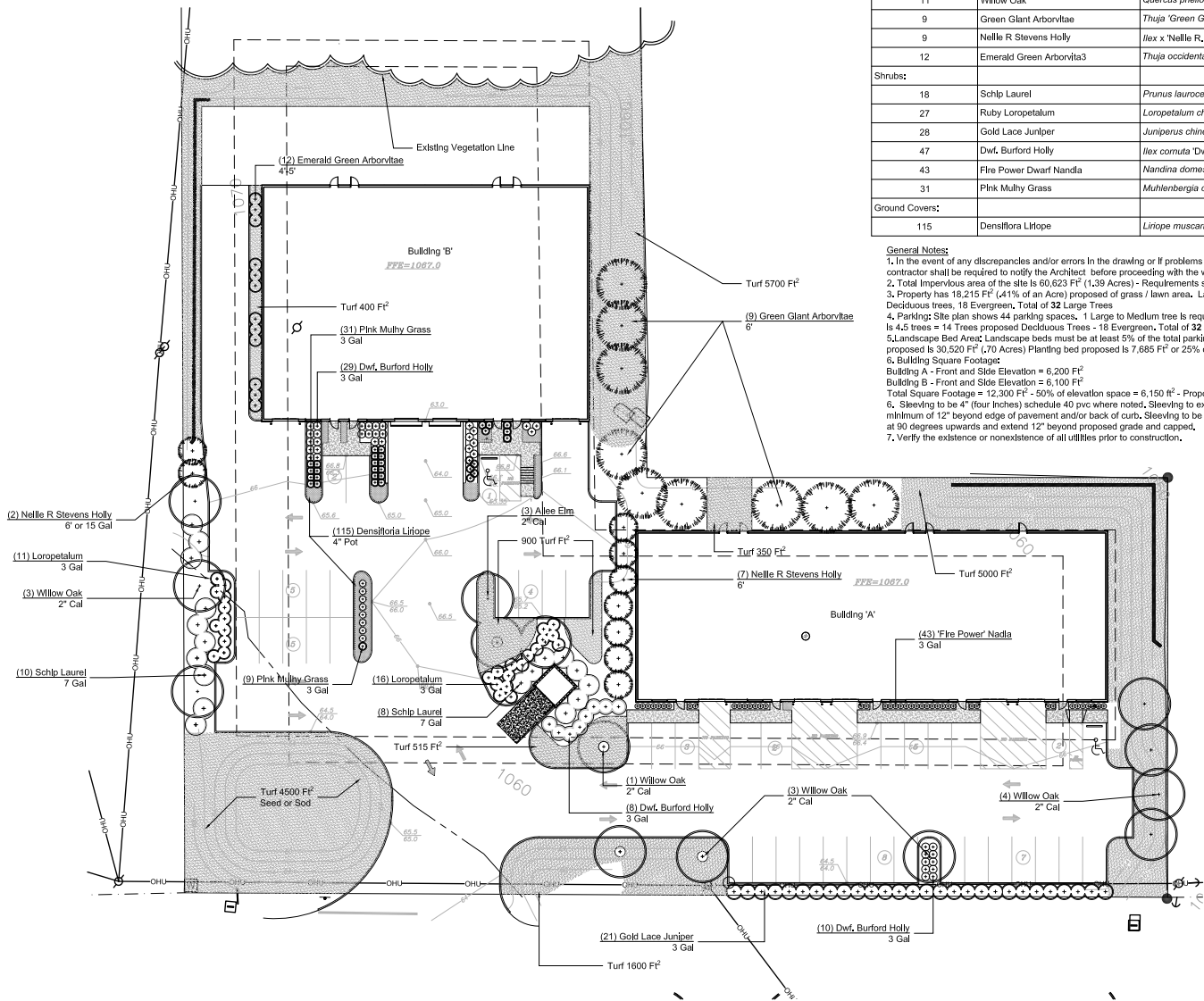
DATE: 12-17-21

PROJECT NO:

TTODA PLANNING
COMMISSION FILE
#3-E-22-UR CASE
#3-A-22-TOB



EP0.1



1620 Schaeffer Road Plant Schedule

Number	Common Name	Scientific Name	Size @ Install	Plant Type	Mature Size
Trees:					
3	Allee Elm	<i>Ulmus parvifolia</i> 'Emer II' PP7,552	2" Cal	Deciduous	Large
11	Willow Oak	<i>Quercus phellos</i>	2" Cal	Deciduous	Large
9	Green Giant Arborvitae	<i>Thuja</i> 'Green Giant'	6" - 8"	Evergreen	Large
9	Nellie R Stevens Holly	<i>Ilex</i> x 'Nellie R. Stevens'	15 Gal	Evergreen	Medium
12	Emerald Green Arborvitae	<i>Thuja occidentalis</i> 'Smaragd'	15 Gal	Evergreen	Medium
Shrubs:					
18	Schlip Laurel	<i>Prunus laurocerasus</i> 'Schipkaensis'	7 Gal	Evergreen	Medium
27	Ruby Loropetalum	<i>Loropetalum chinense</i> 'Ruby'	3 Gal	Evergreen	Small
28	Gold Lace Juniper	<i>Juniperus chinensis</i> 'Gold Lace'	3 Gal	Evergreen	Small
47	Dwarf Burford Holly	<i>Ilex cornuta</i> 'Dwarf Burford'	3 Gal	Evergreen	Small
43	Fire Power Dwarf Nandia	<i>Nandina domestica</i> 'Firepower'	3 Gal	Evergreen	Small
31	Pink Mulhy Grass	<i>Muhlenbergia capillaris</i>	3 Gal	Deciduous	Small
Ground Covers:					
115	Densiflora Liriope	<i>Liriope muscari</i> 'Densiflora'	1 Gal	Evergreen	Small

General Notes:

- In the event of any discrepancies and/or errors in the drawing or if problems are encountered during construction, the contractor shall be required to notify the Architect before proceeding with the work.
- Total Impervious area of the site is 60,823 Ft² (1.39 Acres) - Requirements state 12 total large trees are needed for the site.
- Property has 16,215 Ft² (41% of an Acre) proposed of grass / lawn area. Large trees required is 18 - Plan shows 14 Deciduous trees, 18 Evergreen, Total of 32 Large Trees.
- Parking: Site plan shows 44 parking spaces. 1 Large to Medium tree is required for every 10 spaces. Requirement is 4.5 trees = 14 Trees proposed Deciduous Trees - 18 Evergreen, Total of 32 Large Trees.
- Landscape Bed Area: Landscape beds must be at least 5% of the total parking square footage. Parking square footage proposed is 30,520 Ft² (70 Acres) Planting bed proposed is 7,685 Ft² or 25% of proposed parking area.
- Building Square Footage: Building A - Front and Side Elevation = 6,200 Ft²; Building B - Front and Side Elevation = 6,100 Ft².
- Total Square Footage = 12,300 Ft² - 50% of elevation space = 6,150 Ft² - Proposed 7,685 Ft².
- Sleeving to be 4" (four inches) schedule 40 pvc where noted. Sleeving to extend a minimum of 12" beyond edge of pavement and/or back of curb. Sleeving to be allowed at 90 degrees upwards and extend 12" beyond proposed grade and capped.
- Verify the existence or nonexistence of all utilities prior to construction.

Chris Herbstritt
Landscape Designer
865.696.0672
chrsherbstritt@gmail.com

1620 Schaeffer Road Landscape / Planting Plan

1620 Schaeffer Road
Knoxville, Tennessee 37923

Rev 1: 01/22/2022	Rev 2: 00/00/0000
Revision	Revision
Description	Description

Schaeffer Road

Knoxville, Tennessee

L101

Drawn By	Checked By	Date
CRH	CRH	March 1, 2022

Scale
1" = 20'



SCALE: 1"= 20'



URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS

January 1, 2022

Knoxville-Knox County Planning
City-County Building, Suite 203
400 Min Street
Knoxville, TN 37902

Re: Proposed Office Warehouse Development – 1620 Schaeffer Road

Dear Sir or Madam:

The purpose of this letter is to provide a description of the proposed development.

General Description:

We are proposing 2-freestanding buildings that will total 22,950 square feet of floor area. 3,443 square feet will be office / business space while the remaining 19,507 square feet will be warehouse space for the respective businesses. At present, specific uses for each building / tenant space are not known.

Given the floor area, we estimate approximately 35 total employees between the two buildings. However, that number will depend on the specific use of each space. Given the relatively small number of parking stalls, we don't anticipate that the proposed development will create traffic congestion, or otherwise compromise the surrounding properties. We acknowledge that the specific uses will have to comply with the 'Performance standards for commercial and industrial uses', as outlined in the Knox County Zoning Ordinance. Likewise, we acknowledge that the proposal will have to comply with the rules and regulations of Knox County Engineering and Public Works.

Please do not hesitate to contact me if you have questions about this letter or require additional information.

Sincerely,

Chris Sharp, P.E.
(865) 966-1924
chris@urban-eng.com



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

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
JOHN McBAIDE	P.O. BOX 50215	KNOXVILLE	TN	37950	✓

If more space is needed, attach additional sheets.

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)
	A separate address is required for each building. Additional addresses can be assigned if necessary, depending on the tenant spaces.
	Unresolved addressing issues may delay permitting.
	Applicable addressing fee will apply to 5 or more address assignments.
	Final site plan and/or floor plans may be required for addressing purposes.
	Contact the Post Office to establish mail service at 865.925.0155.
Note	Existing addresses you may see on KGIS will have to be modified for building permits. Current use has been revised to unused land and the site name removed. Old information from 2015

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

Addressing Staff Contacts:	Donna Hill	donna.hill@knoxplanning.org	865.215.3872
	Andrea Kupfer	andrea.kupfer@knoxplanning.org	865.215.3797
	Both staff	addressing@knoxplanning.org	865.215.2507



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

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

1/24/22

3/10/22

File Number(s)

Date Filed

Meeting Date (if applicable)

3-E-22-UR

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

Chris Sharp

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

John McBride

P.O. Box 50215, Knoxville, TN 37950

(865) 330-0013

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1620 Schaeffer Road, Knoxville, TN 37932

104 120

Property Address

Parcel ID

WKUD

WKUD

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Schaeffer Rd, north of Lovell Rd, east of Pellissippi Pkwy

2.2 ac

General Location

Tract Size

☐ City ☒ County

6th

BP/TO

Vacant land

District

Zoning District

Existing Land Use

Northwest County

MDR/O

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) Office-warehouse development

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		Total \$1,500.00
401	\$1,500.00	
Fee 2		
Fee 3		

AUTHORIZATION

Chris Sharp

Digitally signed by Chris Sharp
Date: 2022.01.21 18:18:21 -05'00'

Urban Engineering, Inc.

1/21/22

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

Email

Property Owner Signature

Please Print

Date

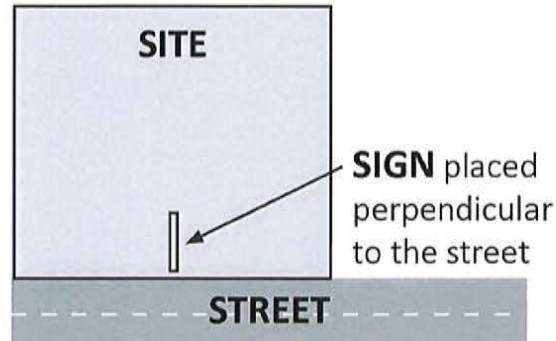
Accepted by MMP

JOHN V. McBRIDE

1-24-2022

swm 1/24/22

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:

Feb 23, 2022 and March 11, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Urban Engineering
Date: 1/24/2022
File Number: 3E-22-WR

☒

Sign posted by Staff

☐

Sign posted by Applicant