

# Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number:

3-A-20-TOG

**Applicant:** LKM PROPERTIES, LLC

**Request:** BUILDING PERMIT

**Meeting Date:** 3/9/2020

**Address:** 1405 Lovell Rd.

**Map/Parcel Number:** 118 01601

**Location:** Northwest side of Lovell Road, southwest side of Centerpoint Boulevard.

**Existing Zoning:** PC (Planned Commercial) / TO (Technology Overlay)

**Proposed Zoning:** No change

**Existing Land Use:** Convenience store and vacant land

**Proposed Land Use:** Proposed curb cut

**Appx. Size of Tract:** 3.23 acres

**Accessibility:** Access is via Centerpoint Boulevard, a local street with a boulevard entrance within a 70' right-of-way.

**Surrounding Zoning and Land Uses:** North: PC (Planned Commercial) / TO (Technology Overlay) - Tusculum University

South: PC (Planned Commercial) / TO (Technology Overlay) - Vacant land

East: BP (Business and Technology) / TO (Technology Overlay) - Residences

West: PC (Planned Commercial) / TO (Technology Overlay) - Businesses

**Comments:**

1. This is a request for a curb cut onto Centerpoint Boulevard from the vacant portion of the Weigel's Store property that is located at the intersection of Lovell Road and Yarnell Road. The vacant portion of the lot has frontage along Lovell Road and Centerpoint Boulevard. When the use on review approval was granted for the Weigel's Store, there was a condition that no additional access would be permitted to Lovell Road. With this curb cut approval, the site will have an access driveway to Yarnell Road, Lovell Road and Centerpoint Boulevard.
2. The proposed new curb cut will be located on Centerpoint Boulevard approximately 230' back from the right-of-way of Lovell Road. The proposed curb cut will require some modification of the median for the boulevard in the existing street.
3. Knox County is moving forward on an intersection improvement for Centerpoint Boulevard at Lovell Road that will add a traffic signal at the intersection and remove the boulevard median in Centerpoint Boulevard for turn lane improvements. That work is expected to be completed by the end of this year. When completed, the street connection of Centerpoint Boulevard to Pellissippi Parkway will be eliminated.

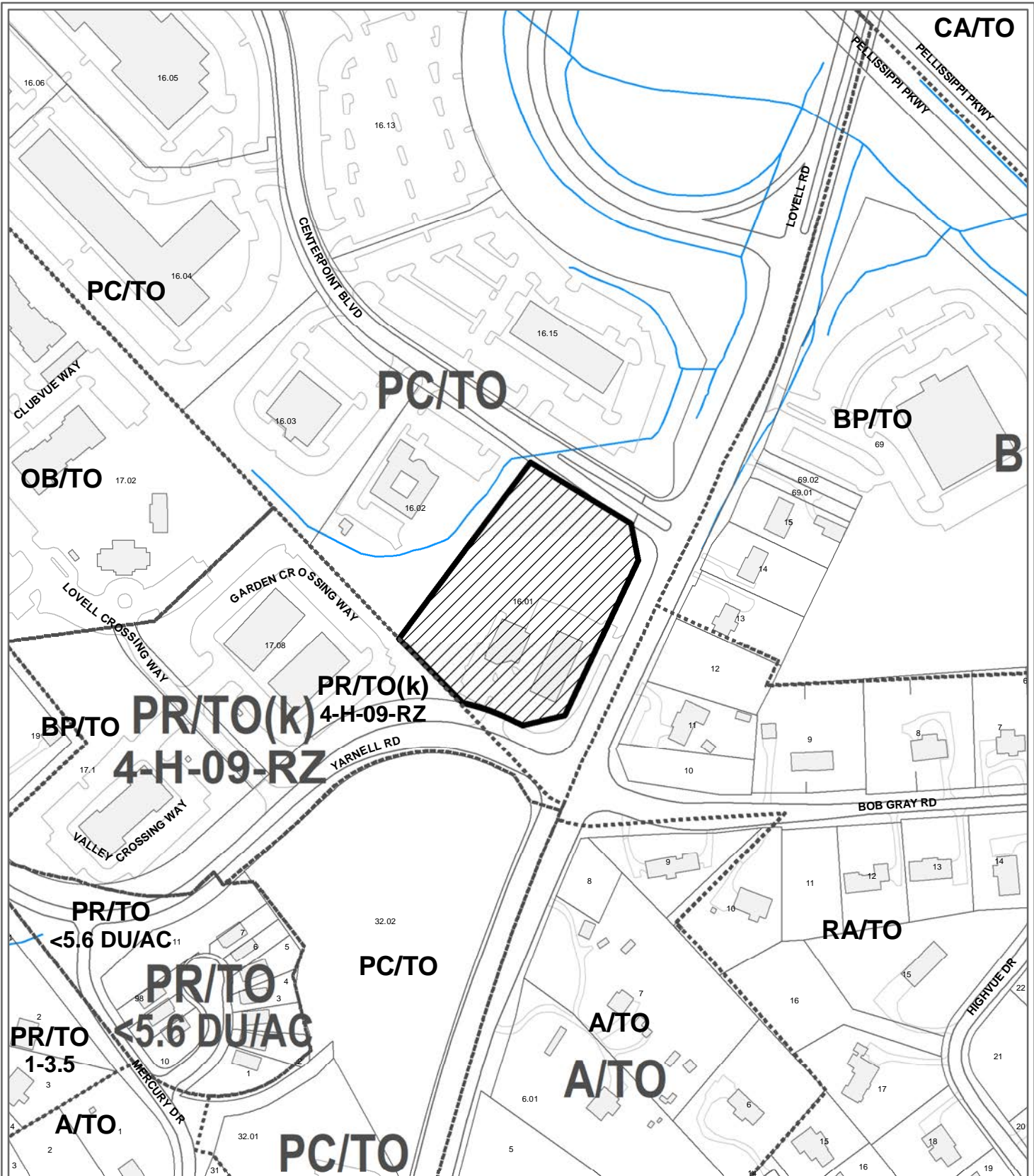
**Design Guideline Conformity:** This request complies with the TTCDA Design Guidelines.

**Waivers and Variances Requested:** Not applicable at this time.

**Staff Recommendation:**

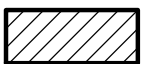
Based on the application and plans as submitted, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit - grading plan for a curb cut onto Centerpoint Boulevard, subject to the following conditions:

1. Obtaining approval from the Knox County Department of Engineering and Public Works for the design and installation of the proposed access to Centerpoint Boulevard.
2. Obtaining approval from The Development Corporation of Knox County for the proposed curb cut.
3. Any further development of this site will require connection to the stub-out driveway from the existing Weigel's Store located directly to the south.
4. Any further development of this site will require review and approval from the Knoxville-Knox County Planning Commission and the TTCDA Board.
5. Obtaining a use on review approval (3-A-20-UR) from the Planning Commission.
6. Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.



**3-A-20-TOG  
CERTIFICATE OF APPROPRIATENESS**

Petitioner: LKM Properties, LLC



Purpose of Request: Building Permit - Grading Plan

Map No: 118  
Jurisdiction: County

0 250  
Feet



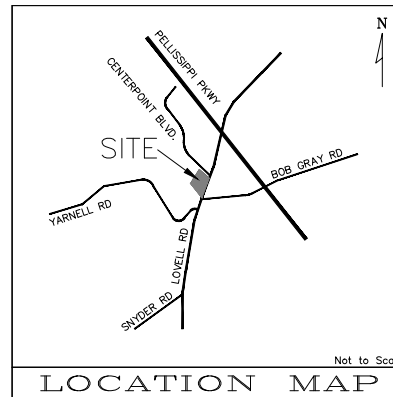
NEW ENTRANCE DESIGN PLANS FOR

**LKM PROPERTIES, LP**

DISTRICT 6, KNOX COUNTY, TENNESSEE  
CLT MAP 118, PARCEL 016.01

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING SITE PLAN
3	SITE PLAN
4	GRADING & DRAINAGE
5	EROSION & SEDIMENT CONTROL PLAN
6	DETAIL SHEET



OWNER/DEVELOPER  
LKM PROPERTIES, LLC.  
P.O. BOX 650  
POWELL, TENNESSEE 37849  
PHONE: (865) 938-2042  
FAX: (865) 938-2444

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
1434 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE (865) 588-6472  
FAX (865) 588-6473

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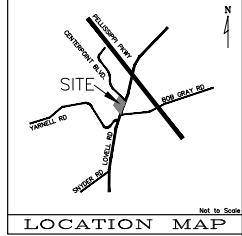
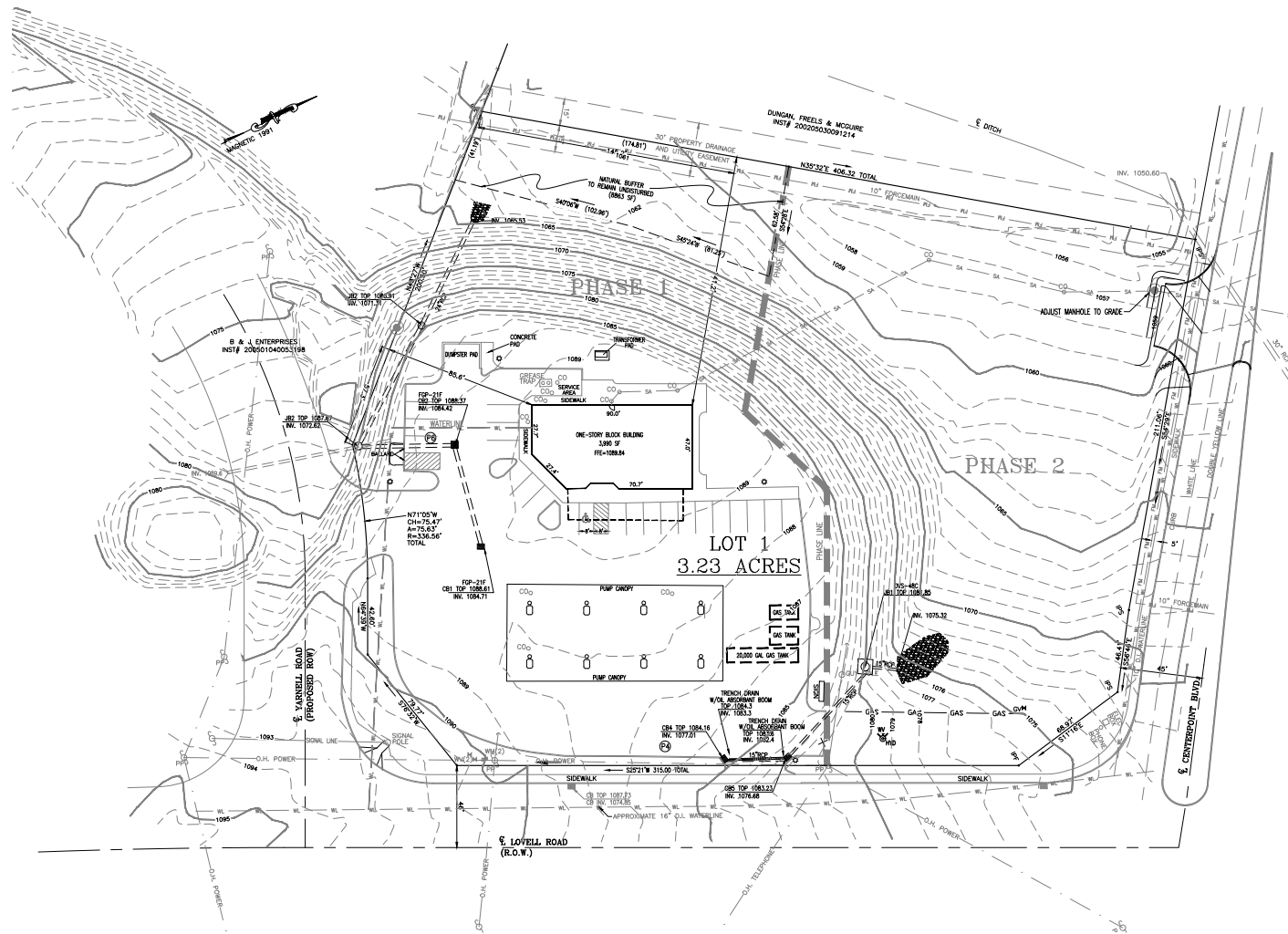
OCTOBER 21, 2019  
REVISED DECEMBER 4, 2019

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

SHEET 1 OF 6 SHEETS  
23040-TS1







- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10" DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS ABOVE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 15" UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTRELINER OF SANITARY SEWER AS INSTALLED.
  4. THIS PROPERTY CONTAINS APPROXIMATELY 3.23 ACRES.
  5. THIS PROPERTY IS ZONED PG/10.
  6. ROAD CONTOURS FOR LOVELL ROAD AND YARNELL DRIVE ARE BASED ON STATE PROJECT NO. ST-44-13(13).
  7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
  8. ALL NON-RESIDENTIAL CONSTRUCTION WITHIN THE TECHNOLOGY OVERLAY ZONE WILL REQUIRE A CERTIFICATE OF APPROPRIATENESS ISSUED BY THE TENNESSEE TECHNOLOGY CONSUMER DEVELOPMENT AUTHORITY.
  9. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CHANGES TO ADJUST PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.

NOTE:  
 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.  
 OSHA RULES SHALL BE ABIDED BY.

NOTE:  
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION  
 NOTE:  
 ALL DETENTION BASIN DISCHARGE PIPES ARE TO BE INSTALLED AT THE BEGINNING OF THE DAM CONSTRUCTION SO ALL EARTH FILL ABOVE THE PIPES WILL BE UNIFORMLY COMPACTED SUCH THAT NO NON-UNIFORM COMPACTION OR SEAMS WILL EXIST AFTER CONSTRUCTION IS COMPLETE.

NOTE:  
 THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:  
 TENNESSEE ONE-CALL  
 1-800-353-1111  
 RECORD AND SAVE YOUR CONFIRMATION NUMBER.

OWNER/DEVELOPER  
 LKM PROPERTIES, LLC.  
 P.O. BOX 650  
 POWELL, TENNESSEE 37849  
 PHONE: (865) 938-2042  
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3-A-20-TOG



"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

**BATSON, HIMS, NORVELL & POB**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4334 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE: (865) 588-6472  
 FAX: (865) 588-6473  
 email@bhn-p.com

DESIGNED	DMP	DATE	REVISION	BY	NO.	DATE	REVISION	BY
DRAWN	JSM							
CHECKED	DMP	11-24-19						
		NO.	DATE	REVISION	BY	NO.	DATE	REVISION

SCALE  
 HORIZONTAL: 1" = 30'  
 VERTICAL: 1" INTERVAL

DATE  
 09/01/19

REFERENCE DEETS:  
 INST. NO. 20071231050225  
 REFERENCE PLANS:  
 PLAN CABINET N, SLIDE 3280

NEW ENTRANCE DESIGN  
 GRADING PLAN  
**LKM PROPERTIES, LP**  
 CLT MAP 118, PARCEL 016.01  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

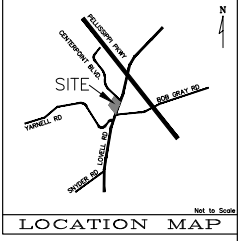
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 SHEET 4 OF 6 SHEET(S)  
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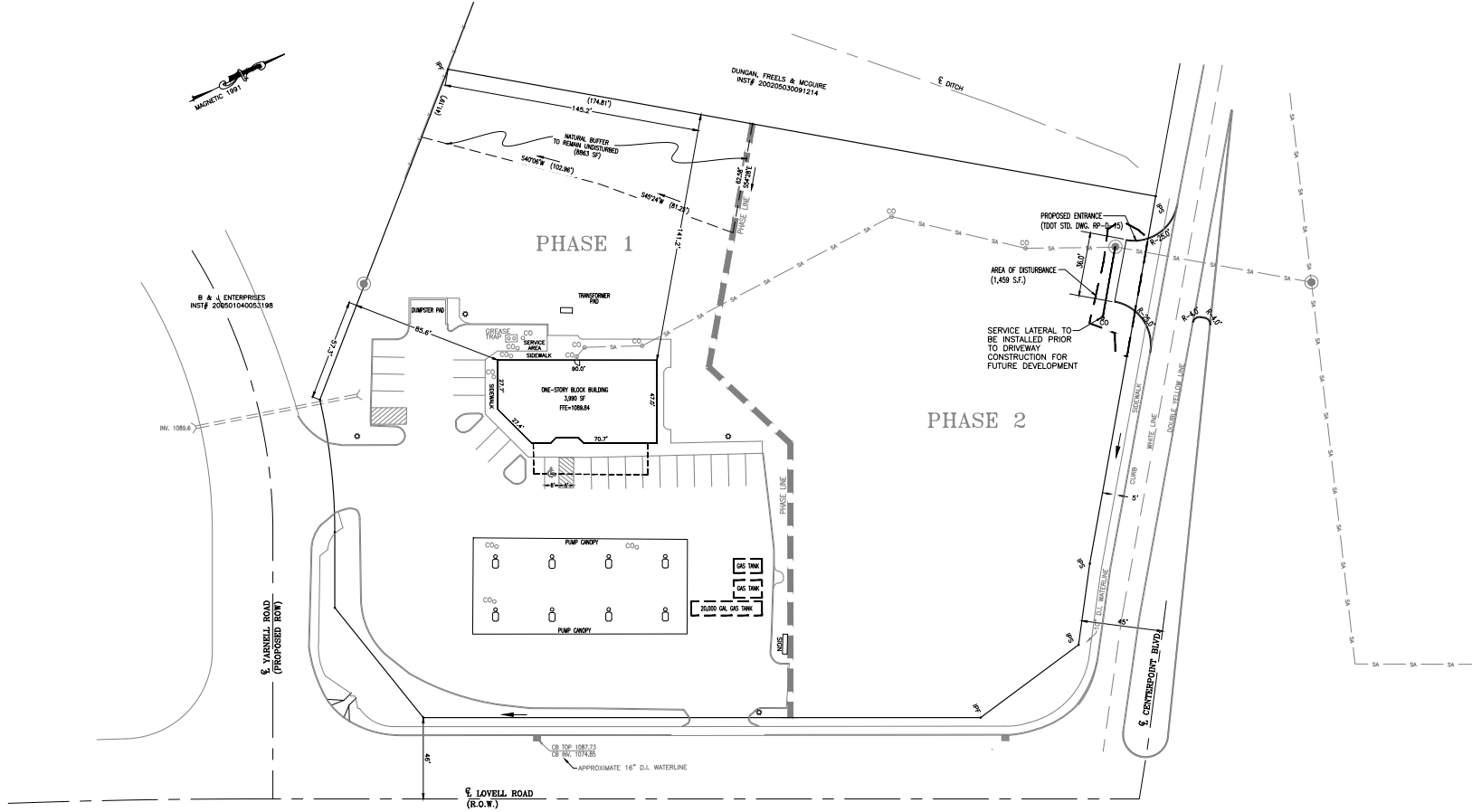






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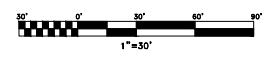
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OWNER:  
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FAX: (865) 938-2444

TO REFERENCE THE COUNTY IMPROVEMENT DESIGN PLANS

ENTRANCE DESIGN - OVERLAY PLAN  
**LKM PROPERTIES, LP**  
CLT MAP 118, PARCEL 016.01  
DISTRICT 6, KNOX COUNTY, TENNESSEE

23040-1-CP  
SHEET 1 OF 1 SHEET(S)  
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DATE  
09/01/19

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