

Tindells Building Supply has an item on the upcoming agenda to rezone a parcel adjacent to their current facility to Commercial. The Planning staff is recommending denial based on “Intensive zoning” and “access to Freeway Heights – a narrow road” . Before I address these two points, I will point out that Tindell’s Building Supply has been a staple in the Halls Community since 1892 and in that location since 1943. Over the years they have grown in size in order to serve the growing community and county around them. We are located on Norris Freeway – one of the main north/south routes connecting Anderson and Knox County. Our request is based on the fact we believe the property should have been zoned commercial during the growth plan as it is adjacent to a large commercial business and located about 160 feet from Norris Freeway.

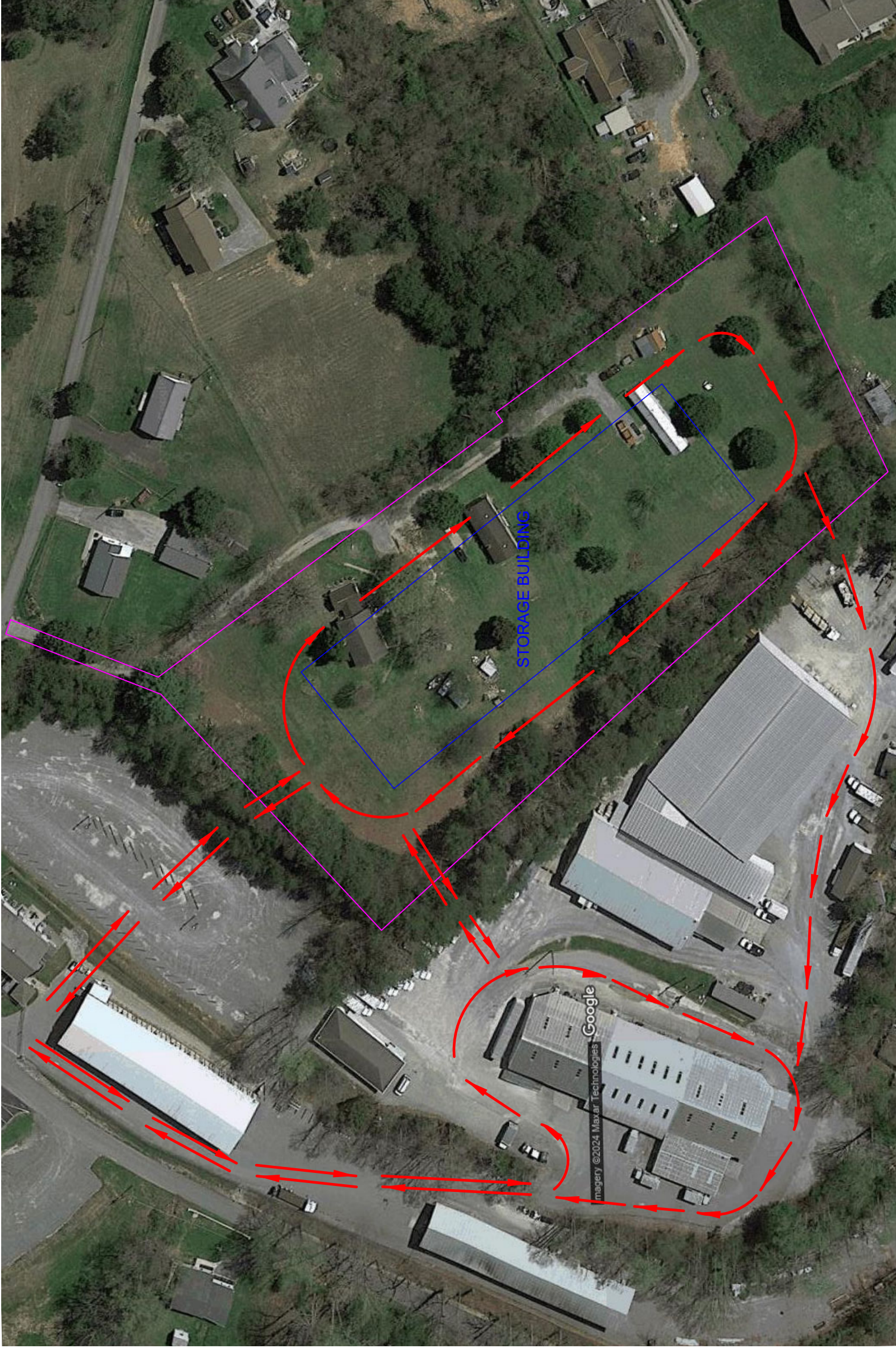
Our proposed improvement will be warehouse space with internal access to the adjacent Tindell’s property . I have copied an excerpt from Johann van Tilburg (CEO of Tindells) that explains why they need the expansion. As you are aware, one of the reasons for higher building costs is the cost associated with waiting on material or parts to be delivered – Tindells is trying to address some of this.

*It's important to note that we are out of warehouse space, and we are adding space to allow us to operate more efficiently, the reason we are out of space is because we have extended supply lines, uncertain supply lead-times and transportation (inbound) issues which have caused us to increase our inventory levels. The actual amount of business being conducted out of this location will not change much if any at all. we currently operate 23 vehicles out of this location and have plans to increase that by 1 only!! Currently we are using temporary storage containers and our own 53 foot trailers to store extra inventory and our warehouses are completely full, including some material being stored outside and offsite. This parcel will allow us to build additional warehouse space for storage, not additional activity. - JVT*

- 1) Intensive zoning – as you can see, the use will be for additional warehouse space and should not generate extra traffic. The existing facility is located on Norris Freeway which has a high volume of vehicles.
- 2) Access to Freeway Heights – our current legal access to Freeway Heights is around 10-12 feet. This access would not be acceptable as it doesn’t meet the current standards of 25, 40 or 50 feet width needed for a more intensive development to use as access. We have attached a rough site plan showing that our intent is to limit access to the current location on Gordon Smith and provide an internal circulation for delivery vehicles. This access on Gordon Smith is where the current access control is located and allows tractor trailer trucks enough room to maneuver onto Norris Freeway. Freeway Heights does not allow the proper turning radius for this type of vehicle movement.

While we understand the Planning staff’s and the neighbors concern, we believe that our request is appropriate and our solution to access will address the concerns of neighbors about additional vehicles on Freeway Heights. While longevity is not a reason for poor planning, the business has co-existed for many years (prior to development around them) with the community and provides a much needed service to that growing community.






**ROBERT G. CAMPBELL & ASSOCIATES, L.P.**  
 KNOXVILLE · SEVIERVILLE

SCALE: 1"=100'  
 DATE: 08/01/2024  
 CHECKED BY: RGC  
 DRAWN BY: COLT

PROPOSED TRAFFIC PATTERN

TINDELL'S LUMBER  
KNOX COUNTY, TN

SHEET

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OF 1