

Certificate of Appropriateness For a Building Permit

On March 29, 2021, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Stowers Machinery Corp., hereinafter referred to as the Applicant, on its application filed on March 10, 2021 with Application No. 4-A-21-TOA, this Certificate of Appropriateness for the following described property, 10752 Dutchtown Rd. / Parcel ID 131 06201. This Certificate of Appropriateness is granted to the Applicant for the purpose of a Building Permit. The Applicant agrees that it will comply with all base zoning requirements, all Technology Overlay Zone requirements, the Design Guidelines and the Comprehensive Development Plan in its use of this property, unless specifically varied or altered by the Authority.

This Certificate of Appropriateness will automatically expire three years from the date of the affirmative vote of this Certificate, unless an extension of the Certificate is granted by the Authority upon the request of the Applicant, if construction of the structure or structures on the property has not reached fifty percent (50%) of completion at the end of that three year period.

The Applicant does hereby agree that staff and/or members of the Knox County governmental entities, or the Authority, shall have access to the property at reasonable times to inspect the same for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The structure or structures to be erected on this property will be erected according to the approved and accepted plans and specifications attached to this Certificate as Attachment No. One, and any changes thereto approved and accepted by the Applicant and the Authority.

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.

By its signature hereunto, the Applicant binds itself to all terms and conditions hereof, both for itself, its heirs, and its successors in interest.

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

BY:

Chair

n/a (Administrative Approval)

Attested to by

Michelle Portier

Approval date: 3/29/2021

COA expiration date (3 years): 3/28/2024

Applicant: STOWERS MACHINERY CORP.

Request: BUILDING PERMIT

Meeting Date: 4/5/2021

Address: 10752 Dutchtown Rd.

Map/Parcel Number: 131 06201

Location: Southeast corner of Dutchtown Rd and Lexington

Existing Zoning: I-G (General Industrial) / TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Equipment and material storage for Stowers Machinery Corp.

Proposed Land Use: Applicant would like to re-grade and re-gravel the site, keeping the same parameters and configuration.

Appx. 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.

Surrounding Zoning and Land Uses:

North: CB (Business and Manufacturing) / TO (Technology Overlay) - Office-warehouse

South: CB (Business and Manufacturing) / TO (Technology Overlay) - A Hotel and a church

East: CB (Business and Manufacturing) / TO (Technology Overlay) and I-G (General Industrial) / TO (Technology Overlay) - Commercial strip center and Stowers Machinery facility

West: CB (Business and Manufacturing) - Subway restaurant

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 to store machinery and equipment for their neighboring business at 1066 Lexington Drive. They require a smoother surface for their vehicles.
- 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 site already has detention, and since it will remain unpaved, this detention remains adequate to serve the site.
- 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 TTCD 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.
- 8) No landscaping buffers would be required as the property does not abut a residential zone or use, nor is there a parking area between the building and the street.
- 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 unstriped and would consist of gravel. 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 do not regulate parking surface or striping.
- c. If the site renovations cost at least 50% of the value of the property at its most recent tax assessment, the site 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 in that instance. 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.
- 9) 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, and the fence would not be out of character with the existing industrial area.

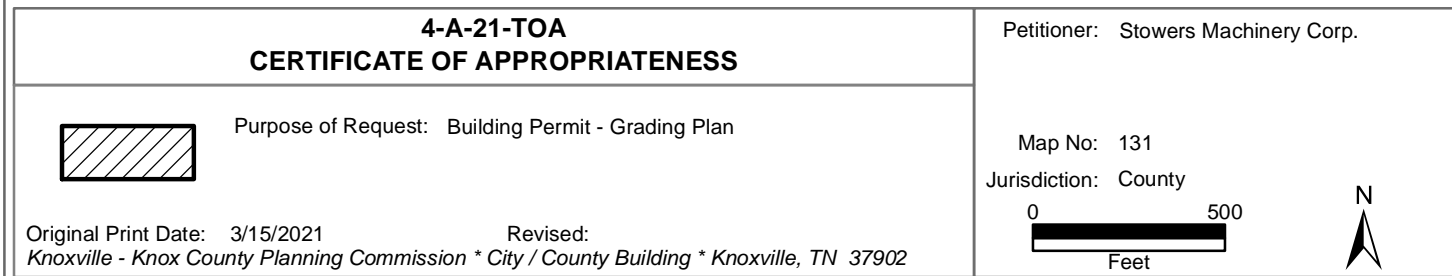
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| Design Guideline Conformity: | The proposed changes reflected in the site plans are in compliance with TTCDA Guidelines. |
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| Waivers and Variances Requested: | N/A |
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Staff Recommendation:

Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request 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.





CERTIFICATE OF APPROPRIATENESS

Name of Applicant: STOWERS MACHINERY CORPORATION
Date Filed: 3/10/2021 Fee Paid: \$150.00 File Number: 4-A-21-TOA
Map Number: 131 Zoning District: 16/10
Jurisdiction: ☒ City 2 Councilmanic District ☐ County _____ Commission District

PROPERTY INFORMATION

ADDRESS: 10752 DUTCHTOWN ROAD KNOXVILLE TN 37932
STREET NUMBER AND NAME
GENERAL LOCATION: SOUTHEAST CORNER OF DUTCHTOWN / LEXINGTON
PARCEL NUMBER(S): 131 06201
SIZE OF TRACT: 343 AC. ☒ ACRES ☐ SQUARE FEET

PURPOSE OF REQUEST

- ☐ BUILDING PERMIT — New Construction
☐ BUILDING PERMIT — Expansion or Renovation
☒ BUILDING PERMIT — Grading Plan
☐ REZONING
From: _____
To: _____
☐ SIGNAGE
☐ ZONING VARIANCE — (Describe and give reason)

ADMIN. REVIEW

NOTE: Four (4) copies of all plan materials are required to process the application. Please check all that apply:

- ☐ DEVELOPMENT PLAN
☐ BUILDING ELEVATIONS
☐ FLOOR PLAN
☐ LANDSCAPE PLAN WITH SCHEDULE
☐ SIGNAGE PLAN
☐ OFF-STREET PARKING PLAN

☒ OTHER:

GRADING & EROSION PLANS (ELECTRONIC)

APPLICATION CORRESPONDENCE

 — All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: ALAN GRISSOM Phone: 865.770.4009 Fax: _____
Mailing Address: 8550 KINGSTON PIKE KNOXVILLE TN 37919

APPLICATION AUTHORIZATION

 — I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: _____

PLEASE PRINT

Name: ALAN GRISSOM Phone: 865.770.4009 Fax: _____
Mailing Address: 8550 KINGSTON PIKE KNOXVILLE TN 37919

APPLICATION ACCEPTANCE

 — Staff Member who accepted this application:

Michelle Foster

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

(Please sign in black or blue ink)

[illegible]