



# DEVELOPMENT PLAN REPORT

► **FILE #:** 2-C-23-DP

**AGENDA ITEM #:** 27

**AGENDA DATE:** 2/9/2023

► **APPLICANT:** GISELE BAAKLINI

OWNER(S): Clear Defense Pest Control Clear Defense Pest Control

TAX ID NUMBER: 103 12014

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10710 VIRGINIA PINE WAY

► **LOCATION:** East side of Valley Vista Rd, south of Hardin Valley Rd

► **APPX. SIZE OF TRACT:** 4.41 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Valley Vista Road, a local road with a 43.8-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

► **EXISTING LAND USE:** Agriculture/forestry/vacant

► **PROPOSED USE:** New office-warehouse building in an existing office development

HISTORY OF ZONING: The property was rezoned from BP (Business and Technology Park) to PC (Planned Commercial), retaining the TO (Technology Overlay) in 2006 (Case # 7-K-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Office - PC(k) (Planned Commercial with conditions) / TO (Technology Overlay)

South: Agricultural/forestry/vacant - PC(k) (Planned Commercial with conditions) / TO (Technology Overlay)

East: Pellissippi Parkway right-of-way

West: Public/quasi-public land - PC(k) (Planned Commercial with conditions) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located south of Hardin Valley Road in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

## STAFF RECOMMENDATION:

► **Withdraw this request since the applicant received use on review approval in 2020.**

**COMMENTS:**

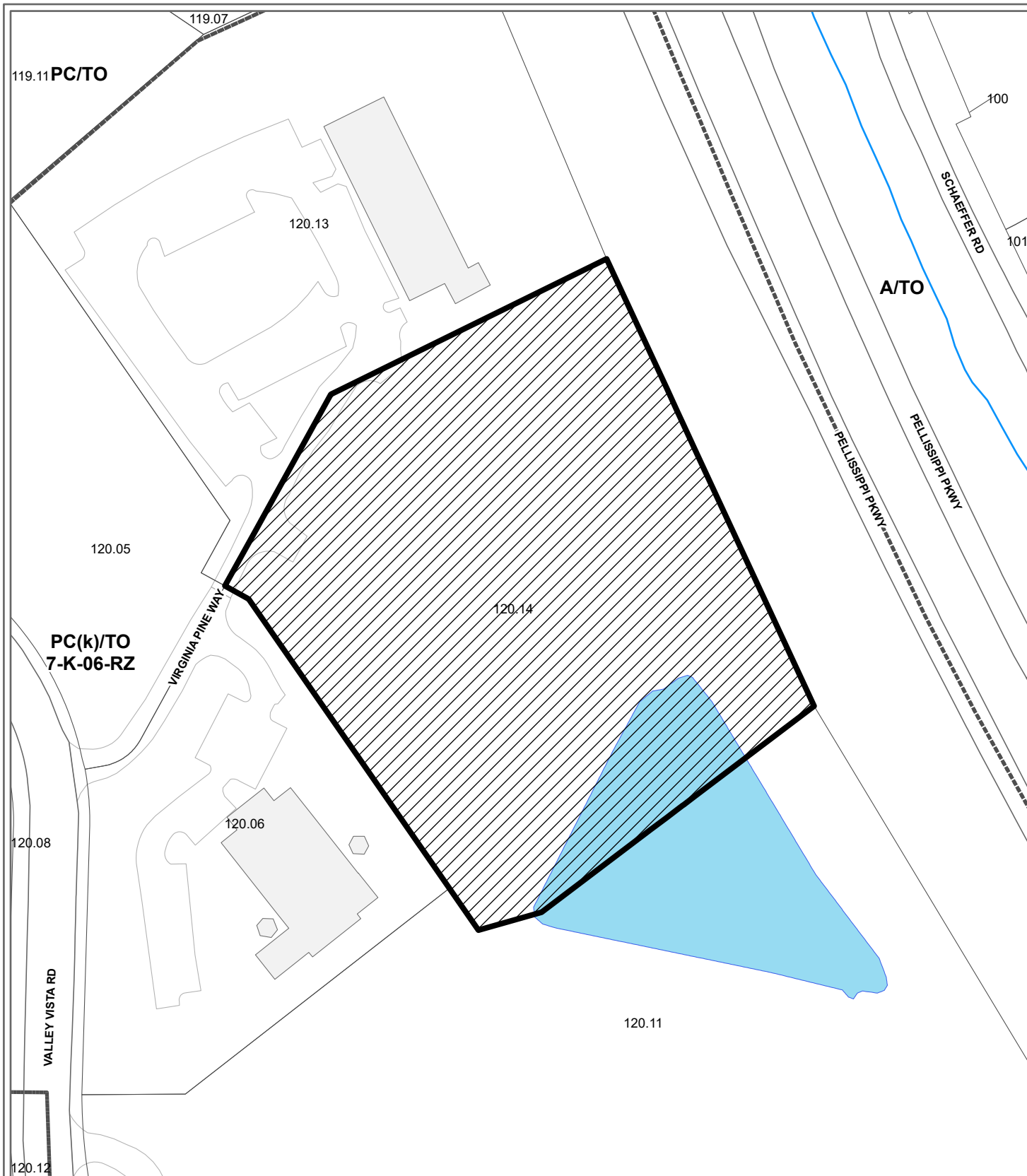
1. The applicant received use on review approval in 2020 along with a certificate of appropriateness from the TTCDA. The COA has expired, but the use on review does not have an expiration date and is therefore still valid.
2. At the time of the approval, all applications within the PC (Planned Commercial) zone were processed as use on review (UR) cases. Since the PC zone allows all uses as permitted but requires development plan approval by the Planning Commission, these applications are now processed as a development plan (DP) case. The UR approval from 2020 covers the use the applicant has proposed and no further approvals are needed.

ESTIMATED TRAFFIC IMPACT: 29 (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.

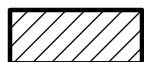
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



**2-C-23-DP  
DEVELOPMENT PLAN**

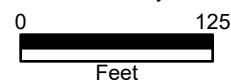
Petitioner: Gisele Baaklini



New office-warehouse building in an existing office development  
in PC(k) (Planned Commercial), TO (Technology Overlay)  
Districts

Original Print Date: 1/18/2023 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 103  
Jurisdiction: County



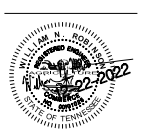


LEGEND:		
EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
---	---	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	OVERHEAD ELECTRICAL
---	---	WATER METER
---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

PROJECT DATA  
USE: PEST CONTROL  
ZONING: PCTO  
OFFICE: 3,700 SF  
WAREHOUSE: 6,346 SF  
FUTURE: 9,941 USE TO BE DETERMINED  
PARCEL: 101 1204  
PARKING SUMMARY:  
PARKING REQUIRED:  
KNOX COUNTY - OFFICE: 4 PER 1000 SF WAREHOUSE: 3 PER 1000 SF  
TTODA - OFFICE WAREHOUSE MIN 2 PER 1000 SF MAX 3.5 PER 1000 SF  
PARKING CALCULATION:  
KNOX COUNTY: 3,700 X 4 / 1000 = 14.8 6,346 X 3 / 1000 = 19.0  
TOTAL: 14.8 + 19.0 = 33.8 = 34 SPACES  
TTODA: MIN: 19,967 X 2 / 1000 = 39.932 MAX: 19,967 X 3.5 / 1000 = 70 SPACES  
PROVIDED: 70 SPACES  
SETBACKS:  
FRONT: TTODA = 70' (PARKING IS IN FRONT OF BLDG)  
SIDE: TTODA = 20'  
REAR: TTODA = 20'  
BUILDING AREA: 19,967 SF, 1 STORY  
PARCEL AREA: 4.4 AC  
IMPERVIOUS AREA: 1.72 AC  
FLOOR AREA RATIO: 15.9%  
IMPERVIOUS AREA RATIO: 39.2%  
GROSS AREA COVERAGE: 10.5%



A NEW BUILDING FOR  
**CLEAR DEFENSE**  
PEST CONTROL  
0 VIRGINIA PINE WAY, KNOXVILLE  
TN 37922, PARCEL ID: 13012014  
DISTRICT W6, AREA 4.39 ACRES

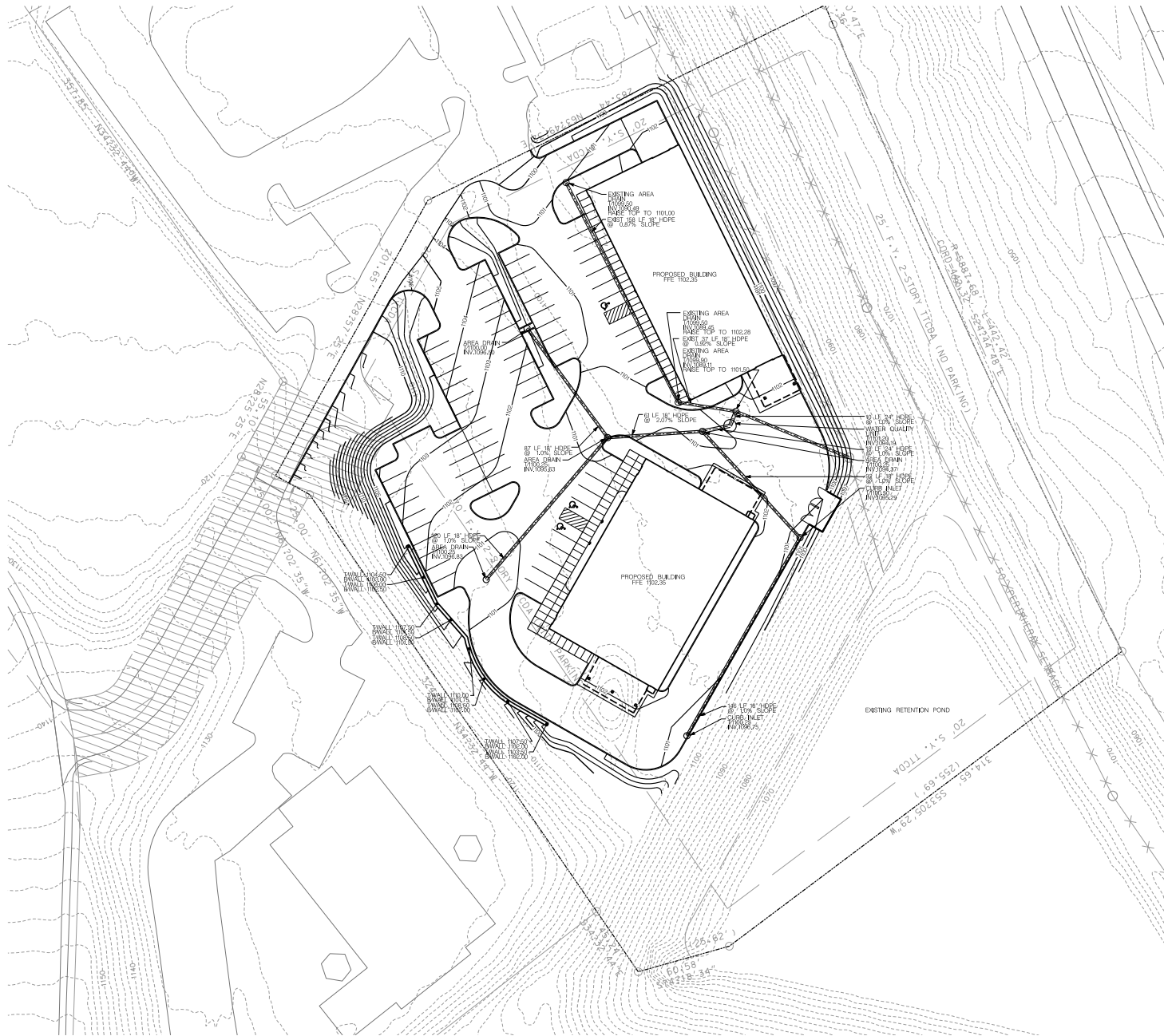


CONCEPT LAYOUT PLAN

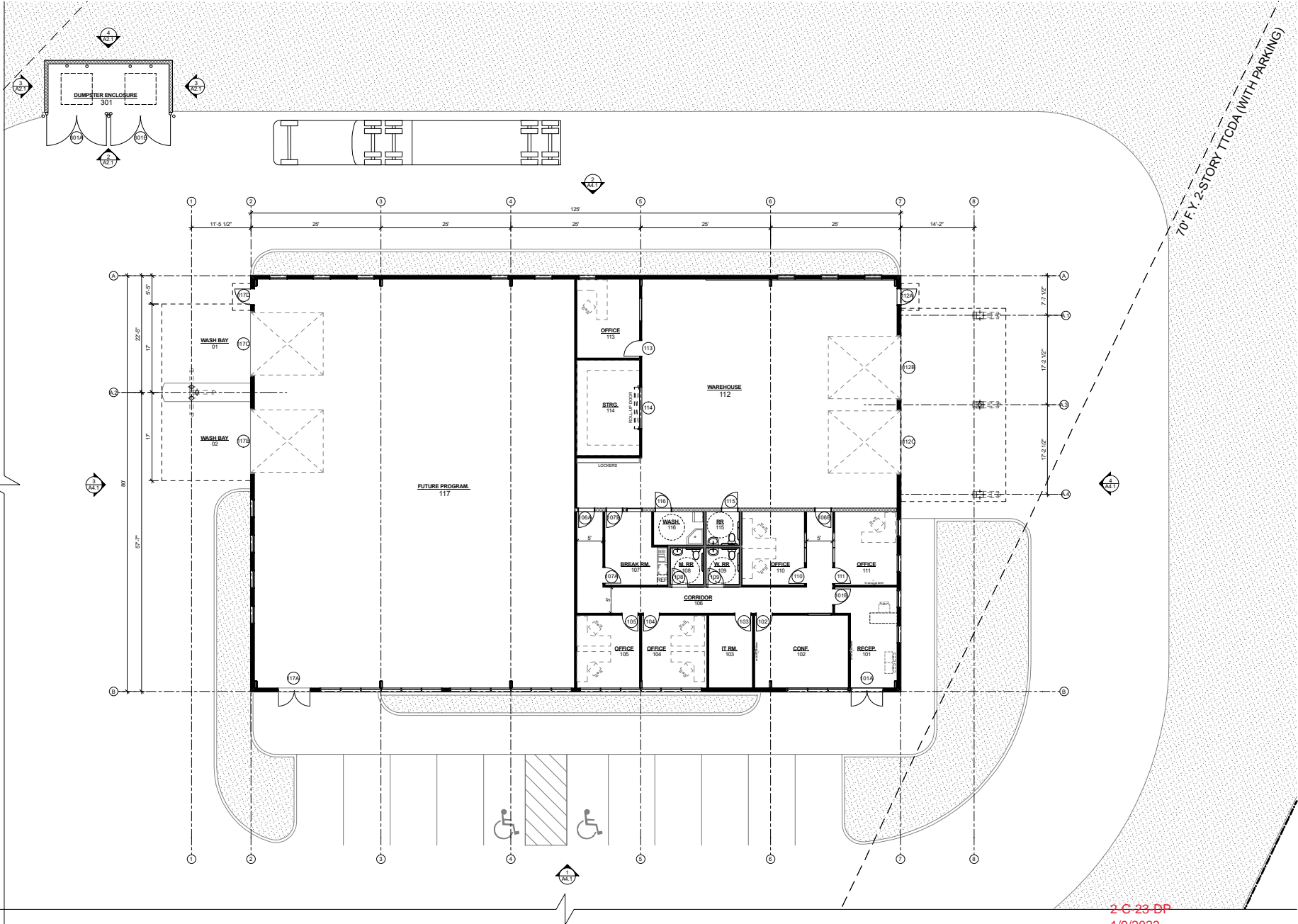
DATE: 22 DEC 2022  
PROJECT NO.: 20025  
PROJ. MGR.: G.B.

PL01





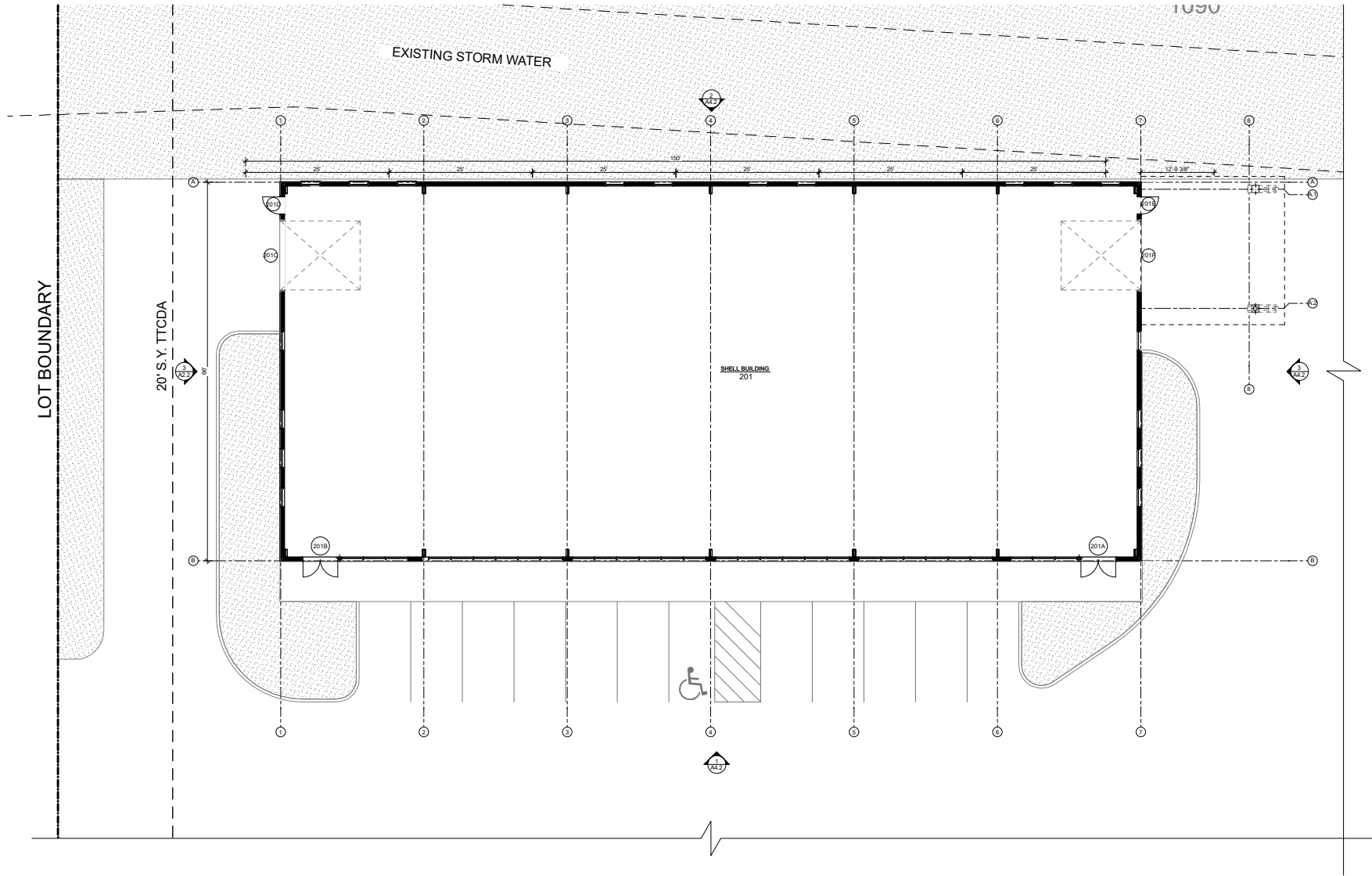
2-C-23-DP  
1/9/2023

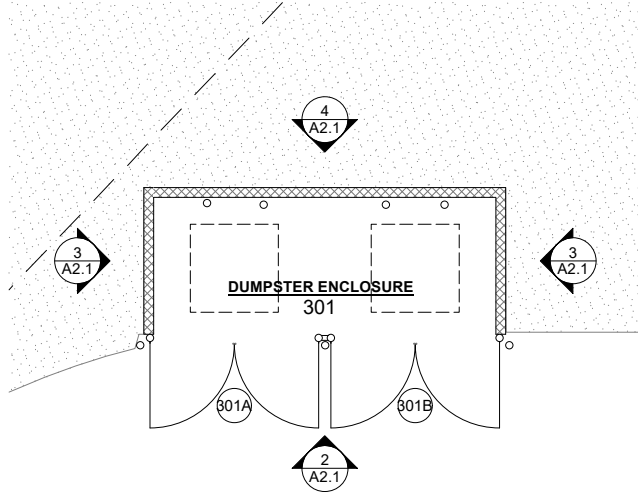


2-G-23-DP  
1/9/2023

**1**  
**A1.1** BLDG.1 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"







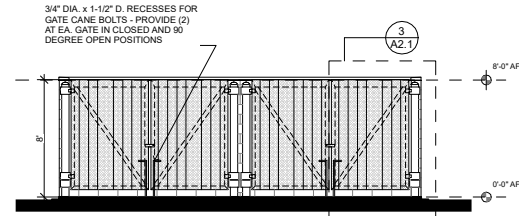
1  
A2.1 DUMPSTER ENCLOSURE - PLAN  
SCALE: 1/4" = 1'-0"



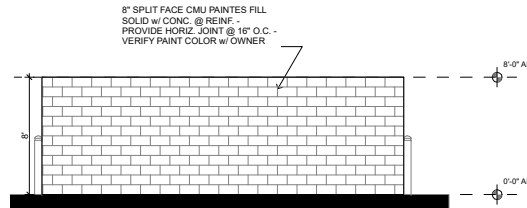
## DUMPSTER ENCLOSURE - 247 SQFT

CMU COLOR: SHERWIN WILLIAMS AGREEABLE GRAY 7029

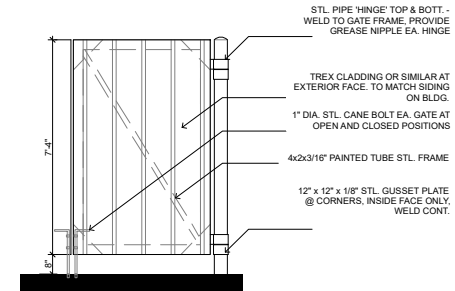
GATE: TREX CLADDING OR SIMILAR TO MATCH SIDING ON BLDGS.



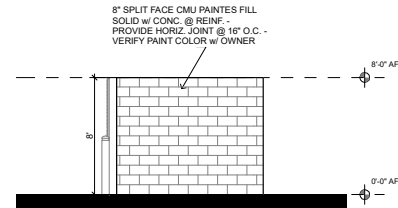
2  
A2.1 DUMPSTER ENCLOSURE - FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



4  
A2.1 BLDG.2 - SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



3  
A2.1 GATE DETAIL  
SCALE: 1/2" = 1'-0"



5  
A2.1 DUMPSTER ENCLOSURE - SIDE ELEVATIONS  
SCALE: 1/4" = 1'-0"





**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

404 Bearden Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
www.georgeewart.com

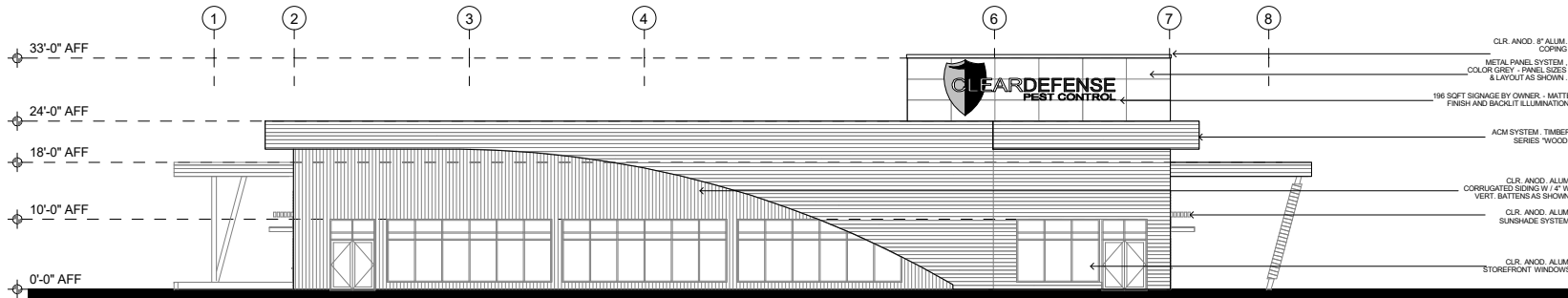
NEW BUILDINGS FOR  
**CLEAR DEFENSE  
PEST CONTROL**  
0 VIRGINIA PINE WAY, KNOXVILLE,  
TN 37922. PARCEL ID: 130-12014  
DISTRICT W6, AREA 4.39 ACRES

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

BLDG.1 - ELEVATIONS +  
SIGNAGE

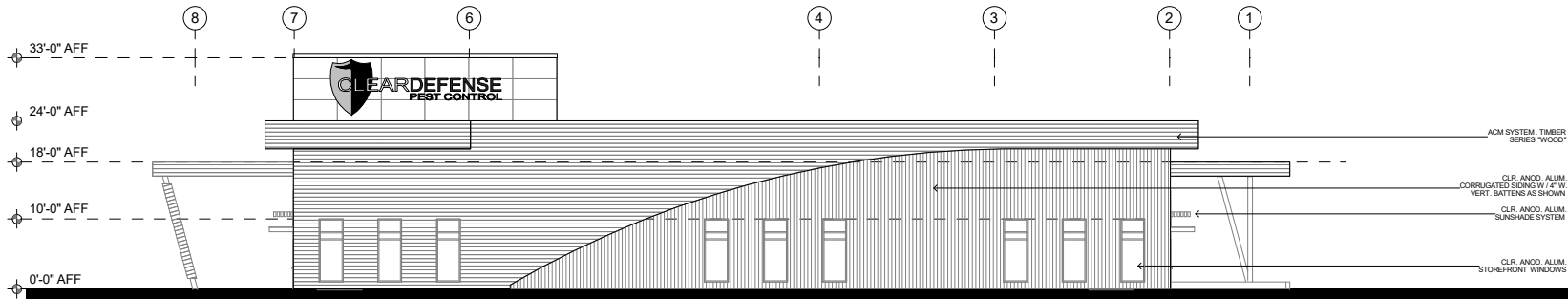
DATE: 22 DEC 2022  
PROJECT NO.: 20025  
PROJECT MGR.: G.B.

**A4.1**



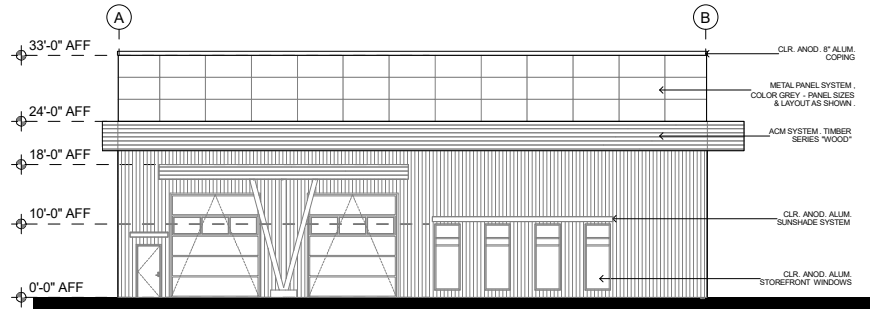
1 BLDG.1 - WEST ELEVATION

A4.1 SCALE: 1/8" = 1'-0"



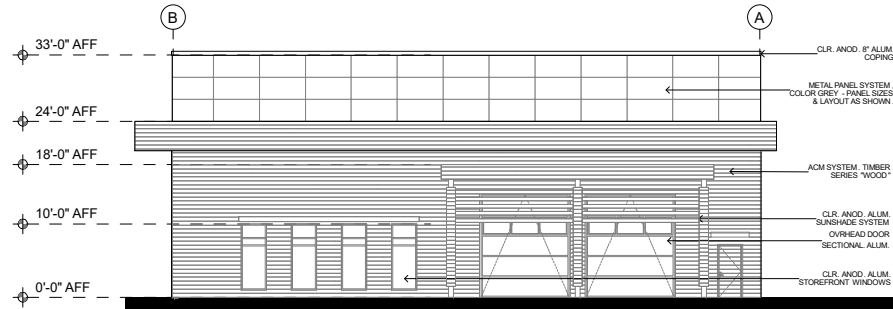
2 BLDG.1 - EAST ELEVATION

A4.1 SCALE: 1/8" = 1'-0"



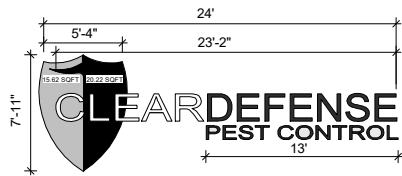
3 BLDG.1 - NORTH ELEVATION

A4.1 SCALE: 1/8" = 1'-0"



4 BLDG.1 - SOUTH ELEVATION

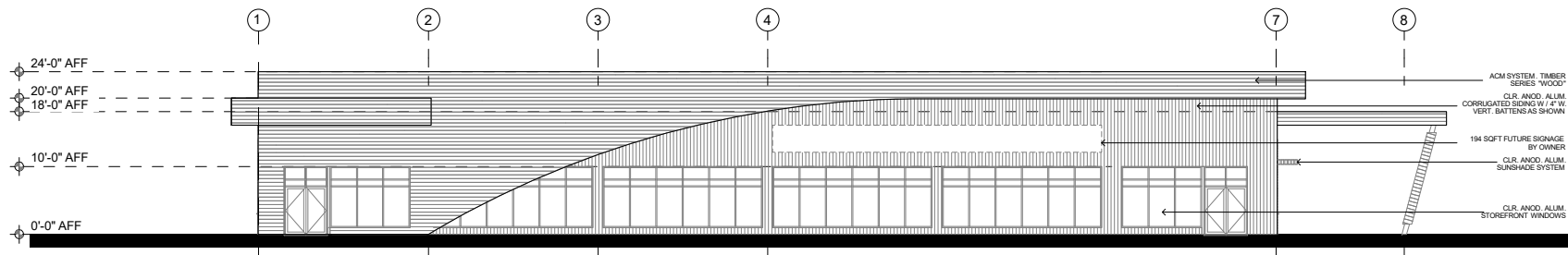
A4.1 SCALE: 1/8" = 1'-0"



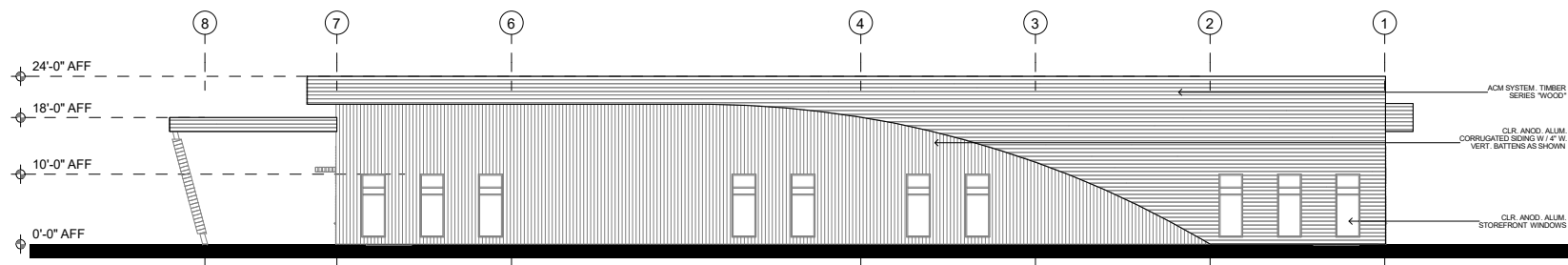
5 BLDG.1 - SIGNAGE DETAIL

A4.1 SCALE: 1/4" = 1'-0"

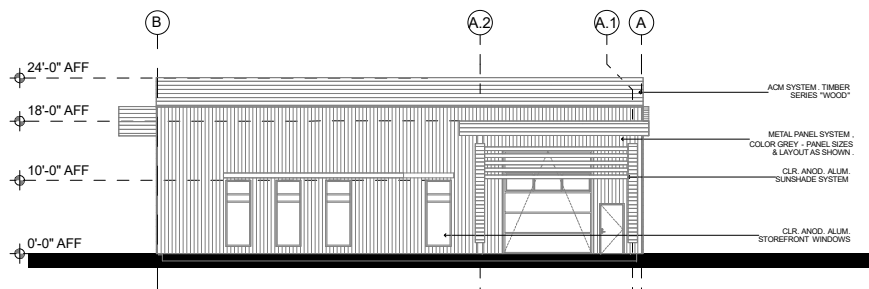
2-C-23-DP  
1/9/2023



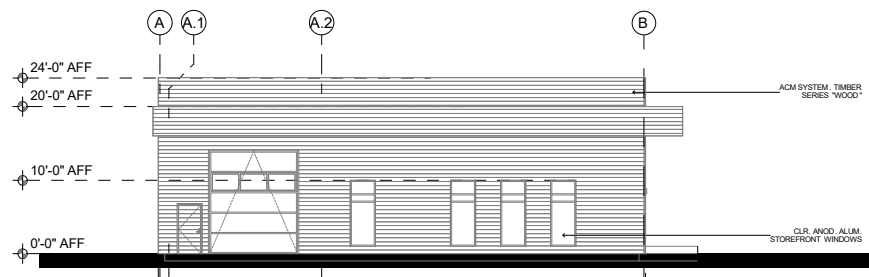
1 BLDG.2 - SOUTH-WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 BLDG.2 - NORTH-EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 BLDG.2 - SOUTH-EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 BLDG.2 - NORTH-WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**BLDG.2 - WEST VIEW**

**BLDG.1 - SOUTH WEST VIEW**

**BLDG.1 - 10,000 SQFT**

**BLDG.2 - 10,000 SQFT**

- 1. METAL PANEL SYSTEM: ASH GRAY
- 2. METAL SIDING: ASH GRAY
- 3. ACM SYSTEM. TIMBER SERIES "WALNUT"
- 4. SUNSHADE SYSTEM: CLEAR ANODIZED ALUMINUM



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NEW BUILDINGS FOR

**CLEAR DEFENSE  
PEST CONTROL**

0 VIRGINIA PINE WAY, KNOXVILLE,  
TN 37922. PARCEL ID: 130-12014  
DISTRICT W6. AREA 4.39 ACRES

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

**BLDG.1 + BLDG.2 - ELEVATIONS**

DATE: 22 DEC 2022  
PROJECT NO.: 20025  
PROJECT MGR.: G.B.

2-C-23-DP  
1/9/2023

## Plant Schedule

Plant	Quantity	Notes
7 Red Maple	1	
8 China Girl Holly and 1 China Boy Holly	1	
5 Willow Oak	1	
12 Cassia Pennisetum	12	
24 Japanese Plum Yew	24	
21 Pink Drift Rose (7 groups of 3 each)	21	
210 Creeping Lilyturf	210	
12 Gray Owl Juniper	12	
15 Cassia Pennisetum	15	
4 Rose Creek Abelia	4	
1 Dwarf Japanese Cedar	1	
8 Nellie R. Stevens Holly	8	
10 London Plane Tree	10	
5 Willow Oak	5	
8 Emerald Arborvitae	8	
24 Little Lime Hydrangea	24	
8 China Girl Holly and 1 China Boy Holly	1	
5 Willow Oak	1	
7 Red Maple	1	
8 China Girl Holly and 1 China Boy Holly	1	
5 Willow Oak	1	
12 Cassia Pennisetum	12	
24 Japanese Plum Yew	24	
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24 Little Lime Hydrangea	24	
8 China Girl Holly and 1 China Boy Holly	1	
5 Willow Oak	1	
7 Red Maple	1	

### REVISION 03.23.20

- added note: LANDSCAPING FOR BUILDING 2 TO BE SUBMITTED ON SEPARATE TTODA APPLICATION
- added note: EXISTING SIGNAGE AND LANDSCAPE TO REMAIN TO FULLFILL 3.2.1
- revised parking lot square footage and required trees per modified layout
- revised landscape around dumpster pad

### Planting Requirement Notes

This plan meets and exceeds the requirements as described under the TTODA, section 3, 'Landscaping' requirements.

3.1.4 requires 25% newly planted trees to be evergreen. This plan provides (35) trees of which (8) are evergreen, achieving 30% evergreen trees.

3.1.5 requires 10 large maturing trees per 1 acre of yard. There is approximately 2.7 acres of yard.  $10 \times 2.7 = 27$  required large trees. This plan provides 27 large trees.

3.1.6, no invasive exotic species have been proposed

3.3.6 requires landscaping to screen mechanical units. *Note: mechanical units not shown on plan.*

3.4.1, no parking areas are adjacent to public right of ways

3.4.3 requires (1) tree per (10) parking spaces. There are 53 proposed parking spaces.  $53/10 = 5.3$  trees required. This plan provides 35 trees.

3.4.4 requires no less than 5% of the surface area devoted to parking to be landscaped. The proposed parking area is approximately 44,188 square feet. 5% of 44,188 = 2,209 square feet. This plan provides approximately 2,905 square feet of shrubbery and bedding plants adjacent to the parking area and building.

3.4.5, all proposed tree species are included in the recommended tree list (Appendix B)

3.3.7 requires that no parking space be located more than 60 feet from the trunk of a larger canopy tree. See note on plan. All proposed parking spaces are within 60' of a large tree.

#### Required Trees:

- 27 large trees (yard requirement)
- 5 trees (parking lot requirement)
- 32 trees required
- 35 TREES PROPOSED

This plan proposes 27 large trees (9 London Plane Tree, 11 Willow Oak, 7 Red Maple), and 8 evergreen trees (8 NRS Holly).

2-C-23-DP  
1/9/2023



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0 VIRGINIA PINE WAY, NOXVILLE,  
TN 3792 PARCEL ID:130-12014  
DISTRICT W6, AREA 4.39 ACRES



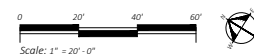
Landscaping and  
Tree Requirements

DATE: 6 FEB. 2020  
PROJECT NO.: 20025  
PROJECT MGR.: GAEA

**L1.1**

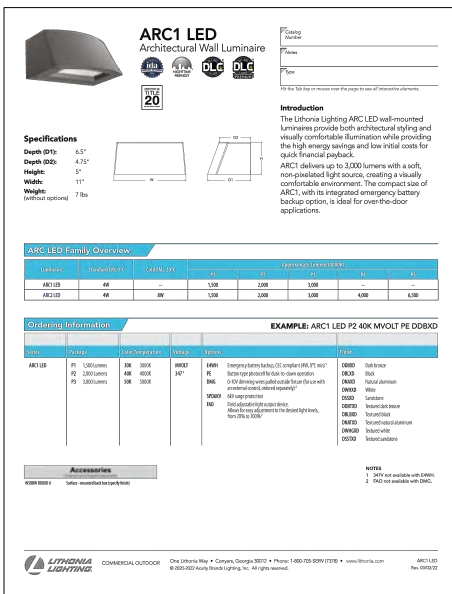
## LANDSCAPE PLAN

SCALE: 1" = 20'



Scale: 1" = 20' - 0"

SITE LIGHTING FIXTURE SCHEDULE											
DESIGNATION	ILLUMINATION			POLE DESCRIPTION: MATERIAL, SHAPE,	DESCRIPTION: SIZING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM	REMARKS				
	WATTS	DELIVERED LUMENS	COLOR TEMPERATURE								
								ALUMINUM	STEEL	SQUARE	
											HEIGHT ABOVE FINISHED GRADE
A 134	134	16710	4000	•	•	30 FT	POLE ARM MOUNTED, FORWARD THROWN DISTRIBUTION, FULL CUT-OFF	LITHONIA	RSA 27 8G 4 DM19 DDB	CSX1 LED 800 700 40K 1FTM	DARK BRONZE FINISH
B 4	1500	4000				16 FT	BUILDING MOUNTED WALL PACK, FULL CUT-OFF	LITHONIA		ARC1 LED P1 40K 1W0LT	DARK BRONZE FINISH





# 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

Gisele Baaklini

Applicant Name

Affiliation

1/9/2023

Date Filed

2/9/2023

Meeting Date (if applicable)

2-C-23-DP

File Number(s)

## CORRESPONDENCE

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

Gisele Baaklini / George Armour Ewart Architect

Name / Company

404 Bearden Park Cir. Knoxville TN 37919

Address

865-602-7771 / sanderson@georgeewart.com

Phone / Email

## CURRENT PROPERTY INFO

Clear Defene Pest Control Clear Defene

Owner Name (if different)

375 Trane Dr Knoxville TN 37919

Owner Address

865-919-6400

Owner Phone / Email

10710 VIRGINIA PINE WAY

Property Address

103 120.14

Parcel ID

4.41 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

☐ City

Commission District 6

PC(k) (Planned Commercial), TO (Technology Overlay)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

MU-SD (Mixed Use Special District), HP (Hillside Protectio

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) <b>New office-warehouse building in an existing office development</b>			

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
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	Total
<b>\$1,600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

<b>Gisele Baaklini</b>	<b>1/9/2023</b>
Applicant Signature	Date
Please Print	
Phone / Email	
<b>Clear Defene Pest Control Clear Defene Pest Control</b>	<b>1/9/2023</b>
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.

## Development Request Application

### Development Plan

# Gisele Baaklini

FILE NUMBER

Published Applicant Name

2/9/2023

Meeting Date

## 2-C-23-DP

### PROPERTY INFORMATION

COUNTY COMMISSION DISTRICT 6

10710 Virginia Pine Way

103 12014;

Parcel ID

4.41 acres

Tract Size

Northwest County

Planning Sector

Agriculture/Forestry/Vacant Land

Existing Land Use

MU-SD (Mixed Use Special District), HP (Hillside Protection)

Sector Plan Land Use

PC(k) (Planned Commercial), TO (Technology Overlay)

Zoning District

Planned Growth Area

Growth Policy Plan

West Knox Utility District

Water Provider

West Knox Utility District

Sewer Provider

Beaver Creek

Watershed

Property Owner

Clear Defense Pest Control

375 Trane Dr

### DEVELOPMENT REQUEST

nonresidential

Property Type

PRIMARY CONTACT

Gisele Baaklini

Applicant

Submitted by

404 Bearden Park Cir  
Knoxville , TN 37919

865-602-7771

gbaaklini@georgeewart.com

Clear Defense Pest Control

Owner

375 Trane Dr  
Knoxville , TN 37919

865-919-6400

PAID IN FULL

FEE CODE	DESCRIPTION	SUBTOTAL	
0405	Nonresidential use	\$1,600	\$1,600

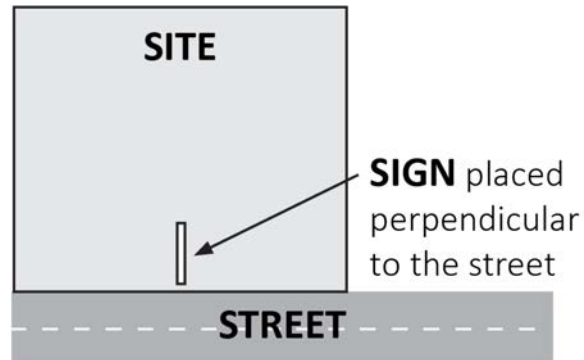
Originally submitted by Missy Jones on January 9, 2023 at 1:56 PM

**Authorized** by Gisele Baaklini [January 9, 2023 at 1:56 PM](#)

**Completed** by Missy Jones [January 9, 2023 at 3:02 PM](#)

[Paid January 9, 2023](#)

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:***

\_\_\_\_\_ 1/27/2023 \_\_\_\_\_ and \_\_\_\_\_ 2/10/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Gisele Baaklini

**Date:** 1/9/23

**File Number:** 2-C-23-DP



Sign posted by Staff



Sign posted by Applicant