

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 4-A-21-TOA                      Related File Number:  
Application Filed: 3/10/2021                      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: County  
Size of Tract: 3.43 acres  
Accessibility: The site is accessed off of 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: Applicant would like to re-grade and re-gravel the site, keeping the same parameters and configuration.                      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 April 28, 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.  
2) Meeting all relevant requirements of the Knoxville Department of Engineering.

Comments:

- 1) This is a request for a grading permit to allow the applicant to regrade and re-gravel their property. The property was recently acquired by Stowers Machinery Corporation, and they would like a smoother surface for their vehicles. They propose to use the property to store machinery and equipment for their neighboring business at 10644 Lexington Drive.
- 2) The property is zoned I-G (General Industrial) / TO (Technology Overlay), which allows outdoor storage of machinery and equipment as a permitted use. The 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 is not needed for this project to continue.
- 3) Dutchtown Road and Lexington Drive are County roads, while the property is located in the City of Knoxville.
- 4) The access point would be retained and meets the County's access requirements.
- 5) The detention on the site is in need of maintenance. The existing detention pond as originally designed would remain adequate to serve the site. However, the detention pond has collected sediment since its original construction and that sediment needs to be removed. The existing swale needs to be graded as, like the detention pond, it has lost its original capacity. Both of these issues are not within the purview of the TTCDA and would be handled during the permit process with staff at the City of Knoxville.
- 6) The existing mobile office building would remain and is approximately 951 square feet. The building does not meet the setback guidelines of either the I-G nor the TO zone per the TTCDA requirements. However, the building is already in existence and is not included in this review.
- 7) The graded and graveled area is to remain much the same in terms of size and shape. Post resurfacing, the site will consist of 1.77 acres of graveled area and 0.15 of impervious surfaces. The City's Engineering Department counts graveled areas as 50% impervious. Using their regulations, the impervious area ratio (IAR) after the new gravel is applied would be 30%, which is within the TTCDA Guidelines (the maximum allowed is 70%).
- 8) The slope on the site post-grading is to be 3%.
- 9) Parking:
  - a. The City has determined that the use "outdoor storage of machinery and equipment" does not require parking spaces. The site currently features unstriped parking spaces on the gravel area to the east of the mobile office building, and this would be allowed to continue.
  - b. The TTCDA's parking requirement is between 1 and 1.5 spaces per 1,000 square feet of gross floor area. Given the size of the mobile office building, 1 space would be required and can be accommodated in the same location as current parking. The parking surface would be gravel and would not be striped. Since no spaces are required by the City, the gravel surface and lack of striping would not be out of compliance with the City's Zoning Ordinance, nor with the TTCDA Guidelines, which defers to the City's and County's zoning ordinance regarding parking surface and striping.
  - c. If the site renovations cost at least 50% of the value of the property at its most recent tax assessment, it would be required to meet certain standards of the City of Knoxville Engineering Department and of the Knoxville Zoning Ordinance. The applicant is aware of this condition and of the parking lot design standards that would apply. Should this occur and parking lot upgrades be required, the revised plans may need TTCDA approval depending on the nature of the revisions, which could potentially be handled as an administrative review.
- 10) The existing chain link fence would be replaced with a new, 8-ft tall chain link fence. The TTCDA regulations do not regulate fencing, so this is not out of compliance with the Guidelines.

Action: Approved

Meeting Date: 4/5/2021

Details of Action: APPLICATION APPROVED March 29, 2021, pursuant to Article 16.8.B.3.g of the City of Knoxville

Zoning Ordinance, and Article VIII, Section 7 (Staff Review and Approval of Minor Changes to Previously Approved Applications) of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority.

**Summary of Action:**

**Date of Approval:** 4/28/2021

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**