

DEVELOPMENT PLAN REPORT

► **FILE #:** 8-C-24-DP

AGENDA ITEM #: 45

AGENDA DATE: 8/8/2024

► **APPLICANT:** PARKER STROBLE

OWNER(S): Southeastern Freight Lines

TAX ID NUMBER: 141 075

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12759 PALESTINE LN

► **LOCATION:** East side of Palestine Ln, south side of I-75 Interstate

► **APPX. SIZE OF TRACT:** 27.67 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Palestine Lane, a local street with a 21-ft pavement width within a 50-ft right-of-way. South of the subject property's access point, the paved street becomes a narrower gravel surface that is only 10' wide.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Hickory Creek

► **ZONING:** PC(k) (Planned Commercial)

► **EXISTING LAND USE:** Industrial (Manufacturing)

► **PROPOSED USE:** Parking lot addition for trailer and employee parking

HISTORY OF ZONING: A smaller portion of the property was rezoned from A to CB in 1995 (5-E-95-RZ), while a larger portion was rezoned from A to PC(k) in 2001 with a condition requiring an open space buffer along the adjoining parcel 141 079.

SURROUNDING LAND USE AND ZONING: North: I-40 Interstate right-of-way - ROW (Right-of-way)
South: Agriculture/forestry/vacant land - PC(k) (Planned Commercial), PR (Planned Residential) at up to 3 du/ac

East: I-40 Interstate right-of-way - ROW (Right-of-way)

West: Commercial, agriculture/forestry/vacant land - PC (Planned Commercial), A (Agricultural), CA (General Commercial)

NEIGHBORHOOD CONTEXT: This area near the I-40 interchange with N Watt Road has a mix of commercial, industrial, and residential uses and undeveloped lands.

STAFF RECOMMENDATION:

► **Approve the development plan for parking lots addition to a previously approved development plan in the PC(k) zone, subject to 5 conditions.**

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

2. Meeting all applicable requirements of the Knox County Engineering & Public Works department.
3. Installing all required landscaping within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. All proposed lighting being shielded so that it is directed down to the ground.
5. The development shall not exceed the disturbance shown on the site plan.

COMMENTS:

This request is for additional parking lots for trailer and employee parking for Southeastern Freight Lines's distribution center at the southeast quadrant of the I-40/75 interchange at N Watt Road. Southeastern Freight Lines is a privately-owned transportation services provider that specializes in next-day service in the southeast and southwest regions. The existing distribution center use on this PC(k) zoned property was approved by the Planning Commission as a Use on Review in 2006 (10-R-06-UR). The plan was approved for a two-phased development of 108 door docks and 142 trailer parking spaces. Phase 1 included 68 door docks and 100 trailer parking and Phase 2 proposed 40 door docks and 42 trailer parking (Exhibit B).

In a slightly different layout than what was approved, the property currently has 87 door docks and 139 trailer parking spaces. The business wants an extension of the trailer parking lot to the east to accommodate 67 more trailers and an extension of the employee parking lot to the west for 21 additional spaces. The boundary of the proposed trailer parking lot extension extends beyond the parking area of Phase 2 of the previously approved plan by approximately 68' to the east. The location of the proposed employee parking lot varies from the Phase 2 plan as well. Since the layout and the number of trailer parking spaces vary from the previously approved plan, this now requires a new development plan approval by the Planning Commission. The Knox County Engineering & Public Works Department and Planning's Senior Transportation Engineer has determined this does not require any traffic impact analysis.

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(k) (Planned Commercial) zone:

- A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.
- B. The County Commission placed a condition on the PC zoning that included the adjacent southern parcel 141 079 (6-N-01-RZ). The condition to provide a buffer from the Saddle Ridge subdivision and Fox Run subdivision is specific to the adjacent parcel and is not related to the subject property.
- C. The administrative procedures for the PC zone require the Planning Commission to approve revised development plans for any changes, alterations, amendments, or extensions to the development plan. Approval of such changes may be granted if, in the opinion of the planning commission, the requested changes would be in keeping with the intent and provisions of this resolution. (Section 5.33.13 Administration (d).)

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Encourage development practices that conserve and connect natural features and habitat. (Policy 7). – The recommended condition of approval to limit the disturbance as shown on the site plan aims to preserve the remaining forested lands of this property.

3) FUTURE LAND USE MAP

- A. The flatter, front portion of the property has the CC (Corridor Commercial) place type while the rear portion has the RC (Rural Conservation) place type with the HP (Hillside Protection) designation. The majority of the trailer parking expansions are proposed within areas with the HP designation.
- B. According to the slope analysis, approximately 13.9 acres of the 27.7-acre property has the HP overlay. The analysis recommends a maximum disturbance budget of 6.8 acres (48.7% of the HP area). Although 2008 aerial image indicates the development may have exceeded the budget, some of the vegetation grew back. The current proposal disturbs approximately 4.3 acres of the HP area that includes some of the reforested lands and some previously undisturbed areas.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

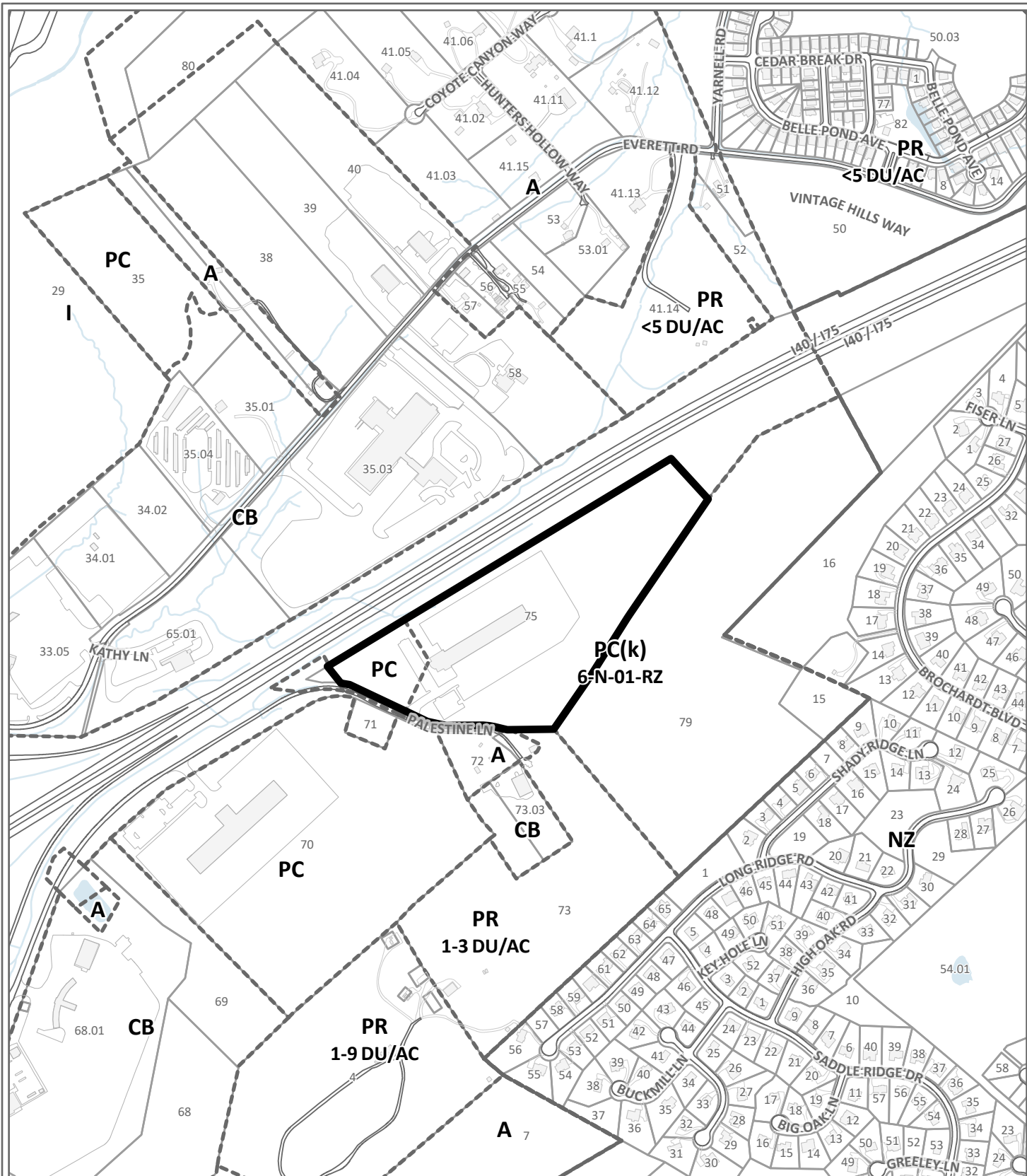
- A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary

designation are to encourage a reasonably compact pattern of development, promote the expansion of the 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. The proposed development is not in opposition to any of these criteria.

ESTIMATED TRAFFIC IMPACT: Not required.

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).



DEVELOPMENT PLAN

8-C-24-DP



Parking lot addition for trailer and employee parking in PC(k) (Planned Commercial)

Original Print Date: 7/10/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Parker Stroble

Map No: 141

Jurisdiction: County

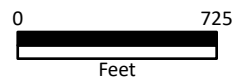
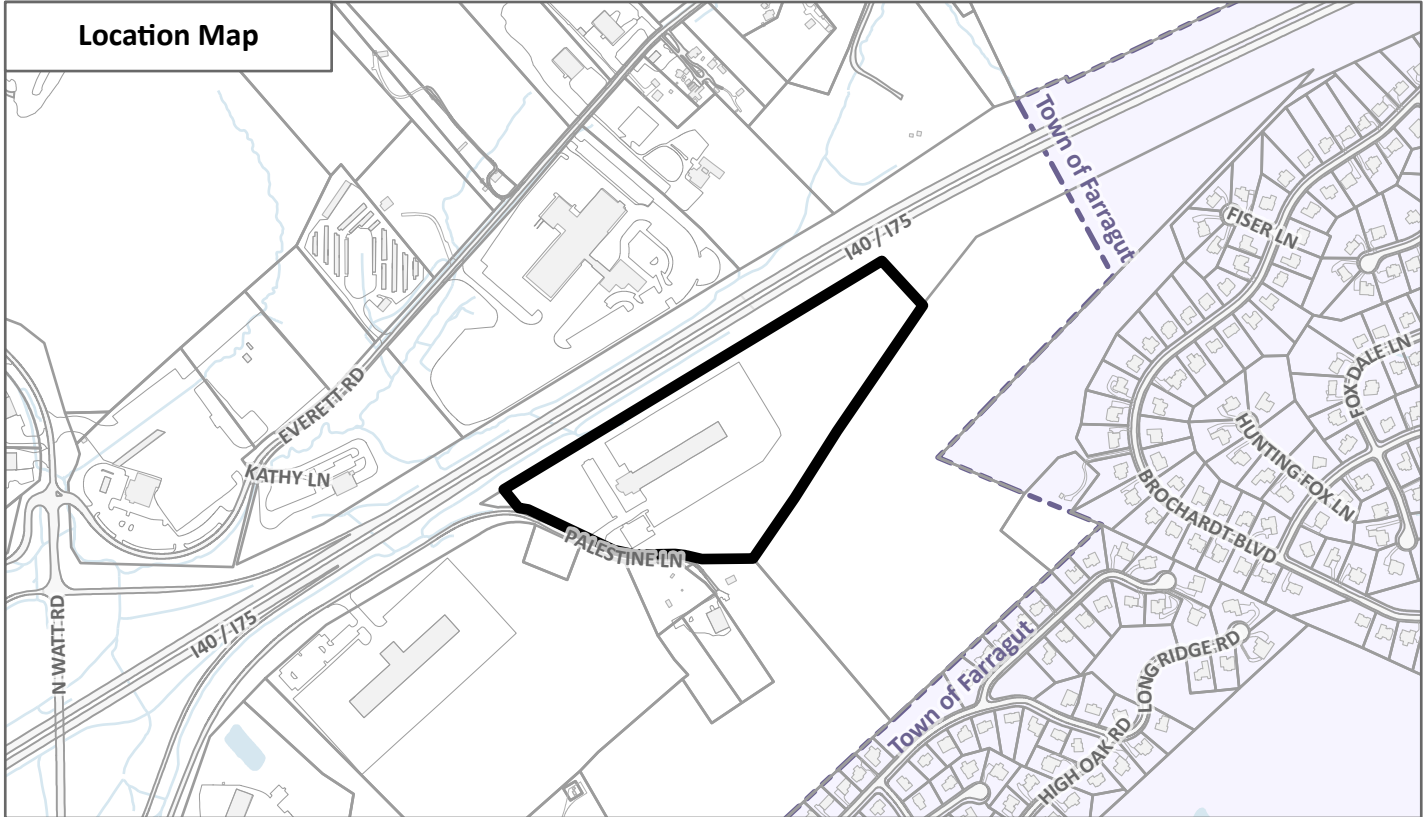


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

8-C-24-DP

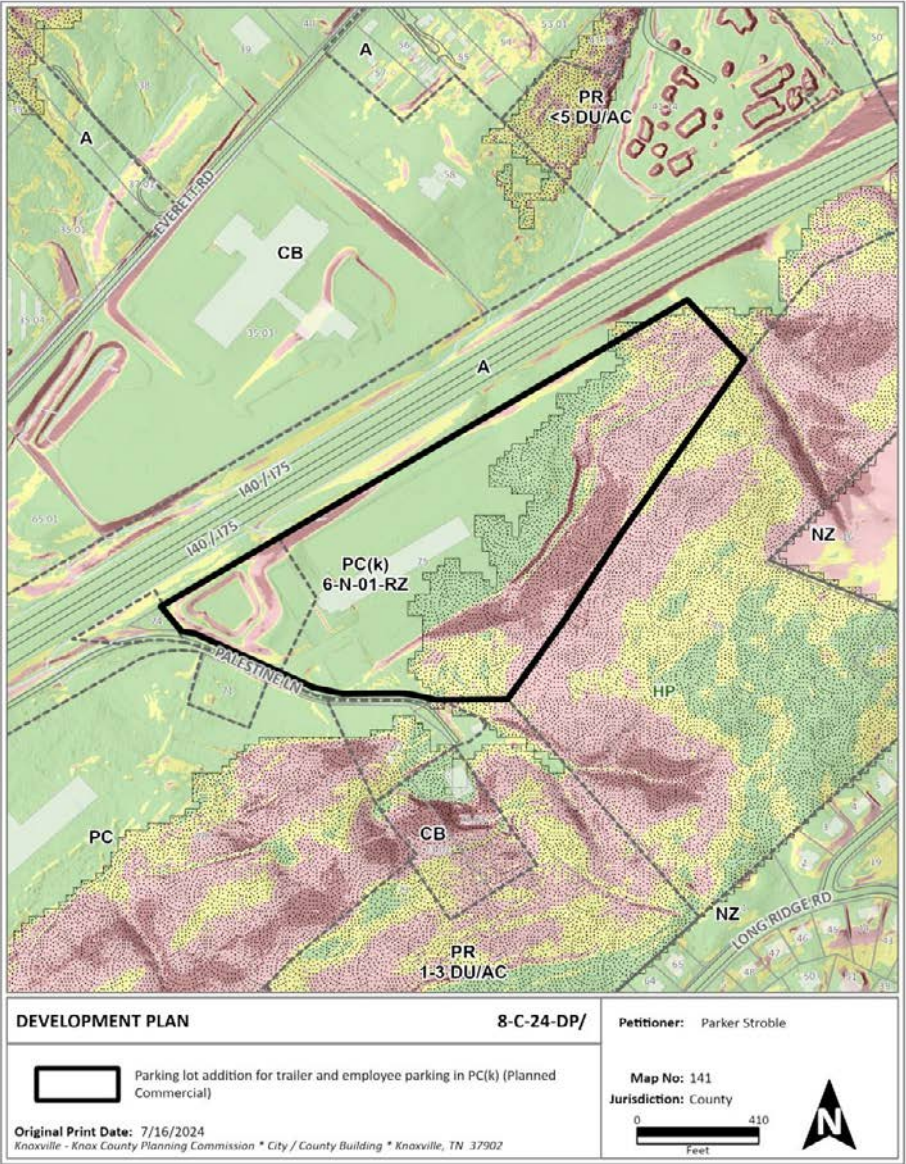


Case boundary

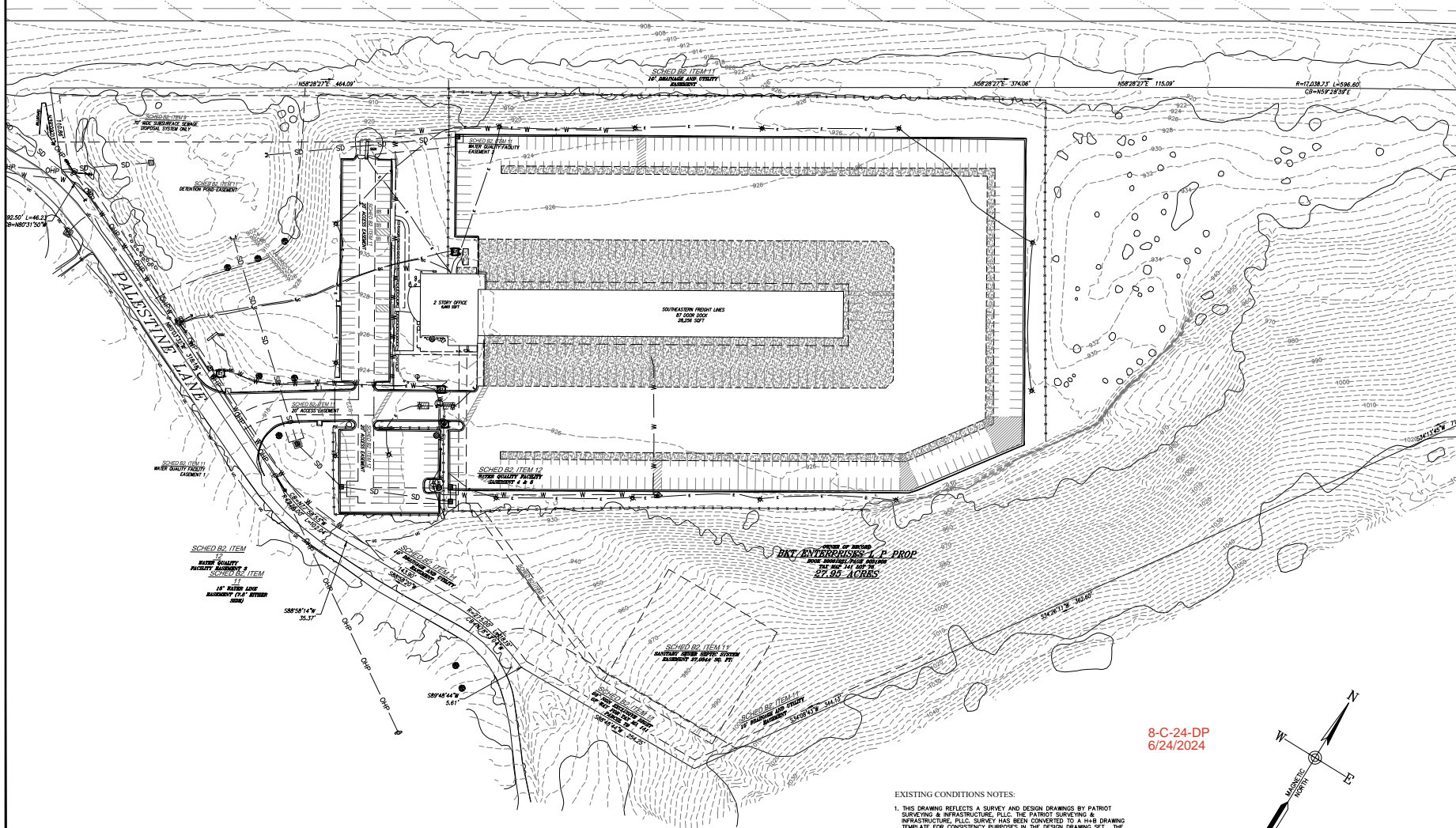
0 930
Feet



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	27.7		
Non-Hillside	13.7	N/A	
0-15% Slope	4.3	100%	4.3
15-25% Slope	2.8	50%	1.4
25-40% Slope	4.3	20%	0.9
Greater than 40% Slope	2.6	10%	0.3
Ridgetops			
Hillside Protection (HP) Area	13.9	Recommended disturbance budget within HP Area (acres)	6.8
		Percent of HP Area	48.7%



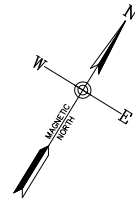
INTERSTATE HIGHWAY 40 AND 75



EXISTING CONDITIONS NOTES:

1. THIS DRAWING REFLECTS A SURVEY AND DESIGN DRAWINGS BY PATRIOT SURVEYING & INFRASTRUCTURE, PLLC. THE PATRIOT SURVEYING & INFRASTRUCTURE, PLLC. SURVEY HAS BEEN CONVERTED TO A H&B DRAWING TEMPLATE FOR CONSISTENCY PURPOSES IN THE DESIGN DRAWING SET. THE FULL PATRIOT SURVEYING & INFRASTRUCTURE, PLLC. SURVEY IS INCLUDED AS AN ATTACHMENT TO THIS PLAN SET AND REFLECTS THE CONDITIONS PRIOR TO THE START OF THE SET. KNOXVILLE EXPANSION PROJECT, PLEASE REVIEW AND REFER TO THE FULL SURVEY FOR DETAILED EXISTING CONDITIONS INCLUDING SURVEYOR REFERENCES AND OTHER APPLICABLE NOTES.

8-C-24-DP
6/24/2024



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(IN FEET)

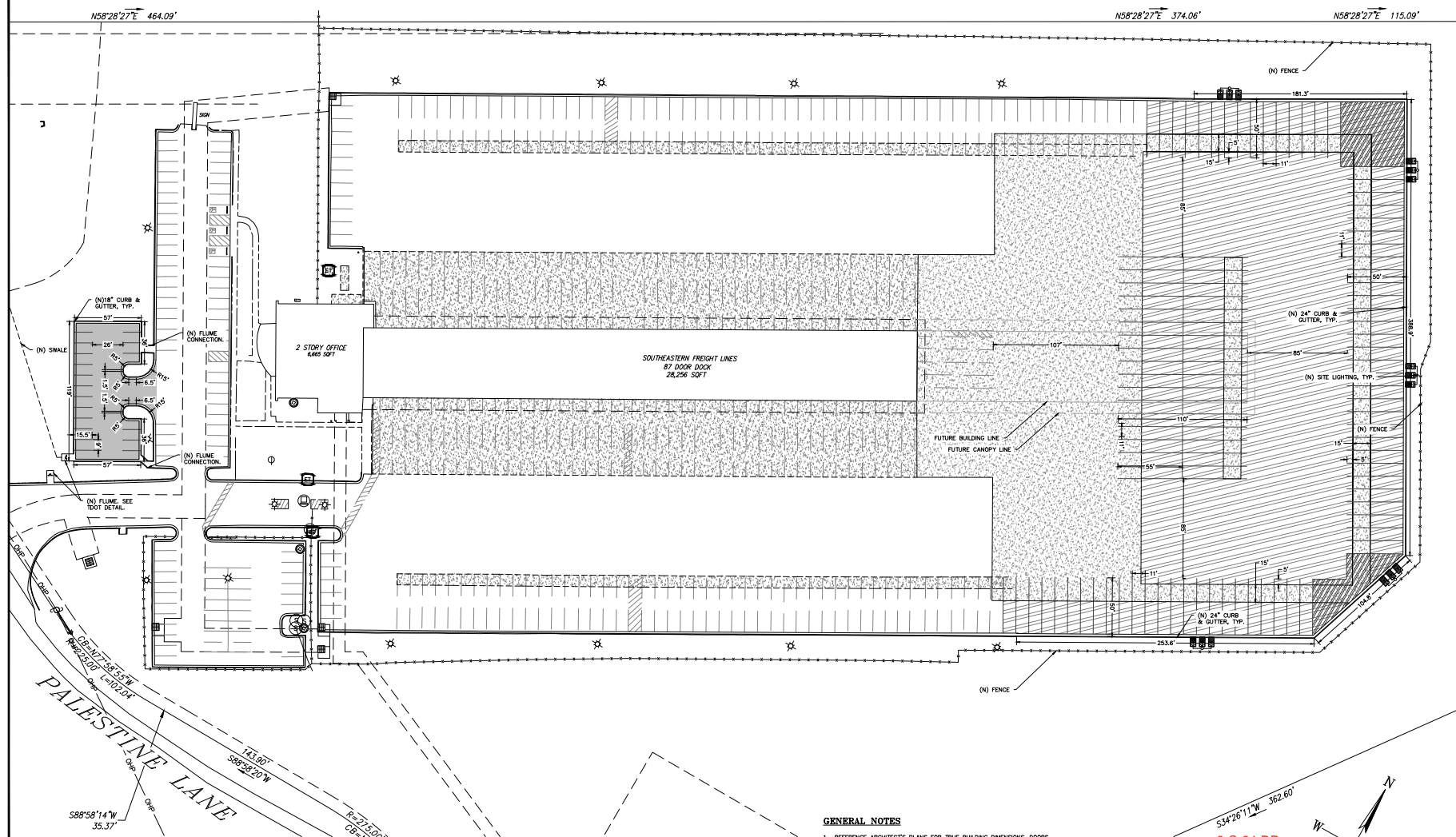


NO.	DATE	DESCRIPTION
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DRAWN BY: Parker Stodols
CHECKED BY: Kyle M. Hoyt, P.E.
DATE: 5/24/2024
PROJECT #: 23-102
SCALE: 1" = 60'
SHEET TITLE:
EXISTING CONDITIONS

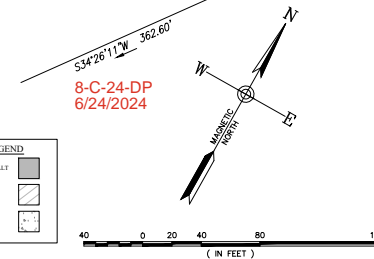
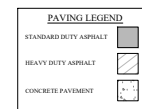
SHEET NUMBER:
C.2.0

INTERSTATE HIGHWAY 40 AND 75



GENERAL NOTES

1. REFERENCE ARCHITECT'S PLANS FOR TRUE BUILDING DIMENSIONS, DOORS, TRUCK DOCKS, SIDEWALKS, DUMPMSTER PADS, STEPS, TRANSFORMER PADS, CANNOPES, ETC. CONTACT CIVIL ENGINEER WITH ANY DISCREPANCIES SHOW ON THESE PLANS.
2. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING, FACE OF CURB, OR EDGE OF TRAVELWAY.
3. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS TO VERIFY ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SEWER LATERAL, SEWER, WATER, GAS, TELEPHONE, CABLE, AND WATER SERVICE, ELECTRICAL, GAS AND PHONE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES WITH THE OWNER AS TO AVOID CONFLICTS AND AVOID EXCESS DEPTHS AND CLEARANCES AS SHOWN ON THESE PLANS. ALL CLEARANCES SHALL BE ACHIEVED.
4. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POWER, GAS, COMMUNICATION, AND/OR LIGHTING WITH UTILITY PROVIDER AND COORDINATE WITH CIVIL ENGINEER IF MODIFICATIONS ARE REQUIRED.
5. CONTRACTOR SHALL HAVE STAKEOUT PERFORMED BY LICENSED SURVEYOR FOR ALL CURB, GUTTER, SIDEWALK AND BUILDING COORDINATION WITH CIVIL ENGINEER FOR ELECTRIC CABLE FILE.



DRAWINGS FOR

STC

SOUTHERN TRADING COMPANY

KNOXVILLE, TN

TMS #141 075

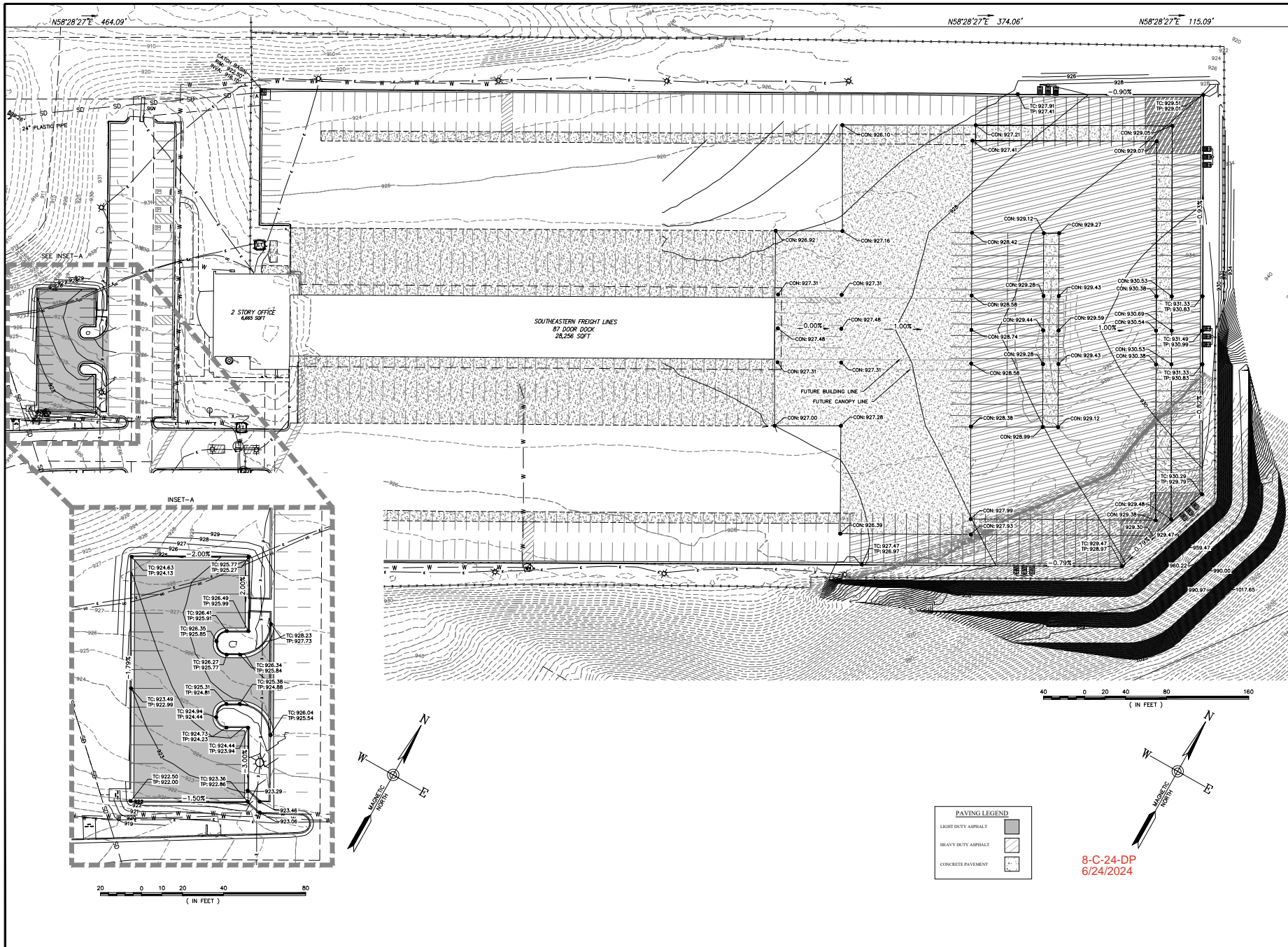
759 PALESTINE LANE, KNOXVILLE, TN 37919

12759 PALESTINE LANE, KNOXVILLE, TN 37934

[illegible]

DRAWN BY:	Parker Strobe
CHECKED BY:	Kyle M. Hoyt, P.E.
DATE:	5/24/2024
PROJECT #:	23-102
SCALE:	1" = 60'
SHEET TITLE:	
SITE PLAN	

C.4.0



12759 PALESTINE LANE, KNOXVILLE, TN 37704

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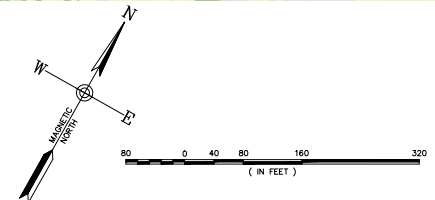
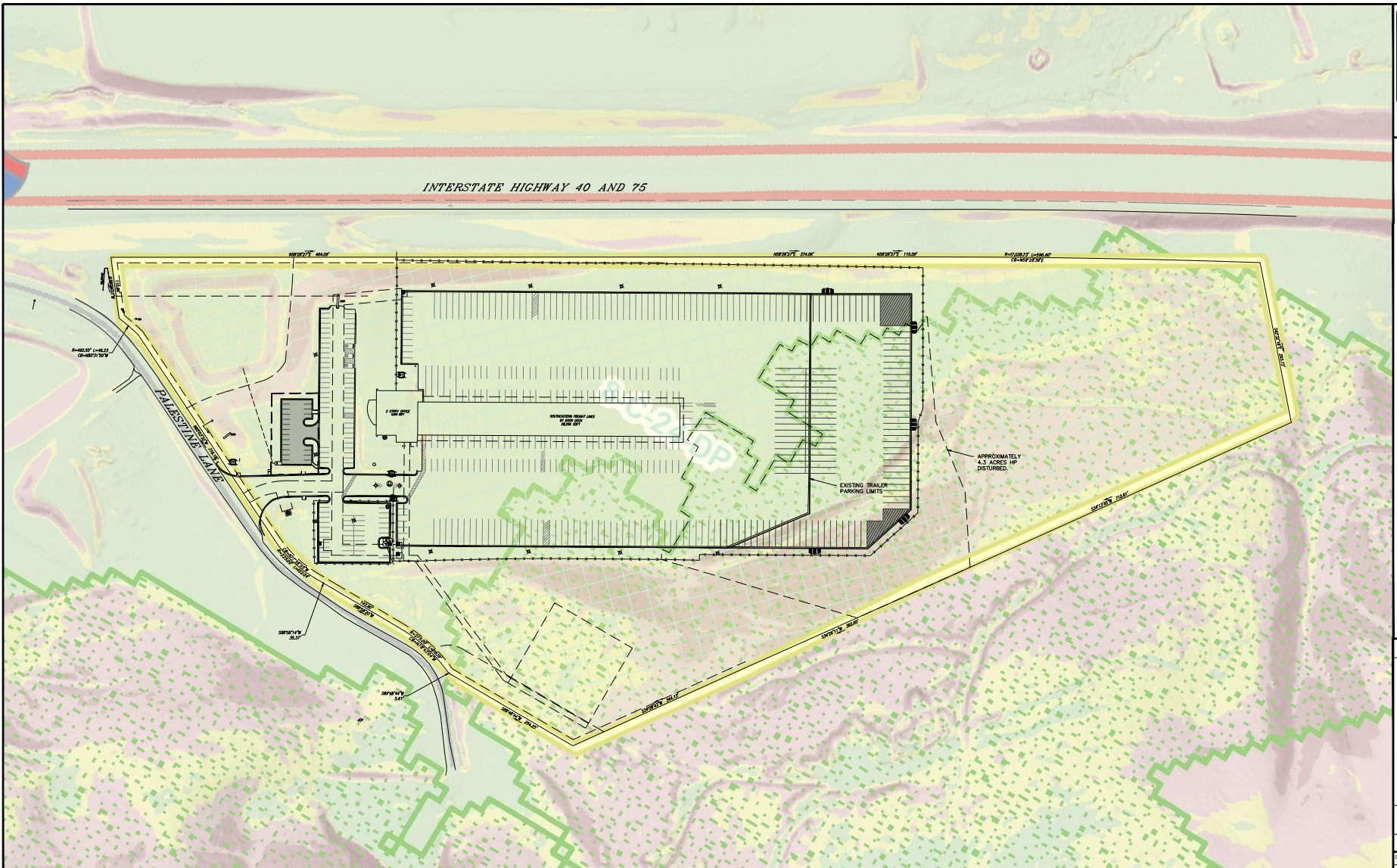
DRAWN BY: Parker Stodde
 CHECKED BY: Kyle M. Hoyt, P.E.
 DATE: 5/24/2024
 PROJECT #: 23-102
 SCALE: VARIES
 SHEET TITLE:
 Grading Drainage
 and Paving Plan

SHEET NUMBER:

C.5.0



FOR ALL INFORMATION CONTACT THE AUTHOR



8-C-24-DP
7/29/2024

DRAWN BY:	Parker Strobe
CHECKED BY:	Kyle M. Hoyt, P.E.
DATE:	7/29/2024
PROJECT #:	23-102
SCALE:	1" = 80'
SHEET TITLE:	
<h1>Site Plan - HP</h1> <h2>Exhibit</h2>	

INTERSTATE HIGHWAY 40 AND 75



12

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[illegible]

3 COMMENTS

QUALITY ENGINEERING

[illegible]

REVISION

[illegible][illegible]

CHECKED BY:	Kyle M. Hoyt, P.E.
DATE:	6/27/2024
PROJECT #:	23-102

SCALE: 1" = 20'

SHEET TITLE:

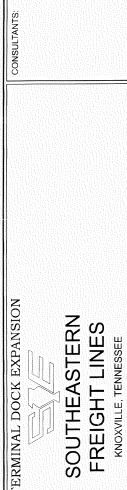
LANDSCAPE

LANDSCAPE
PLAN

SHEET NUMBER:
110

L.1.0

Tran Systems
2400 PERSHING ROAD
SUITE 400
KANSAS CITY, MISSOURI 64108
PHONE: 816-328-8600
FAX: 816-328-8602



TERMINAL DOCK EXPANSION

**SOUTHEASTERN
FREIGHT LINES**
KNOXVILLE, TENNESSEE

[illegible]



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Parker Stroble

Applicant Name

Affiliation

6/28/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-C-24-DP

File Number(s)

CORRESPONDENCE

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

Parker Stroble Hoyt + Berenyi Engineering, LLC

Name / Company

346 Seacoast Pkwy Ste 200 Mt Pleasant SC 29464

Address

843-909-1808 / pstroble@hoytberenyi.com

Phone / Email

CURRENT PROPERTY INFO

Southeastern Freight Lines

Owner Name (if different)

420 Davega Dr Lexington SC 29073

Owner Address

803-794-7300

Owner Phone / Email

12759 PALESTINE LN

Property Address

141 075

Parcel ID

27.67 acres

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Palestine Ln, south of I-75 Interstate

General Location

☐ City **Commission District 5** **PC(k) (Planned Commercial)**

☒ County District Zoning District

Industrial (Manufacturing)

Existing Land Use

CC (Corridor Commercial), RC (Rural Conservation), HP (Hillside Ridgetop Protection)

Land Use (City)/Place Type (County)

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) Parking lot addition for trailer and employee parking			

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	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☒ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

	Parker Stroble	6/28/2024
Applicant Signature	Please Print	Date

Phone / Email

	Southeastern Freight Lines	6/28/2024
Property Owner Signature	Please Print	Date



**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	OWNER / OPTION
Ryan Smigiel, Vice President of Real Estate	Knoxville, TN	Holder



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

Parker Stroble

Engineer

Applicant Name

Affiliation

2024-May-30

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.

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

Parker Stroble

Hoyt + Berenyi Engineering, LLC

Name

Company

346 Seacoast Pkwy, Ste 200

Mt Pleasant

SC

29464

Address

City

State

ZIP

843-909-1808

pstroble@hoytberenyi.com

Phone

Email

CURRENT PROPERTY INFO

Southeastern Freight Lines

420 Davega Dr, Lexington, SC 29073

803-794-7300

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

12759 Palestine Lane

141 075

Property Address

Parcel ID

First Utility District of Knox County

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Employee and trailer parking lot addition

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	Total
Fee 2	
Fee 3	

AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Parker Stroble

5/30/2024

Please Print

Date

843-531-5553

pstroble@hoytberenyi.com

Phone Number

Email

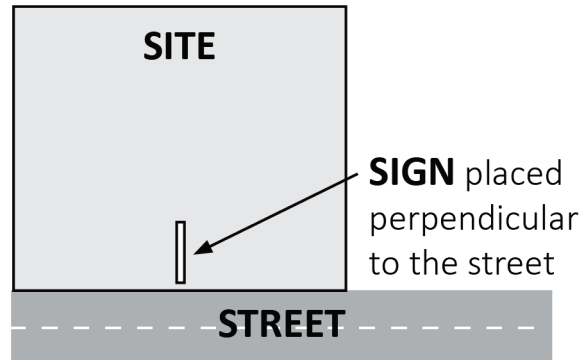
Property Owner Signature

Ryan Smigiel, Vice President of Real Estate

Please Print

Date Paid

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:

_____ July 26, 2024 _____ and _____ August 9, 2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Parker Stroble

Date: 6/28/2024

File Number: 8-C-24-DP



Sign posted by Staff



Sign posted by Applicant