

Applicant: NICK PATEL
Request: BUILDING PERMIT
Meeting Date: 7/6/2021

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.

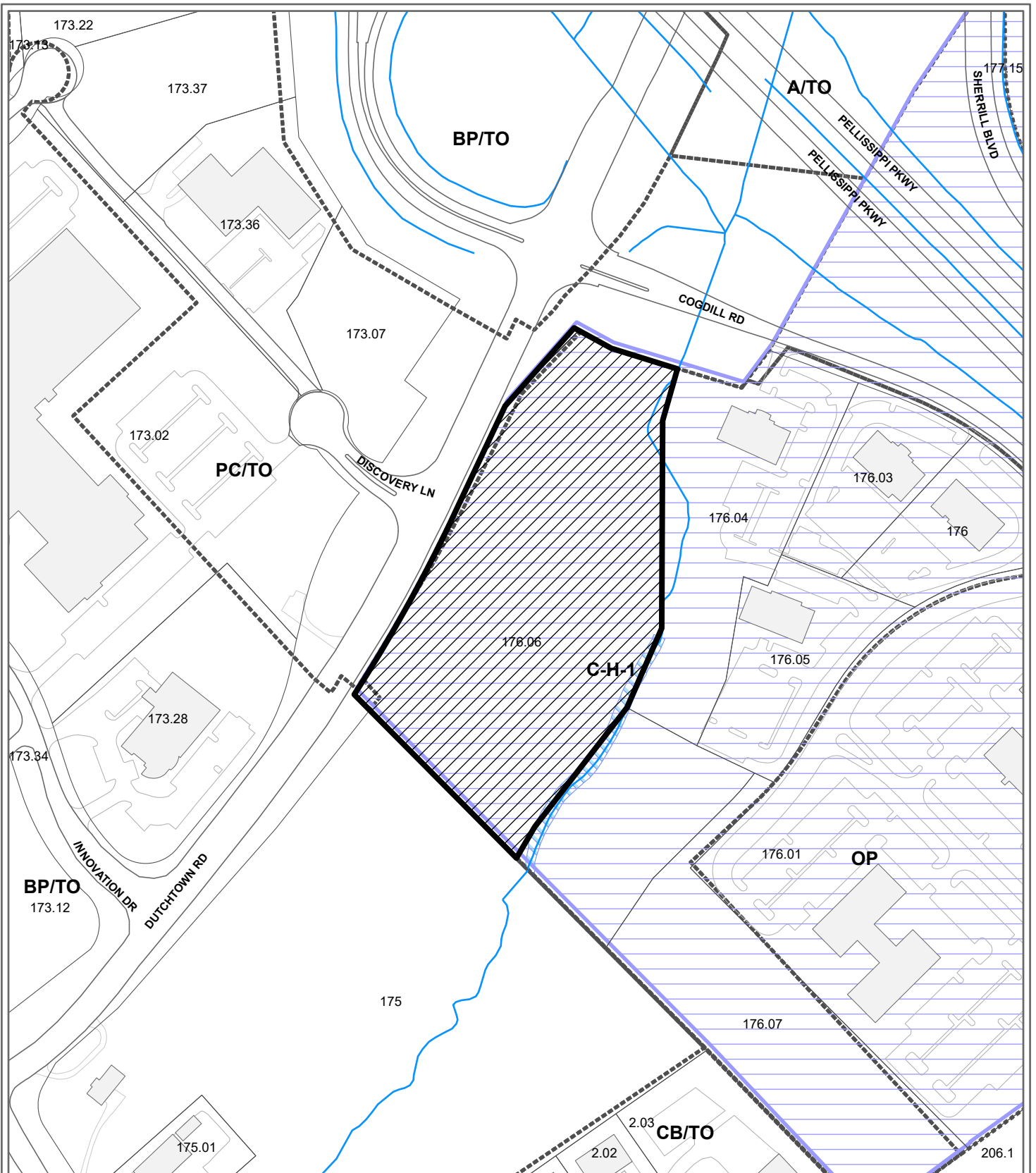
Design Guideline Conformity: Indeterminate at this time.

Waivers and Variances Not known at this time.

Requested:

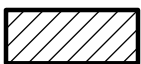
Staff Recommendation:

Postpone this request for 30 days to the August 9, 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**

Petitioner: Patel, Nick



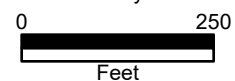
Purpose of Request: Building Permit

Map No: 118

Jurisdiction: City

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

Revised:



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

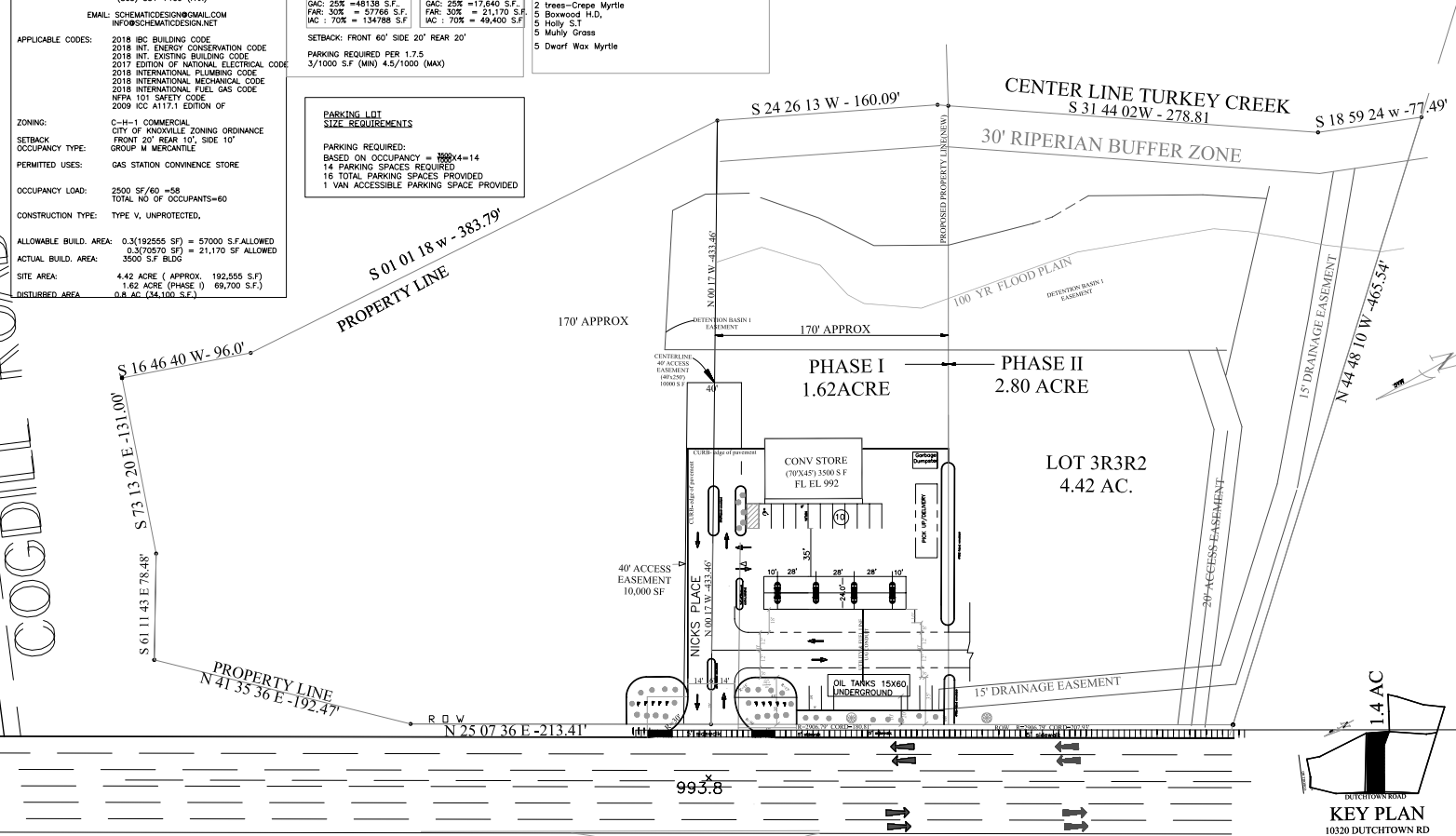
BEING SUBDIVIDED FOR PARTIAL
 IMPROVEMENT AS SHOWN

PROJECT NAME: NICKS PLACE
OWNER'S NAME & ADDRESS: NICK PATEL KNOXVILLE, TN 37923
CONTACT: GURISH 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 701 SAFETY CODE
 2009 ICC A117.1 EDITION OF
ZONING: C-H-1 COMMERCIAL
CITY OF KNOXVILLE ZONING ORDINANCE
SETBACK OCCUPANCY TYPE: FRONT 20' REAR 10' SIDE 10'
PERMITTED USES: GAS STATION CONVENIENCE STORE
OCCUPANCY LOAD: 2500 SF/60 +/-58
 TOTAL NO OF OCCUPANTS=60
CONSTRUCTION TYPE: TYPE V, UNPROTECTED,
ALLOWABLE BULD. AREA: 0.3(192555 SF) = 57000 S.F.ALLOWED
ACTUAL BULD. AREA: 0.3(70570 SF) = 21,170 SF ALLOWED
 3500 SF BLDG
SITE AREA: 4.42 ACRE (1 APPROX. 192,555 S.F.)
 1.62 ACRE (PHASE I) 69,700 S.F.)
 DISTURBED AREA 0.4 AC. (34,100 S.F.)

DEVELOPMENT INTENSITY: (TTGDA)
 LOT 3R3R2 PHASE I
 4.42 ACRE 1.62 ACRE
 192,555 S.F. 70,570 S.F.
 4.42 = 100% DD OR 5%
 FAR = 100% DD OR 5%
 1.62 = 100% DD OR 5%
 FAR = 100% DD OR 5%
GAC: 25% = 48138 S.F. GAC: 25% = 17,640 S.F.
FAR: 30% = 57766 S.F. FAR: 30% = 21,170 S.F.
IAC : 70% = 134076 S.F. IAC : 70% = 49,400 S.F.
SETBACK: FRONT 60' SIDE 20' REAR 20'
PARKING REQUIRED PER 1.75
 3,71000 S.F. (MIN) 4.5/1000 (MAX)

LANDSCAPING:
 Net Lot area=69700 sf -det pond / flood area
 =69,700 sf =29,700 sf/pond
 =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 Mully Grass
 5 Dwarf Wax Myrtle

PARKING LDT SIZE REQUIREMENTS
PARKING REQUIRED:
 BASED ON OCCUPANCY = 2500/4=14
 14 PARKING SPACES REQUIRED
 16 TOTAL PARKING SPACES PROVIDED
 1 VAN ACCESSIBLE PARKING SPACE PROVIDED



SITE PLAN
 1" = 40'

DUTCHTOWN ROAD

REVISIONS

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

SCHEMATIC DESIGN, INC.
 (ALL RIGHTS RESERVED)

Schematic Design, Inc.
 CONSULTING ENGINEERS
 CIVIL, MECHANICAL, ELECTRICAL,
 TRANSPORTATION, STORMWATER MANAGEMENT
 606-849-5666
 (888) 531-7101 • info@schematic.com • Fax: (865) 531-7109

SITE PLAN
 PROPOSED NICKS 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

C-1

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

NICKS PLACE

OIL TANKS 15X60
UNDERGROUND

15' DRAINAGE EASEMENT

20' ACCESS EASEMENT

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

edge of pavement
NO OUTLET

18'

♿

26'

10'

28'

28'

28'

10'

UTILITY & FUEL LINE
U/G CONDUIT

10'

40'

35'



edge of pavement



0030

X:\2021\2021025 - Pelissippi Pointe - Swan Family 2021 Replat(DWG) Swan Family Lot 3R3 2021 Plat.dwg May 13, 2021 - 9:32am emiller - LDS Copyright 2021

Certificate of Ownership and General Dedication

Pelissippi Pointe Partnership, the undersigned owner(s) of the property shown herein, hereby adopt this (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.

Owner(s) Printed Name: _____

Name: _____

Signature(s): _____

Date: _____

State of Tennessee, County of Knox

On this ____ Day of _____, 20____

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.

Witness my hand and notarial seal, this the day and year above.

Written _____ Notary
My Commission Expires _____ Seal

Owner Certification for Public Sewer and Water Service - Minor Subdivisions

(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.

Owner(s) Printer Name: _____

Signature(s): _____

Date: _____

Zoning Certification

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on zoning map by Planning Commission as follows:

Zoning Shown on Official Map _____

Date: _____

By: _____

Addressing Department Certification

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.

Signed: _____

Date: _____

Taxes and Assessments Certification

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: _____ Date: _____

Knox County Trustee: Signed: _____ Date: _____

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this the ____ Day of _____, 20____.

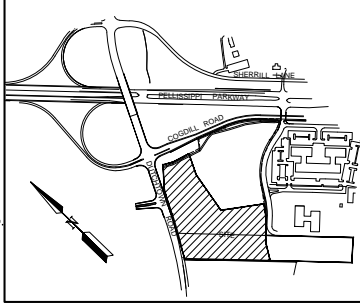
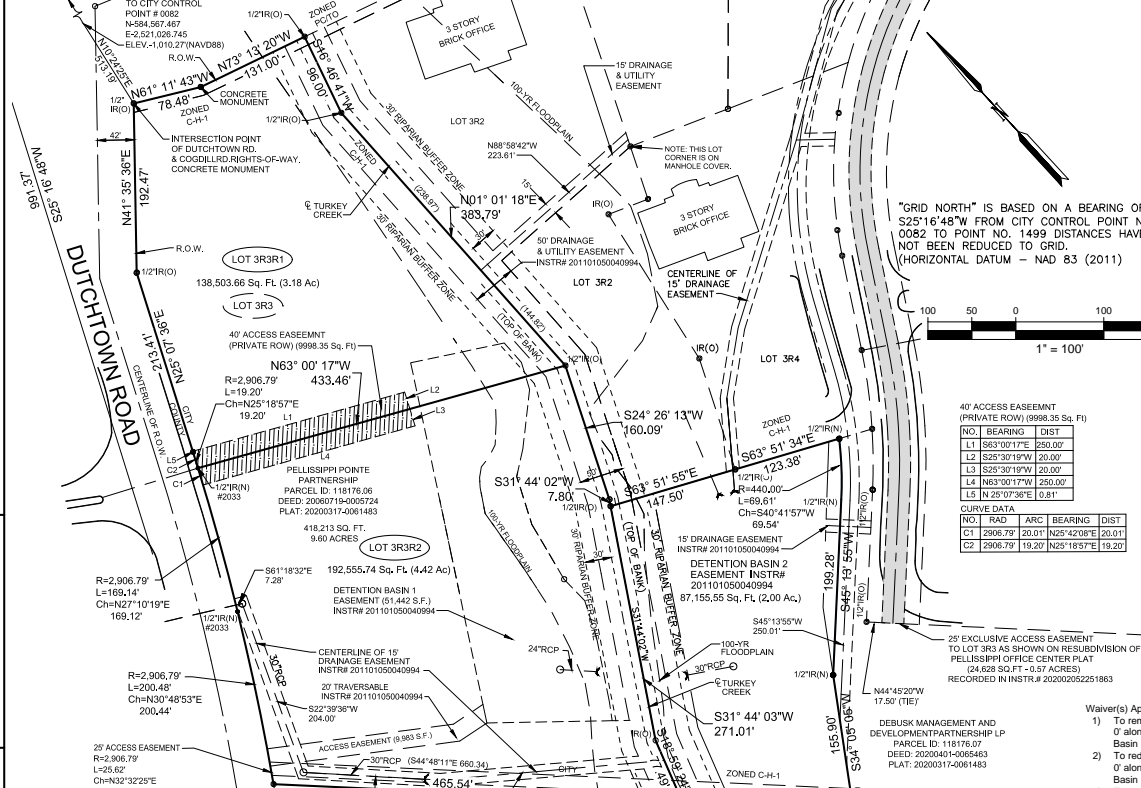
Engineering Director _____

Planning Staff Certification of Approval For Recording - Final Plat

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.

Signed: _____

Date: _____



"GRID NORTH" IS BASED ON A BEARING OF S25°16'48"W FROM CITY CONTROL POINT NO. 0082 TO POINT NO. 1499. DISTANCES HAVE NOT BEEN REDUCED TO GRID. (HORIZONTAL DATUM - NAD 83 (2011))



40' ACCESS EASEMENT (PRIVATE ROW) (9998.35 Sq. Ft.)

NO.	BEARING	DIST
L1	S63°00'11"E	250.00'
L2	S25°30'19"W	20.00'
L3	S25°30'19"W	20.00'
L4	N63°00'11"E	250.00'
L5	N25°07'36"E	0.81'

CURVE DATA

NO.	RAD	ARC	BEARING	DIST
C1	2906.79'	20.01'	N25°42'08"E	20.01'
C2	2906.79'	19.20'	N25°18'57"E	19.20'

- Notes:
- The purpose of this plat is to create two lots from lot 3R3.
 - Iron pins at all corners.
 - 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.
 - This property is zoned C-H-1. Setbacks per required zoning.
 - Total number of lots 2.
Lot 3R3R1 (9.60 Ac), Lot 3R3R2 (3.83Ac), Total 13.43 Ac.
Deed Reference: Plat# 201101050040994, Instr.# 200607190005724
 - 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.
 - 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.
 - This Survey was done in compliance with current Tennessee Minimum Standards of Practice.
 - City Ward Map 47, Blocks 46368
 - CLT Map & Parcels - 118 17606
 - 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. 20709270026563.

Waiver(s) Approved by City Engineering on _____

- 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.
- 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.
- To reduce the previously dedicated standard drainage and utility easement from 5' to 0' along the lot line annotated as N63°51'17"W-123.50' only under existing Detention Basin Easement as shown on this plat per Subdivision Regulation 3, 11-A.-2.-a.

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a public sanitary sewers and treatment facilities, and such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____
Authorized Signature for Utility _____ Date _____

City - Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

City of Knoxville Department of Engineering
Signed: _____ Date: _____
Water: _____
Signed: _____ Date: _____
Sewer: _____
Signed: _____ Date: _____
Electric: _____
Signed: _____ Date: _____
Gas: _____
Signed: _____ Date: _____
Telephone: _____
Signed: _____ Date: _____
Cable Television: _____
Signed: _____ Date: _____

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 26th day of June, 2019.

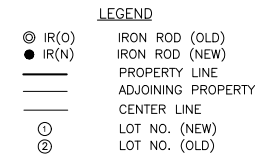
Registered Land Surveyor _____
Tennessee License No. 2033 _____
Date: _____

Certification of Approval Water Service - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____
Authorized Signature for Utility _____ Date _____



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

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



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



CERTIFICATE OF APPROPRIATENESS

Name of Applicant: NICK PATEL
 Date Filed: 6/7/2021 Fee Paid: _____ File Number: _____
 Map Number: 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

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

SIZE OF TRACT: 4.42 (PART OF LAND 2.2/2 AC TO DEVELOP AS GAS STATION) ACRES SQUARE FEET

PURPOSE OF REQUEST

BUILDING PERMIT – New Construction CITY

BUILDING PERMIT – Expansion or Renovation CITY

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

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 DWER 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 Foster

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 POINTE 9721 COGDILL RD "OWNER"
"PARTNERSHIP" KNOX TN 37932 Ste 101

EMAIL: _____

JOHN@farrow.com

521-7500 OR

256-6161 cell