

**Applicant:** STOWERS MACHINERY CORPORATION

**Request:** BUILDING PERMIT

**Meeting Date:** 8/9/2021

**Address:** 10752 Dutchtown Rd.

**Map/Parcel Number:** 131 06201

**Location:** Southeast corner of Dutchtown Rd and Lexington Drive

**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:** Equipment and material storage for Stowers Machinery Corp.

**Appx. 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.

**Surrounding Zoning and Land Uses:**

- North: CB (Business and Manufacturing) / TO (Technology Overlay) - Office-warehouse
- South: CB (Business and Manufacturing) / TO (Technology Overlay) and C-G-1 (General Business) / 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 337 square foot mechanical building to replace the existing mobile office building on the site. The proposed building is smaller than the existing 951 square foot mobile building.
- 2) The building would feature concrete masonry walls with a standing seam metal roof. While concrete masonry is a discouraged material within TTCDA, it is acceptable for a small mechanical building. Landscaping with small ornamental trees and plants is proposed along the front façade that faces inward and the side façade that faces the right-of-way. The plantings would limit visibility of the concrete block from the right-of-way.
- 3) Due to the building's small size, it is not necessary to apply requirements regarding variation of material or building plane.
- 4) The proposed structure is just under 13 ft tall, which meets TTCDA Guidelines.
- 5) The site meets the ground area coverage, floor area ratio, and impervious area ratio requirements.
- 6) The landscaping plan is in compliance with TTCDA Guidelines.
- 7) No lighting is currently proposed for the site, but the applicant is likely to propose lighting in the near future. Any proposed lighting would require a lighting plan in compliance with TTCDA Guidelines and TTCDA approval. This may be an administrative review depending on the complexity of the lighting plans.
- 8) 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.)
- 9) 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 is not needed for this project to continue.

10) 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). The graded and graveled area has not changed since that approval. The approval also included a review of the existing detention basin by the City of Knoxville Engineering Department.

11) For the administrative approval in April 2021, the City's Plans Review and Inspections Department determined that the use "outdoor storage of machinery and equipment " did not require parking spaces. Since the new building would not be staffed by employees but would house mechanical equipment for the site, the use remains the same and no formal parking spaces would be required.

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

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<b>Design Guideline Conformity:</b>	The proposed development conforms to the Design Guidelines.
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<b>Waivers and Variances Requested:</b>	N/A
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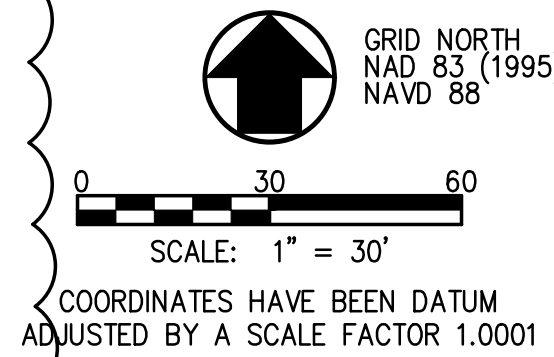
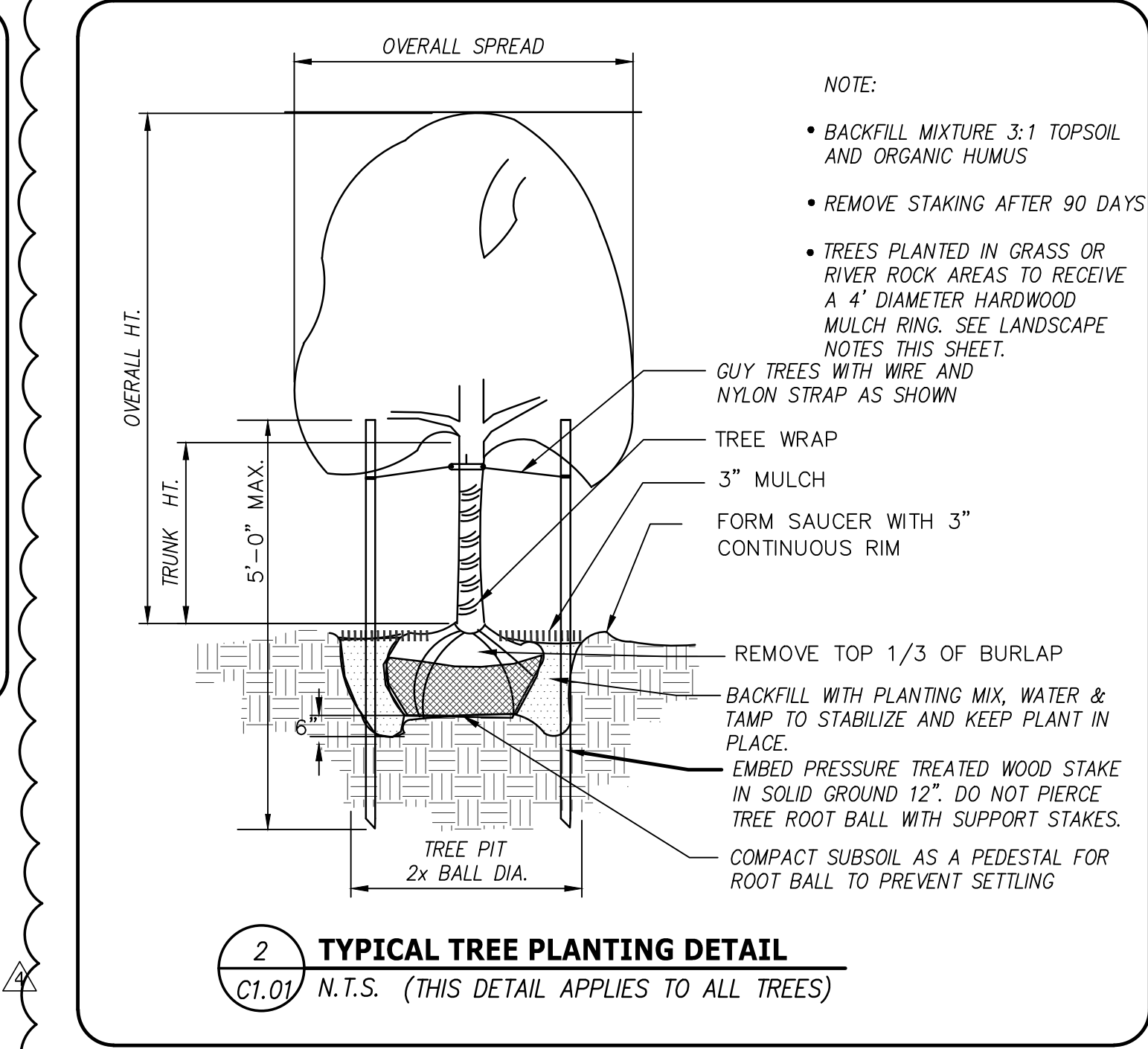
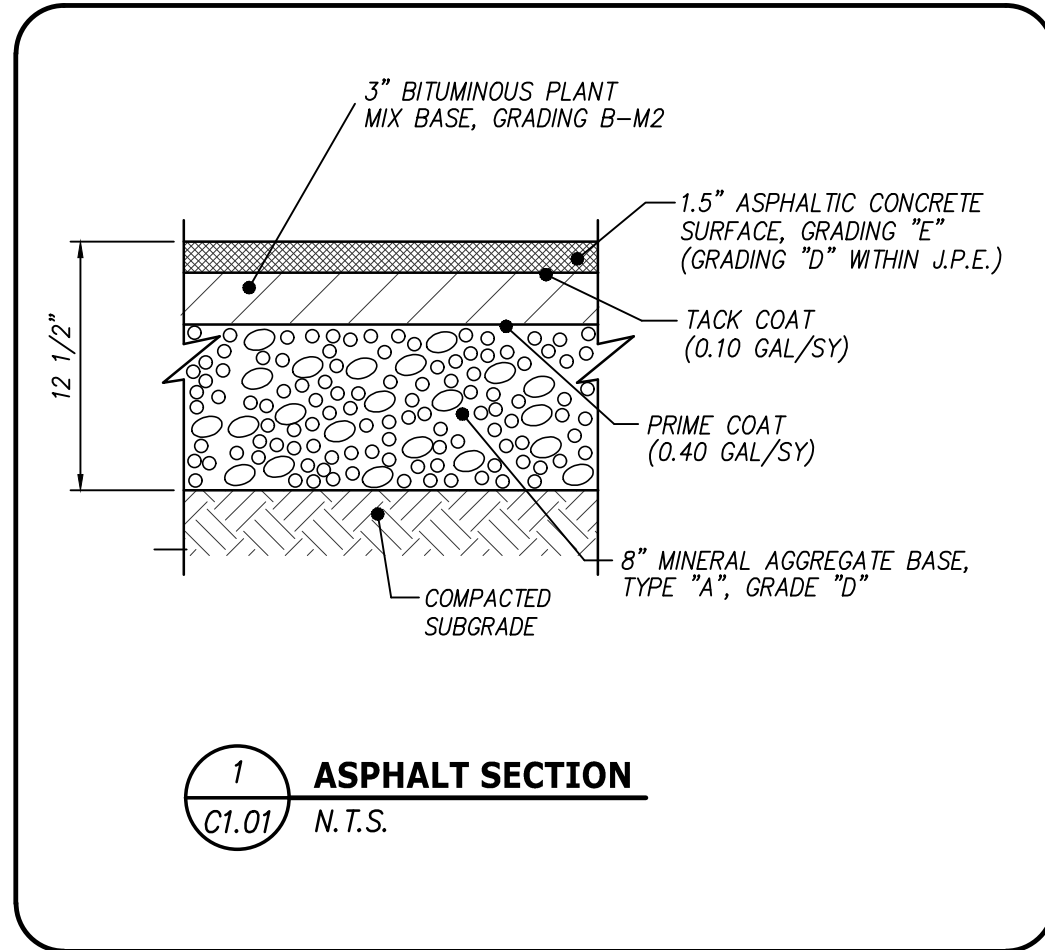
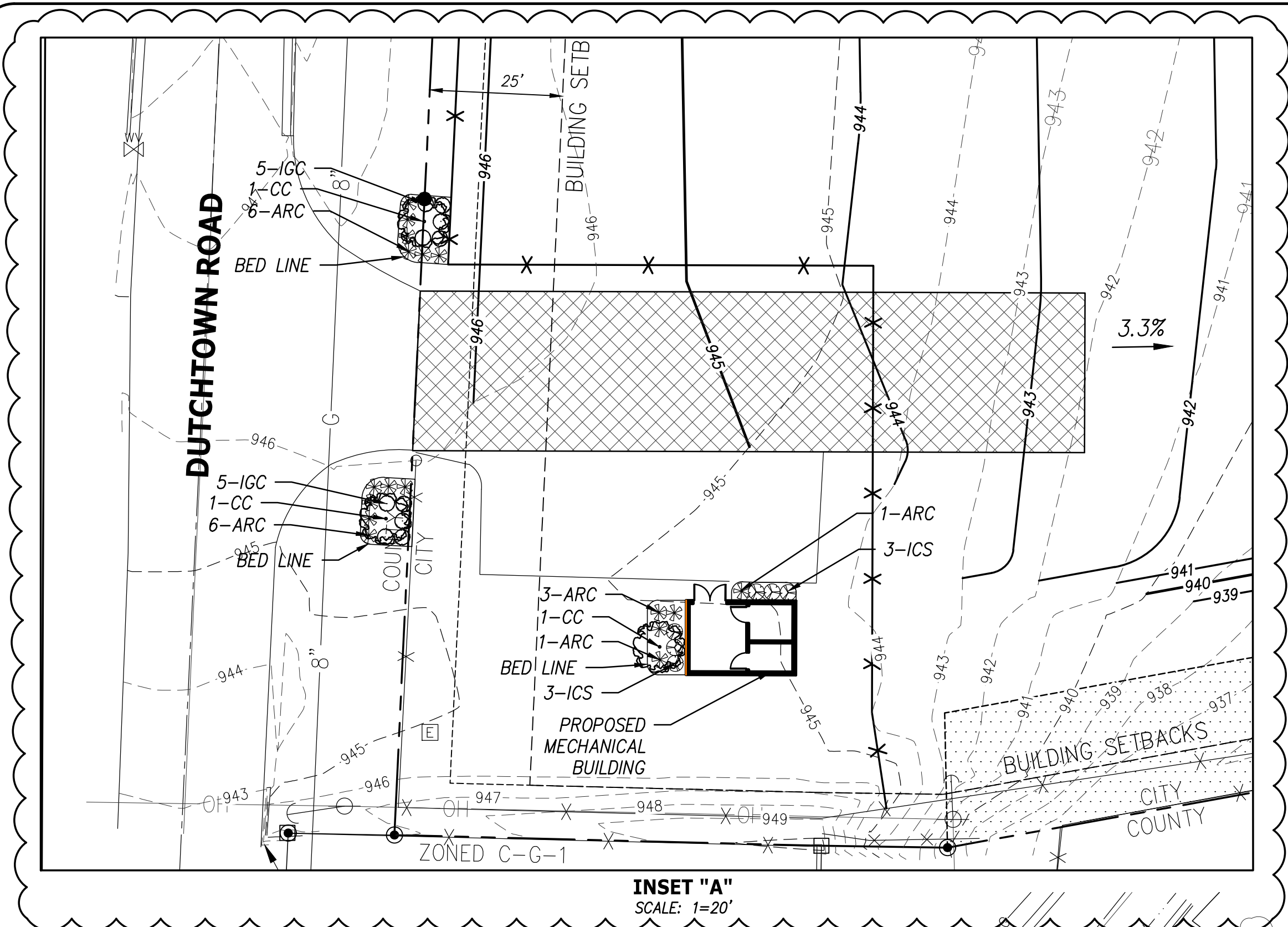
**Staff Recommendation:**

Based on the application and plans as submitted and revised, staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Installing all landscaping as identified on the approved landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the City of Knoxville Department of Engineering to guarantee such installation.
- 2) Meeting all applicable requirements of the City of Knoxville Department of Engineering .
- 3) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 4) Any proposed signage or lighting would require a separate TTCDa application and approval.







- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED JANUARY 14, 2021.
  - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
  - THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
  - PROPERTY CONCERNED REFLECTS PARCELS 62.01 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 131. ZONING FOR THE PROPERTY IS I-G "GENERAL INDUSTRIAL DISTRICT". TOTAL AREA IS 3.43± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 2.14± ACRES. CITY BLOCK NUMBER IS 46368.
  - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
  - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
  - OWNER: STOWERS PARTNERS LP  
PO BOX 14802  
KNOXVILLE, TN 37914
  - PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
  - PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
  - ALL PLANTS TO BE MATCHED, IN GOOD CONDITION. SHRUBS PLANTED 3' O.C.; TREES AS SHOWN. SEE DETAILS.

**SPECIAL NOTES:**

TOTAL POST DEVELOPED IMPERVIOUS AREA = 0.15 AC.  
TOTAL POST DEVELOPED GRAVEL AREA = 1.77 AC.

**GROUND AREA COVERAGE**  
BUILDING SF= 284.20 SF  
GROSS LOT AREA= 83,871.71 SF  
284.20/83871.71= 0.33%  
**FLOOR AREA COVERAGE**  
BUILDING SF= 284.20 SF  
GROSS LOT AREA= 83,871.71 SF  
284.20/83871.71= 0.33%  
**IMPERVIOUS AREA RATIO**  
IMPERVIOUS AREA= 11,609 SF  
GROSS LOT AREA= 83,871.71 SF  
11,609/83871.71= 14%

**LEGEND**

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT  
PROPOSED GRAVEL  
EXIST. R.O.W.  
BUILDING SETBACK LINE  
EXIST. EASEMENT LINE  
DETAIL REFERENCE (DETAIL NO./SHEET NO.)  
ARC- ABELIA X CHINENSIS 'ROSE CREEK' (EVERGREEN SHRUB)  
ICS- ILEX CRENATA 'SOFT TOUCH' (EVERGREEN SHRUB)  
IGC- ILEX GLABRA 'CHAMZIN' (EVERGREEN SHRUB)  
CC- CERCIS CANADENSIS 'FOREST PANSY' (ORNAMENTAL TREE)

TTCD FILE NO. 8-B-21-T08

1	REVISED PER CDK COMMENTS	03/22/2021
2	REVISED PER CDK COMMENTS	04/15/2021
3	TTCD REVIEW	07/06/2021
4	REVISED PER CDK COMMENTS	07/27/2021
REVISIONS		DATE

**CANNON & CANNON INC.**  
CONSULTING ENGINEERS · FIELD SURVEYORS  
TEL 865.670.8555 8550 Kingston Pike  
WWW.CANNON-CANNON.COM Knoxville, TN 37919

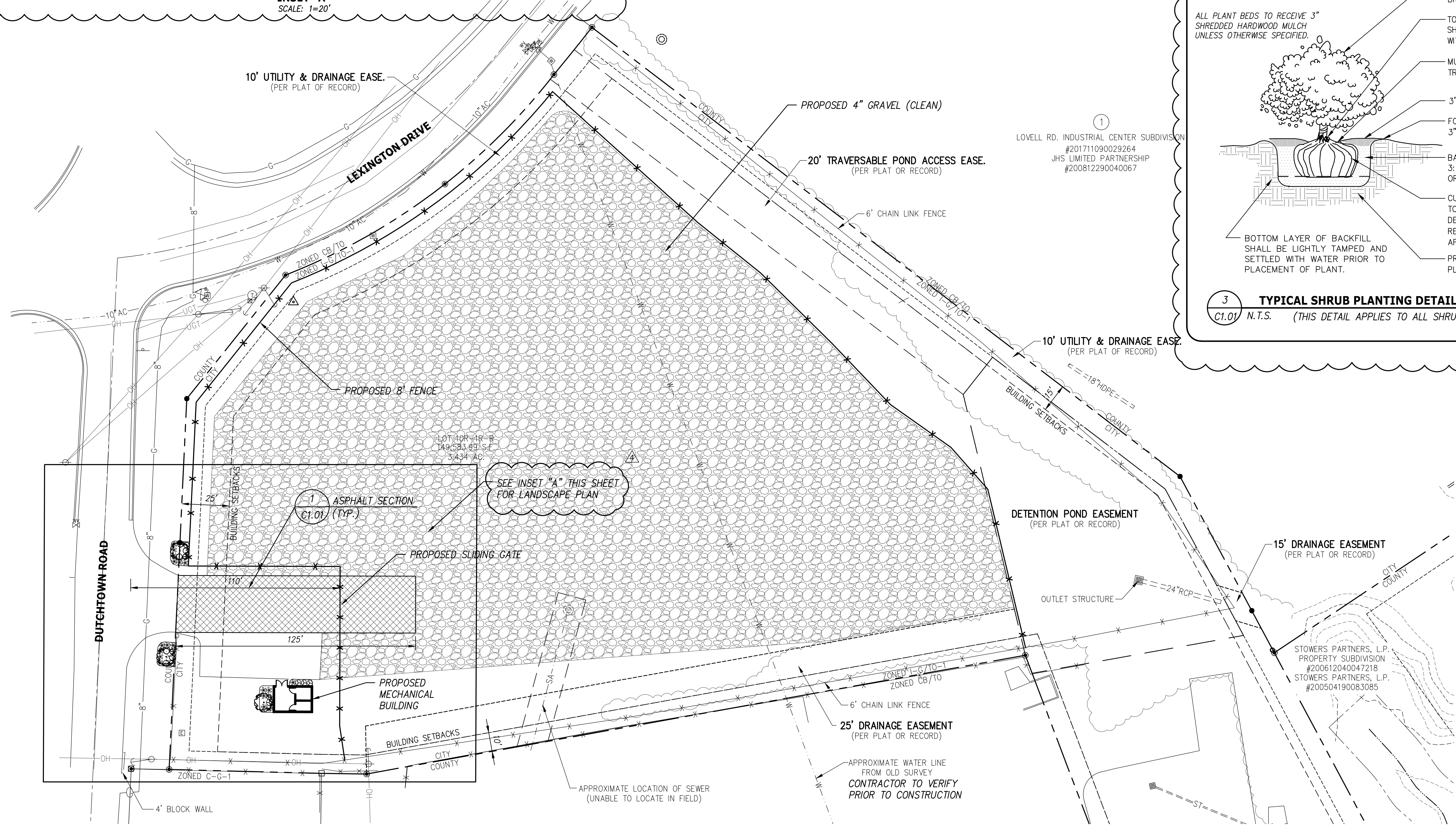
CLIENT: **STOWERS MACHINERY CORPORATION**  
6301 OLD RUTLEDGE PIKE  
KNOXVILLE, TN 37924

PROJECT: **STOWERS MACHINERY CORPORATION**  
**10752 DUTCHTOWN ROAD**  
KNOXVILLE, TN 37932

SITE LAYOUT PLAN			
CCI PROJECT NO.		01008-0005	
DRAWING DATE	MARCH 09, 2021	PM	AWG
DRAWN	CIO	PIC	CHECKED

FOR TTCD REVIEW

**C1.01**



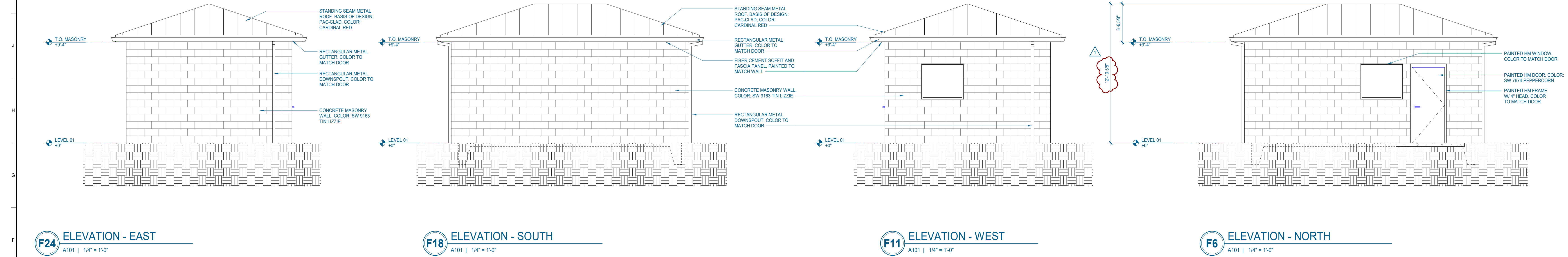
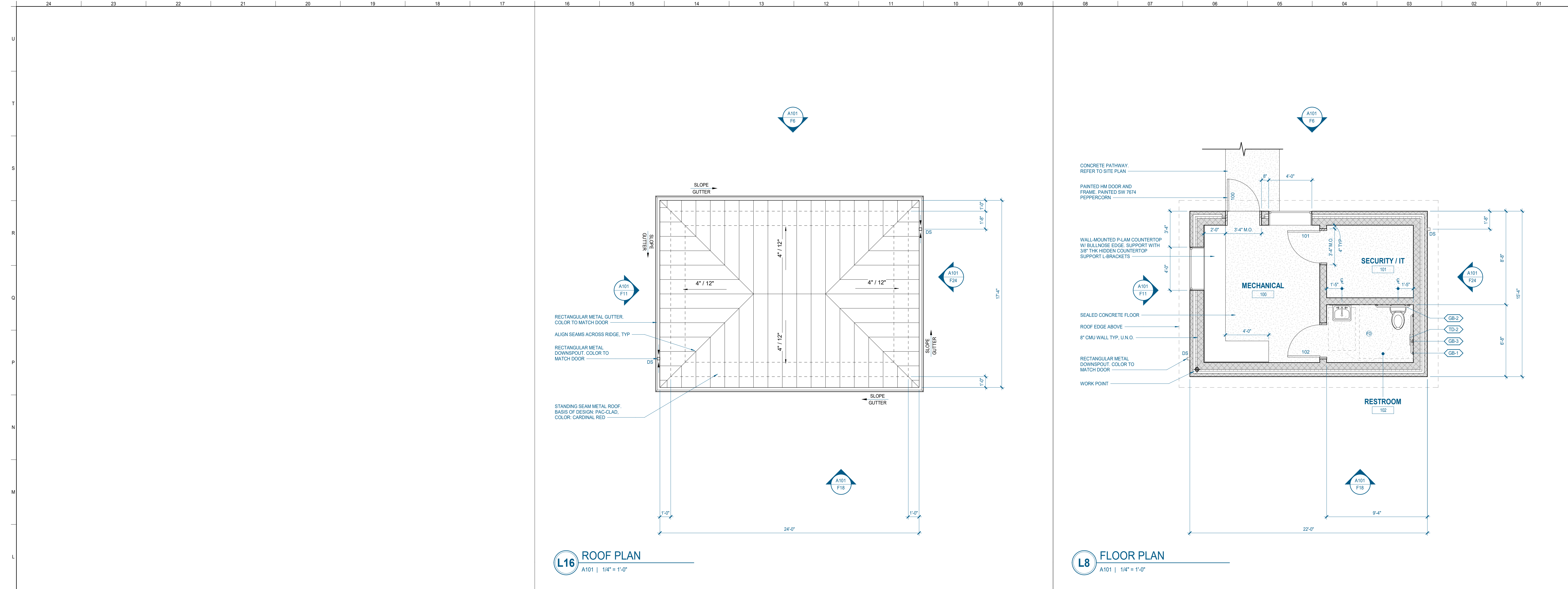


#	ISSUE	DATE
1	TTCA COMMENTS	2021.07.23

Issue Date:	XXXXXX, 202X
PIC	J THURMAN
PM	J THURMAN
PA	B ARCHER /
Drawn By:	B ARCHER
Checked By:	Project Checked By

Sheet Description:

A101

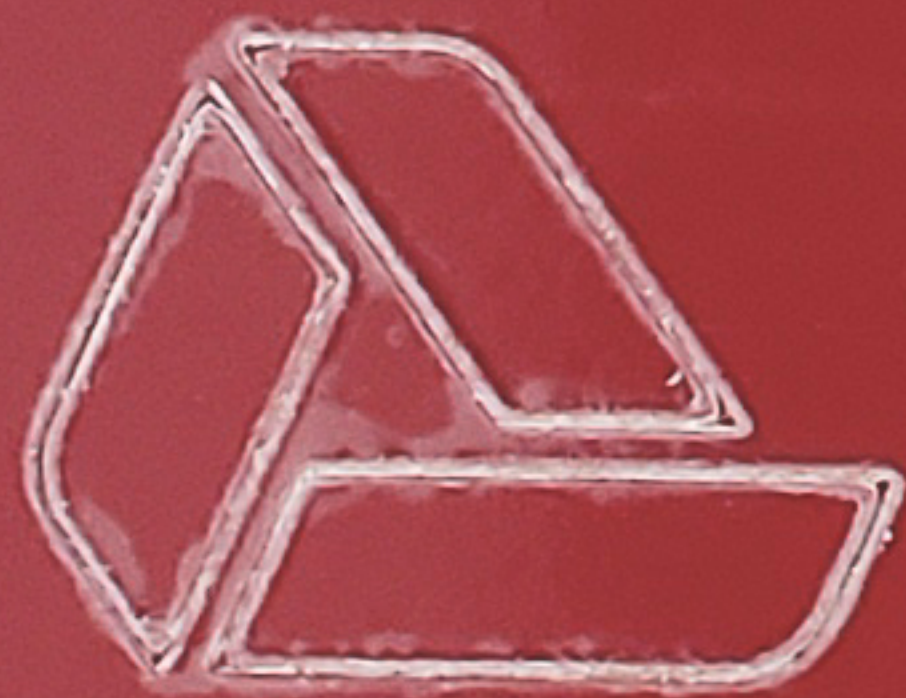




SW 7000  
Gray Matters

236-C4

SW 9163  
Tin Lizzie



236-C7

SW 7674  
Peppercorn

Samples approximate the actual paint color.  
*Las muestras aproximan el color real de la pintura.*

DRAWING FOR RE  
NOT TO SCALE  
IN FIELD.





# CERTIFICATE OF APPROPRIATENESS

Name of Applicant: STOWERS MACHINERY CORPORATION  
Date Filed: 7/6/2021 Fee Paid: \$400.00 File Number: 8-B-21-TOB  
Map Number: 131 Zoning District: 1G/TO  
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 PLANNING SECTOR: Northwest County  
SIZE OF TRACT: 3.43 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)

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 — 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 37912

## 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 Porter 7/6/21 swm

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

(Please sign in black or blue ink)

[illegible]