

Applicant: NICK PATEL
Request: BUILDING PERMIT
Meeting Date: 8/9/2021

Address: 10320 Dutchtown Rd.
Map/Parcel Number: 118 17606 (PART OF)
Location: Southeast side of Dutchtown Road, across from Discovery Lane
Existing Zoning: C-H-1 (Highway Commercial) / TO (Technology Overlay)
Proposed Zoning: N/A
Existing Land Use: Vacant land
Proposed Land Use: Convenience store with gas station
Appx. Size of Tract: 4.42 acres
Accessibility: Dutchtown Road is a minor arterial with a 65-ft pavement width within an 88-ft right-of-way.
Surrounding Zoning and Land Uses:
North: PC (Planned Commercial) / TO (Technology Overlay) - Office building, vacant land, and Pellissippi Parkway right-of-way
South: C-H-1 (Highway Commercial) / TO (Technology Overlay) - Vacant land and office buildings
East: PC (Planned Commercial) / TO (Technology Overlay) - Office buildings and Pellissippi Parkway right-of-way
West: BP (Business and Technology Park) / TO (Technology Overlay) - vacant land

Comments:

- 1) This is a request for approval of a building permit for a 3,500 square foot convenience store with gas pumps.
- 2) The proposed convenience store is located on an 9.6 acre site that is in the process of being replatted. The proposed plat divides the property into 3 parcels, with this development going on the southwest corner of the current lot. The current plat proposes a 4.42 acre parcel for this development to be located across from Discovery Lane.
- 3) There are several issues with the plat, and the applicant is working through these issues with the City's Engineering Department. Due to the nature of these issues, it is possible the lot lines could move, and therefore compliance with requirements for things like setbacks and development intensity (GAC, IAR, FAR) cannot yet be determined. Unresolved issues include, but are not limited to:
 - a. The constructability of the 25-ft access easement to the westernmost drainage easement.
 - b. Whether the plat creates buildable lots due to the presence of floodplains and detention basins.
 - c. The need for a buffer mitigation plan required by Engineering.
- 4) At the time of this staff report, building plans, lighting plans, and landscaping plans have not been submitted or are incomplete. The project cannot be described beyond the above information, as compliance with several sections of the Design Guidelines cannot be determined.

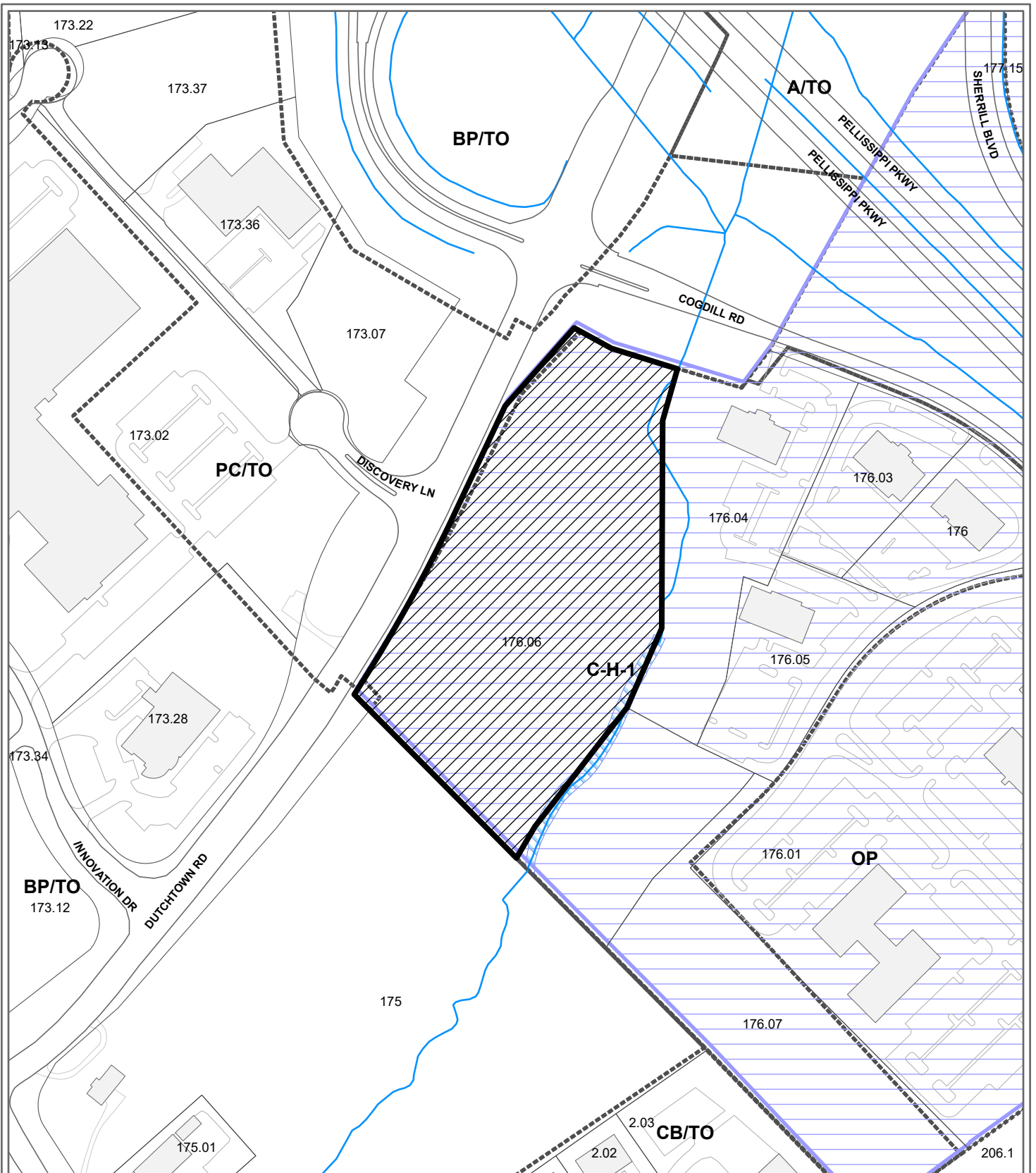
Design Guideline Conformity: Indeterminate at this time.

Waivers and Variances Not known at this time.

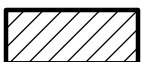
Requested:

Staff Recommendation:

Postpone this request for 30 days to the September 7, 2021 TTCDA meeting to allow the applicant to work through environmental constraints and complete plans for TTCDA review.



**7-A-21-TOB
CERTIFICATE OF APPROPRIATENESS**



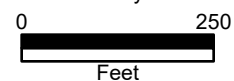
Purpose of Request: Building Permit

Original Print Date: 6/22/2021 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Patel, Nick

Map No: 118

Jurisdiction: City



NOTE:
PARCEL NO 118 17606 (9.6 ACRES)
ADDRESS:10320 DUTCHTOWN ROAD
KNOXVILLE TN 37932

BEING SUBDIVIDED FOR PARTIAL
IMPROVEMENT AS SHOWN

PROJECT NAME: NICKS PLACE

OWNER'S NAME & ADDRESS:
NICK PATEL KNOXVILLE, TN 37923
CONTACT: GIRISH THAKKAR 865-531-7101
ENGINEER/ARCHITECT SCHEMATIC DESIGN, INC
CIVIL ENGINEERS
9047 EXECUTIVE PARK DRIVE
KNOXVILLE, TN 37923
(865)-531-7101
(865) 531-7109 (FAX)

EMAIL: SCHEMATICDESIGN@GMAIL.COM
INFO@SCHEMATICDESIGN.NET

APPLICABLE CODES:
2018 IBC BUILDING CODE
2018 INT. ENERGY CONSERVATION CODE
2018 INT. EXISTING BUILDING CODE
2017 EDITION OF NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
NFPA 101 SAFETY CODE
2009 ICC A117.1 EDITION OF

ZONING: C-H-1 COMMERCIAL
CITY OF KNOXVILLE ZONING ORDINANCE
SETBACK: FRONT 20' REAR 10', SIDE 10'
OCCUPANCY TYPE: GROUP M MERCANTILE

PERMITTED USES: GAS STATION CONVINENCE STORE

OCCUPANCY LOAD: 2500 SF/60 =58
TOTAL NO OF OCCUPANTS=60

CONSTRUCTION TYPE: TYPE V, UNPROTECTED,

ALLOWABLE BUILD. AREA: 0.3(192555 SF) = 57000 S.F.ALLOWED
0.3(70570 SF) = 21,170 SF ALLOWED
ACTUAL BUILD. AREA: 3500 S.F. BLDG

SITE AREA: 4.42 ACRE (APPROX. 192,555 S.F.)
1.62 ACRE (PHASE I) 69,700 S.F.)
DISTURBED AREA 0.8 AC (34,100 S.F.)

DEVELOPMENT INTENSITY: <TTCD>

LOT 3R3R2
4.42 ACRE
192,555 S.F.
GAC = 0.08 OR 8 %
FAR = 0.08 OR 8 %
IAC = 0.47 %

PHASE I
1.62 ACRE
70,570 S.F.
GAC: 25% =48138 S.F..
FAR: 30% = 57766 S.F..
IAC : 70% = 134788 S.F.

GAC: 25% =17,640 S.F..
FAR: 30% = 21,170 S.F..
IAC : 70% = 49,400 S.F.

SETBACK: FRONT 60' SIDE 20' REAR 20'

PARKING REQUIRED PER 1.7.5
3/1000 S.F (MIN) 4.5/1000 (MAX)

LANDSCAPING:

Net Lot area=69700 sf -det pond /flood area
=69,700 sf -29.700 sfpond
=40000 sf

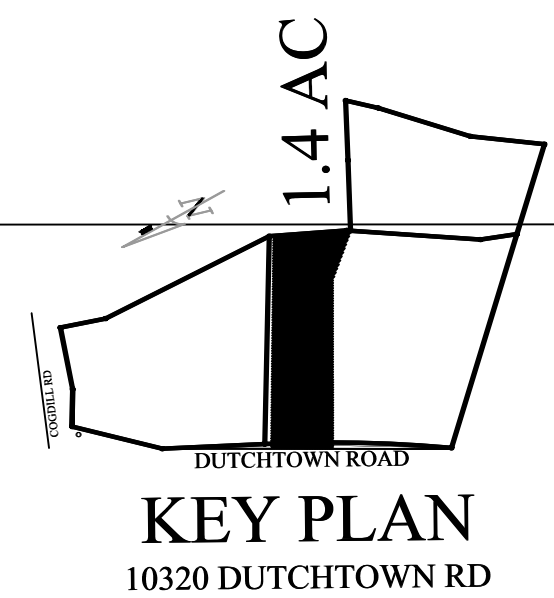
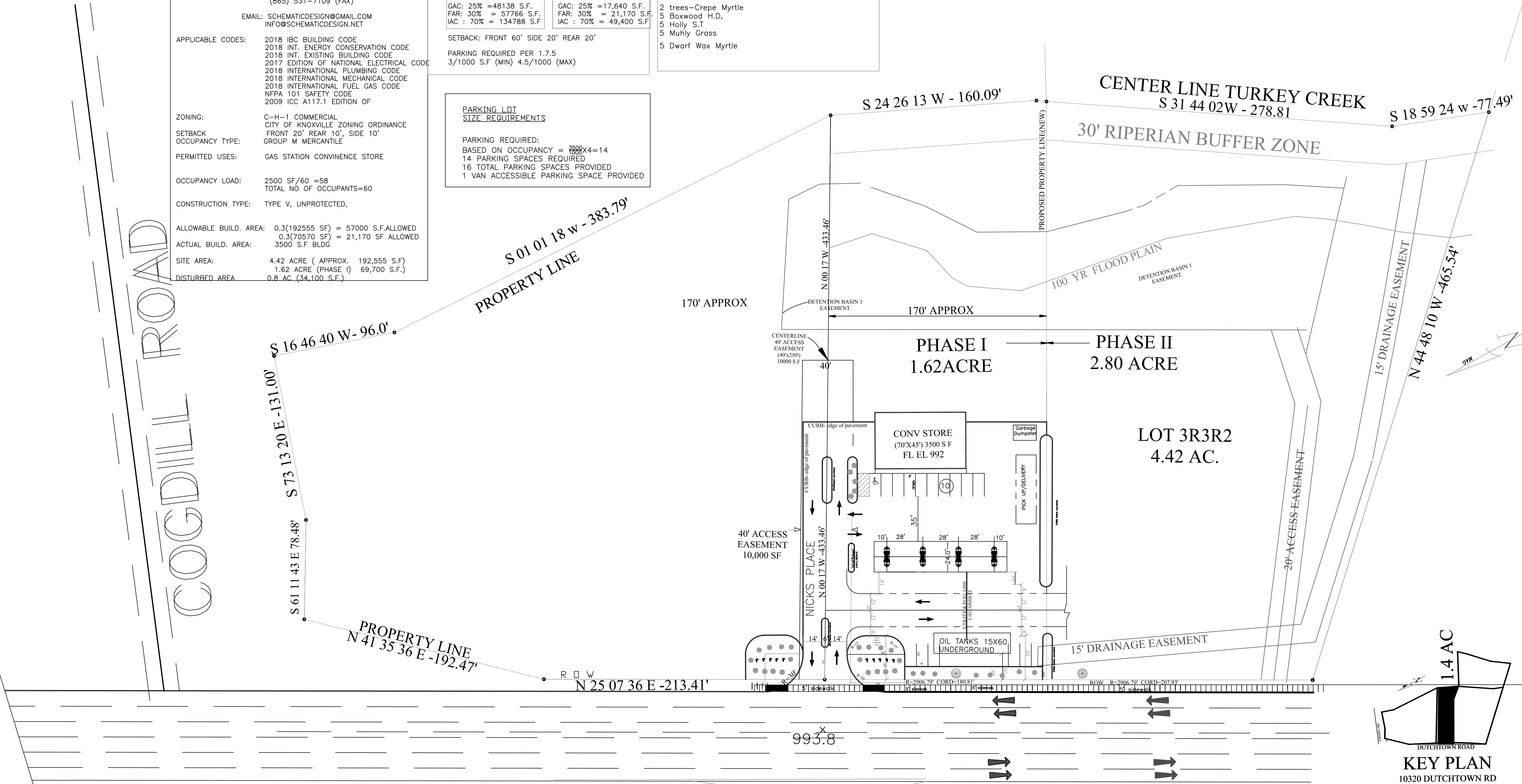
Yard area=40,000 -bldg, roads, access esmt, parking
= 10,000 sf

SUGGESTED SHRUBS AND TREES:

2 trees-Crepe Myrtle
5 Boxwood H.D.
5 Holly S.T
5 Muhly Grass
5 Dwarf Wax Myrtle

PARKING LOT
SIZE REQUIREMENTS

PARKING REQUIRED:
BASED ON OCCUPANCY = 58 X4=14
14 PARKING SPACES REQUIRED
16 TOTAL PARKING SPACES PROVIDED
1 VAN ACCESSIBLE PARKING SPACE PROVIDED



SITE PLAN

1"= 40'

REVISIONS		
NO.	DATE	DESCRIPTION
0	04/01/21	INITIAL ISSUE
1	06/21/21	TTCD REV

SCHEMATIC DESIGN INC.
(ALL RIGHTS RESERVED)



Schematic Design, Inc.
CONSULTING ENGINEERS
CIVIL • SITE DEVELOPMENT • STRUCTURAL
TRANSPORTATION • STORMWATER MANAGEMENT
9047 Executive Park Dr., Ste. 216 • Knoxville, TN 37923
(865) 531-7101 • sdengineering@com • Fax: (865) 931-7109

SITE PLAN

PROPOSED NICK'S PLACE
DISTRICT 6 MAP 118
LOT 3R3R2
PARCEL 118 17606
10320 DUTCHTOWN ROAD
KNOXVILLE, TN 37932

PROJECT NO.:
DRAWN BY: NSG
SCALE: AS NOTED
DATE: 04/01/21

LOT 3R3R2
4.42 AC.

CONV STORE
(70'X45') 3500 S F
FL EL 990

40' ACCESS
EASEMENT
(PRIVATE ROW)
9998.35 SF

NICKS PLACE

edge of pavement
NO OUTLET

18'



26'

10'

28'

28'

28'

10'

24.0'

10'

UTILITY & FUELLINE
U/G CONDUIT

40'

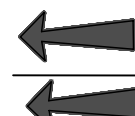
OIL TANKS 15X60
UNDERGROUND

35'

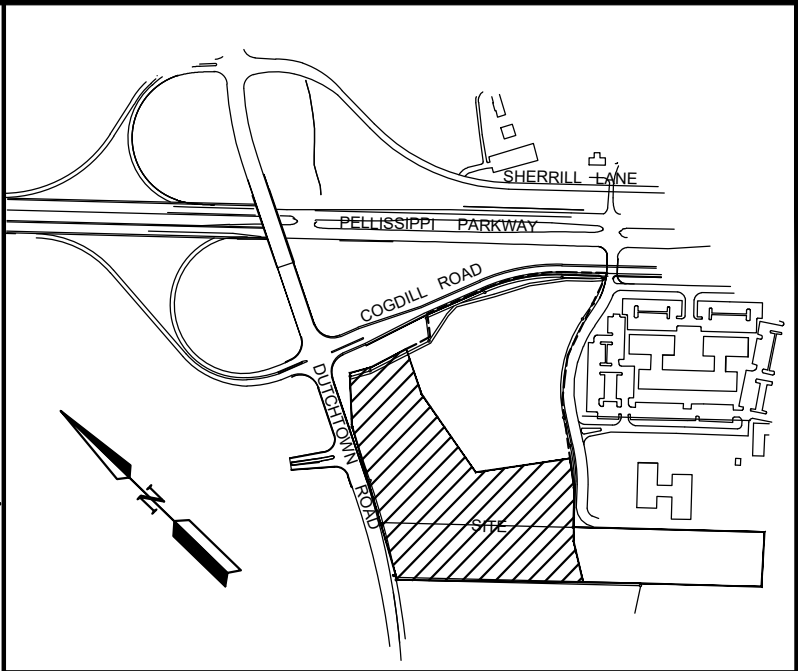
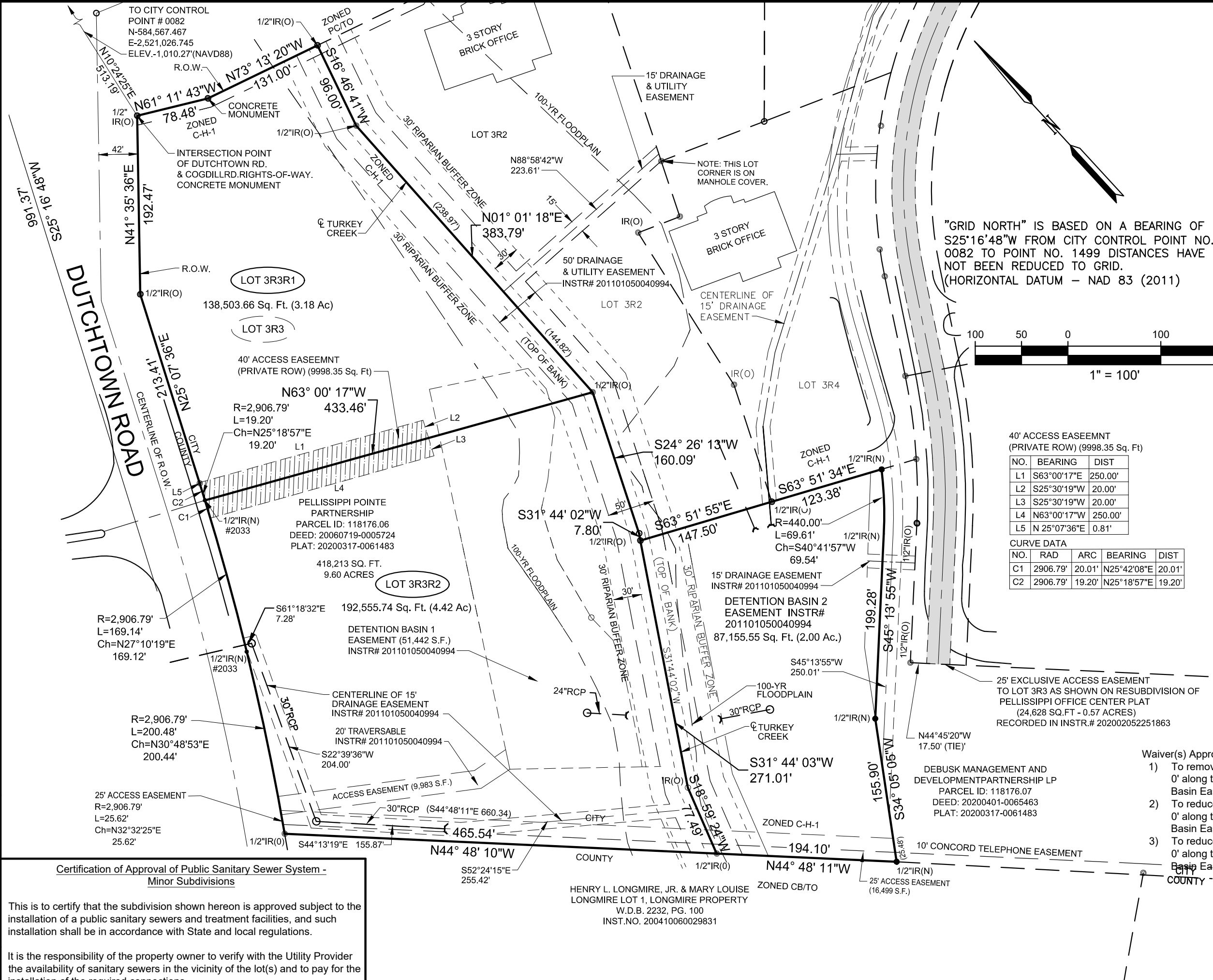
15' DRAINAGE EASEMENT

20' ACCESS EASEMENT

R=25' R=2906.79' CORD=180.81' R □ W R=2906.79' CORD=207.93'



<u>Certificate of Ownership and General Dedication</u>
<p>Pellissippi Pointe Partnership, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.</p> <p>Owner(s) Printed</p> <p>Name: _____</p> <p>Signature(s): _____</p> <p>Date: _____</p> <p>State of Tennessee, County of Knox</p> <p>On this _____, Day of _____, 20____.</p> <p>Before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he (or she or they) executed the same as his (or her or their) free act and deed.</p> <p>Witness my hand and notarial seal, this the day and year above.</p> <p style="text-align: center;">Written _____ Notary</p> <p style="text-align: center;">My Commission Expires _____ "Seal"</p>
<u>Owner Certification for Public Sewer and Water Service - Minor Subdivisions</u>
<p>(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.</p> <p>Owner(s) Printer Name: _____</p> <p>_____</p> <p>Signatures(s): _____</p> <p>_____</p> <p>Date: _____</p>
<u>Zoning Certification</u>
<p>Zoning district(s) in which the land being subdivided is located shall be indicated as shown on zoning map by Planning Commission as follows:</p> <p style="text-align: center;">Zoning Shown on Official Map _____</p> <p style="text-align: center;">Date: _____</p> <p style="text-align: center;">By: _____</p>
<u>Addressing Department Certification</u>
<p>I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.</p> <p>Signed: _____</p> <p>Date: _____</p>
<u>Taxes and Assessments Certification</u>
<p>This is to certify that all property taxes and assessments due on this property have been paid.</p> <p>City Tax Clerk: Signed: _____ Date: _____</p> <p>Knox County Trustee: Signed: _____ Date: _____</p>
<u>City of Knoxville Department of Engineering</u>
<p>The Knoxville Department of Engineering hereby approves this plat on this the ____ Day of _____, 20____.</p> <p>_____</p> <p>Engineering Director</p>
<u>Planning Staff Certification of Approval For Recording - Final Plat</u>
<p>This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.</p> <p>Signed: _____</p> <p>Date: _____</p>



LOCATION MAP
N.T.S.

- Notes:
1. The purpose of this plat is to create two lots from lot 3R3.
2. Iron pins at all corners.
3. Utility and Drainage Easements shall be Ten (10) feet in width inside all exterior lot Lines Adjoining streets and private right-of-ways including Joint Permanent Easements. Easements of Five (5) feet in width shall be provided along both sides of all interior lines and on the inside of all other exterior lot lines.
4. This property is zoned C-H-1. Setbacks per required zoning.
5. Total number of lots 2,
Lot 3R3R1(9.60 Ac), Lot 3R3R2(3.83Ac), Total 13.43 Ac.
Deed Reference : Plat# 201101050040994,
Instr.# 200607190005724
7. Portions of this property is located in a flood plain, being located in zone "AE" shaded reference firm community 475434 (City of Knoxville), 47093C0242G effective date August 5, 2013.
8. This plat is approved for the subdivision and transfer of property only. Another plat may be required if new stormwater quantity and/or quality facilities are needed for future development.
9. This Survey was done in compliance with current Tennessee Minimum Standards of Practice.
10. City Ward Map 47, Blocks 46368
11. CLT Map & Parcels - 118 17606
12. The property owner(s) is (are) responsible for maintaining stormwater facilities on this property. See Covenants document recorded with the Register of Deeds as Instrument No. 200709270026583.

- Waiver(s) Approved by City Engineering on _____:
- 1) To remove the requirement to dedicate a 5' standard drainage and utility easement to 0' along the lot line annotated as N34°04'54"E-155.86' due to the existing Detention Basin Easement per Subdivision Regulation 3, 11-A.-2.-a.
 - 2) To reduce the previously dedicated standard drainage and utility easement from 5' to 0' along the lot line annotated as N63°51'48"W-147.50' only under existing Detention Basin Easement as shown on this plat per Subdivision Regulation 3, 11-A.-2.-a.
 - 3) To reduce the previously dedicated standard drainage and utility easement from 5' to 0' along the lot line annotated as N63°51'17"W-123.90' only under existing Detention Basin Easement as shown on this plat per Subdivision Regulation 3, 11-A.-2.-a.

Certification of Category and Accuracy of Survey

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is not less than 1: 10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the *Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice*.

Registered Land Surveyor Ellie D. Smith

Tennessee License No. 2033

OWNER
PELLISSIPPI POINTE PARTNERSHIP
9721 COGDILL RD #STE 101
KNOXVILLE, TN 37932

File Number:

FINAL PLAT OF RESUBDIVISION OF LOT 3R3 OF
THE SWAN FAMILY LIMITED PARTNERSHIP
SUBDIVISION



DATE: 3-31-21 LDS PROJECT NO. 2021025



LAND
DEVELOPMENT
SOLUTIONS

310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922 • PH: 865-671-2281

LEGEND

- | | |
|---|--------------------|
| ☉ IR(O) | IRON ROD (OLD) |
| ● IR(N) | IRON ROD (NEW) |
|  | PROPERTY LINE |
| | ADJOINING PROPERTY |
|  | CENTER LINE |
| ① | LOT NO. (NEW) |
| ② | LOT NO. (OLD) |

TTCTDA

Tennessee Technology Corridor
DEVELOPMENT AUTHORITY

CERTIFICATE OF APPROPRIATENESS

Name of Applicant: NICK PATEL
Date Filed: 6/7/2021 Fee Paid: _____ File Number: _____
Map Number: PID 118176.06 Zoning District: CH-1
Jurisdiction: ☒ City 2nd Councilmanic District ☐ County _____ Commission District

PROPERTY INFORMATION

Planning Sector: Northwest County

Sector Plan Designation: TP/SP

ADDRESS: 10320 DUTCH TOWN ROAD

STREET NUMBER AND NAME

GENERAL LOCATION: PELLISSIPPI HWY + DUTCHTOWN RD
PART OF

PARCEL NUMBER(S): 118176.06 / LOT 3R3 R2 4.42 AC.

SIZE OF TRACT: 4.42 (PART OF LAND 2.212 AC)
9.6 AC TO DEVELOP AS GAS STATION ☒ ACRES ☐ SQUARE FEET

PURPOSE OF REQUEST

- ☒ BUILDING PERMIT – New Construction *GITW*
☐ BUILDING PERMIT – Expansion or Renovation *GITW*
☐ BUILDING PERMIT – Grading Plan
☐ REZONING

From: _____

To: _____

☐ SIGNAGE

☒ ZONING VARIANCE – (Describe and give reason)

COMMENTS FROM ROB CLARK
(RFC) FROM CITY REVIEW
NO R21-0569 PER
16.8.A TO-1 OVERLAY DISTRICT

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:

APPLICATION CORRESPONDENCE

PLEASE PRINT

Name: GIRISH THAKKAR Phone: 865-531-7101 Fax: 865-531-7109

Mailing Address: 9047 EXECUTIVE PARK DRIVE KNOXVILLE TN 37923

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.

AGENT FOR OWNER

Signature: _____

256-6161 (cell)

PLEASE PRINT

Name: JOHN LAMMERHIRT

Phone: 865-521-7500

Fax: _____

Mailing Address: 10319 COGDILL RD KN. TN 38932

APPLICATION ACCEPTANCE

Staff Member who accepted this application: _____

Michelle Porter

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

(Please sign in black or blue ink)

NAME	Complete Mailing Address	Owner	Option
------	--------------------------	-------	--------

MISSISSIPPI POINT 9721 COGDILL RD "OWNER"

"PARTNERSHIP" KNOX TN 37932 ste 101

EMAIL: _____

JOHN@fresno.com

521-7500 012

355 6161 6-11

256-6161 Cell
