

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 10-A-21-TOA Related File Number:
Application Filed: 8/16/2021 Date of Revision:
Applicant: STOWERS MACHINERY CORP.

PROPERTY INFORMATION

General Location: Southeast corner of Dutchtown Rd and Lexington Drive
Other Parcel Info.:
Tax ID Number: 131 06201 Jurisdiction: City
Size of Tract: 3.43 acres
Accessibility: The site is accessed from Dutchtown Road, which is classified as a local road at this location. Dutchtown Road has a pavement width of 26 ft inside a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Equipment and material storage for Stowers Machinery Corp.
Surrounding Land Use:
Proposed Use: Equipment and material storage for Stowers Machinery Corp. Density:
Sector Plan: Northwest County Sector Plan Designation: GC (General Commercial)
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10752 Dutchtown Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): APPLICATION APPROVED September 24, 2021, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Comments:

1) This is a request for approval of a lighting plan for the Stowers Machinery Corporation site that was recently approved by the TTCDA. This is part of a series of cases that have come before the TTCDA in recent months.

2) The TTCDA Guidelines regulate lighting levels at building entries, entrance driveways, and within 20 feet of other zones (the northeastern and southern boundaries). Footcandles proposed within these areas on the site are within the maximum footcandles allowed.

3) The site plans show a new asphalt surface at the entry to the site. This does not significantly alter the site and can be approved administratively as the ground area coverage and impervious area ratios remain within the amount allowed by the TTCDA.

4) TTCDA does not regulate driveway design. Therefore, the driveway will be reviewed when the project goes to the City for permitting. If alterations are required as part of that review, it would not have to come before TTCDA unless there was a significant change to the size of the asphalt surface, since that is the only part of TTCDA's regulations that would apply.

5) A brief history of previous approvals:

- a. The grading plan and a general site plan proposing to regrade and resurface the lot while retaining a mobile office building were approved administratively by staff in April 2021 (4-A-21-TOA). That approval also included a review of the existing detention basin by the City of Knoxville Engineering Department. These site components have not changed since that approval.
- b. As part of that approval, the City's Plans Review and Inspections Department determined that the use "outdoor storage of machinery and equipment" did not require parking spaces. The use remains the same and no formal parking spaces are required.
- c. The property is zoned I-G (General Industrial) / TO (Technology Overlay), which allows outdoor storage of machinery and equipment as a permitted use. The Northwest County Sector Plan shows this property as GC, which does not support the I-G zoning. However, since the use is permissible by right and not as a use on review, a plan amendment was not needed for the project to continue.
- d. The TTCDA recently approved landscaping plans and building plans for the site (Case 8-B-21-TOB). That request was for a 337 square foot mechanical building to replace the previously existing mobile office building on the site, and landscaping with small ornamental trees and plants along the front façade that faces inward and the side façade that faces the right-of-way.

6) The existing access point is to be retained and meets the County's access requirements. (Dutchtown Road and Lexington Drive are County roads, while the property is located in the City of Knoxville.)

7) There is no signage proposed with this submittal. Any signage would require TTCDA approval as a separate application.

Action: Approved

Meeting Date: 10/11/2021

Details of Action:

APPLICATION APPROVED September 24, 2021, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Summary of Action:

Date of Approval: 9/24/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: