

Certificate of Appropriateness For a Building Permit

On April 28, 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 review)

Attested to by



Approval date: 4/28/2021

COA expiration date (3 years): 4/27/2024

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 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:** 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, and they would like a smoother surface for their vehicles. They propose to use the property to store machinery and equipment for their neighboring business at 10644 Lexington Drive.
- 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 (General Commercial), 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 detention on the site is in need of maintenance. The existing detention pond as originally designed would remain adequate to serve the site. However, the detention pond has collected sediment since its original construction and that sediment needs to be removed. The existing swale needs to be graded as, like the detention pond, it has lost its original capacity. Both of these issues are not within the purview of the TTCDA and would be handled during the permit process with staff at the City of Knoxville.
- 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 TTCDA 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. Post

resurfacing, the site will consist of 1.77 acres of graveled area and 0.15 of impervious surfaces. The City's Engineering Department counts graveled areas as 50% impervious. Using their regulations, the impervious area ratio (IAR) after the new gravel is applied would be 30%, which is within the TTCDA Guidelines (the maximum allowed is 70%).

8) The slope on the site post-grading is to be 3%.

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 gravel and would not be striped. 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 defers to the City's and County's zoning ordinance regarding parking surface and striping.

c. If the site renovations cost at least 50% of the value of the property at its most recent tax assessment, it 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. 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.

10) 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.

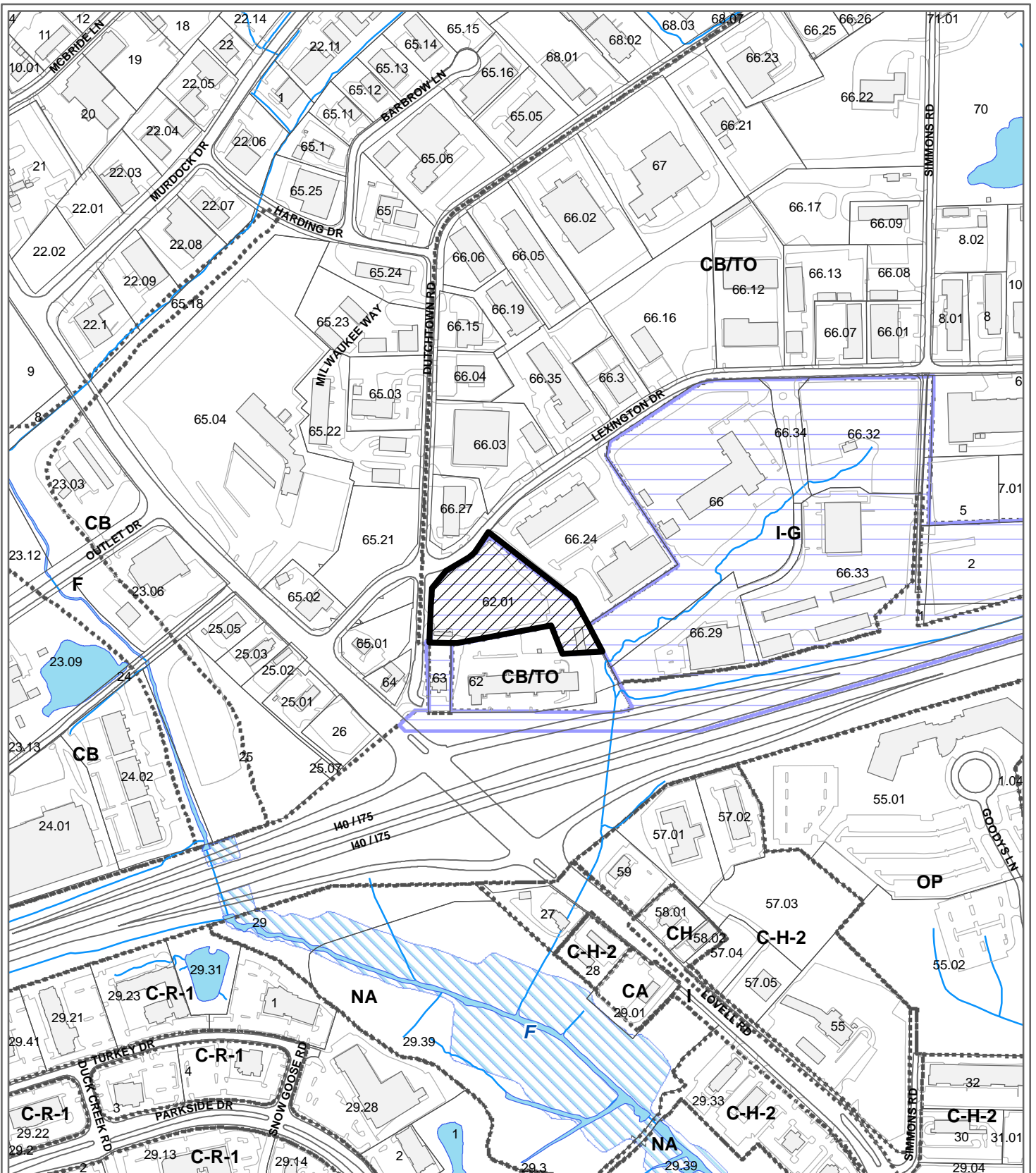
Design Guideline Conformity:	The proposed changes depicted in the site plans are in compliance with TTCDA Guidelines.
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Waivers and Variances Requested:	N/A
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Staff Recommendation:

APPLICATION APPROVED April 28, 2021, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), 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.



**4-A-21-TOA
CERTIFICATE OF APPROPRIATENESS**

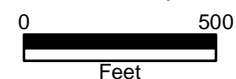


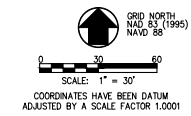
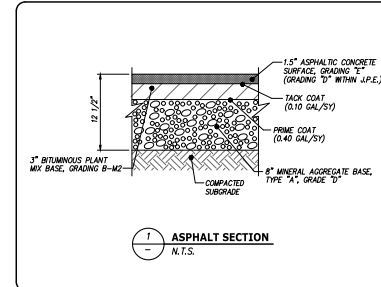
Purpose of Request: Building Permit - Grading Plan

Original Print Date: 3/15/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Stowers Machinery Corp.

Map No: 131
Jurisdiction: County

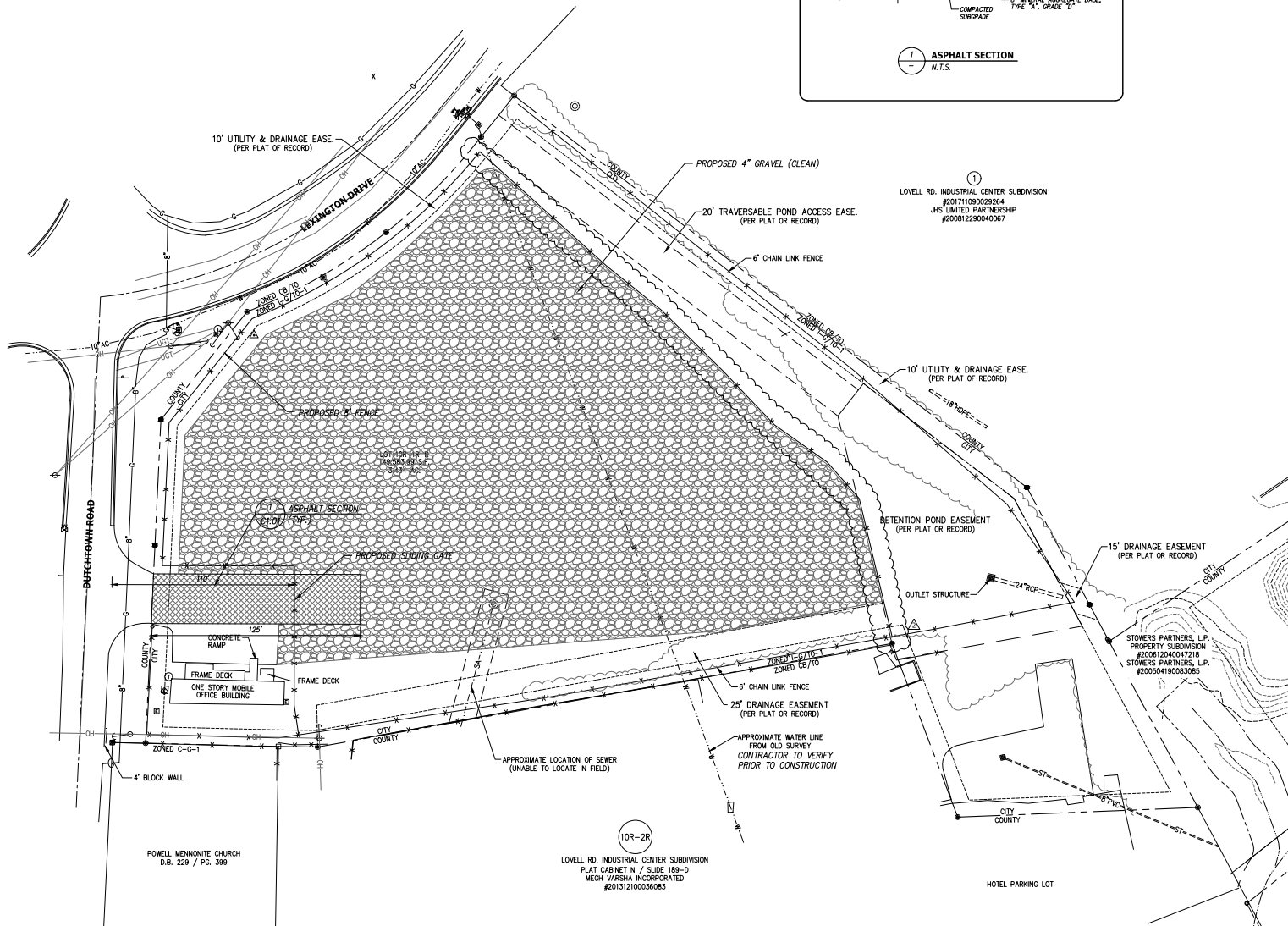




- NOTES:**
1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED JANUARY 14, 2021.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
 4. PROPERTY CONCERNED REFLECTS PARCELS 62.01 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 131. ZONING FOR THE PROPERTY IS I-C "GENERAL INDUSTRIAL DISTRICT". TOTAL AREA IS 3.435+ ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 2.14+ ACRES. CITY BLOCK NUMBER IS 46368.
 5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
 7. OWNER: STOWERS PARTNERS LP
PO BOX 14802
KNOXVILLE, TN 37914
 8. PERMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
 9. PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.

SPECIAL NOTES:

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



APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 4/28/2021

LEGEND

	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED GRAVEL
	EXIST. R.O.W.
	BUILDING SETBACK LINE
	EXIST. EASEMENT LINE
	DETAIL REFERENCE (DETAIL NO./SHEET NO.)

REVISED PER CDK COMMENTS	03/02/2021
REVISED PER CDK COMMENTS	04/15/2021

REVISIONS

CANNON & CANNON, INC.
CONSULTING ENGINEERS - FIELD SURVEYORS
865.870.8555 8550 Kingston Pike
www.cannon-cannon.com Knoxville, TN 37919

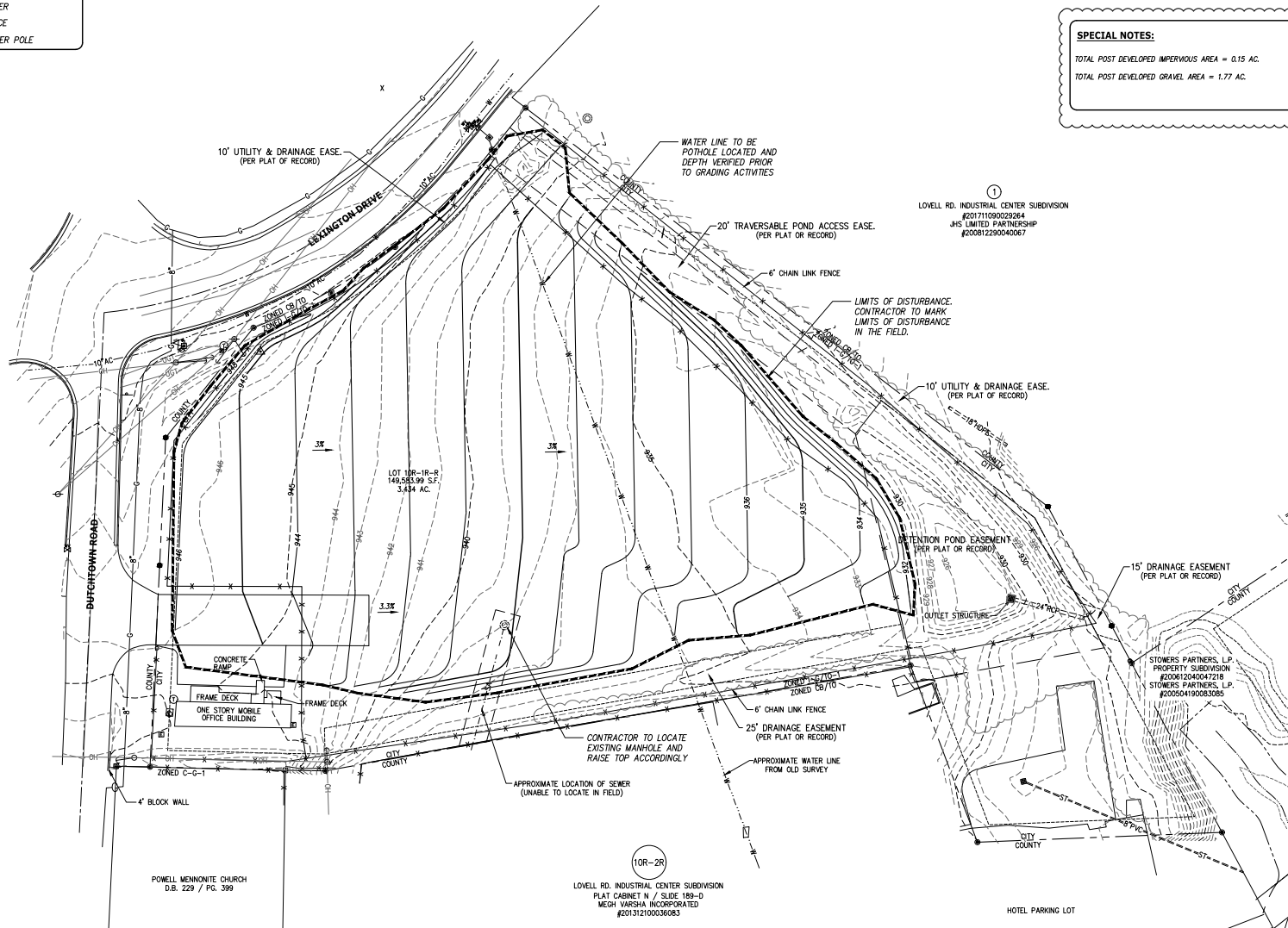
CLIENT:
STOWERS MACHINERY CORPORATION
6301 OLD ROUTE 58 E
KNOXVILLE, TN 37924

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

SITE LAYOUT PLAN

	CD PROJECT NO.	01008-0005
	DRAWING DATE	MARCH 09, 2021
	PN	AWG
	PC	
	DRAWN	CDK
	CHECKED	
		2021
		C1.01

- LEGEND**
- 884----- EXISTING CONTOUR
 - 890----- PROPOSED INDEX CONTOUR
 - 97.50----- PROPOSED SPOT ELEVATION
 - 1
24.01----- DETAIL REFERENCE
(DETAIL NO./SHEET NO.)
 - == == ST == == EXIST. STORM
 - == SA == EXIST. SEWER
 - == W == EXIST. WATER
 - == F == EXIST. FENCE
 - ⊕ EXIST. POWER POLE



GRID NORTH
NAD 83 (1995)
NAD 88
SCALE: 1" = 30'
COORDINATES HAVE BEEN DATUM
ADJUSTED BY A SCALE FACTOR 1.0001

SPECIAL NOTES:

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

NOTES:

- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED JANUARY 14, 2021.
- PROPERTY CONCERNED REFLECTS PARCELS 62.01 AS SHOWN ON KNOX COUNTY C17 TAX MAP NO. 151, ZONING FOR THE PROPERTY IS I-C "GENERAL INDUSTRIAL DISTRICT", CITY BLOCK NUMBER IS 4636.
- OWNER: STOWERS PARTNERS LP
PO BOX 4802
KNOXVILLE, TN 37914
- PERMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 3:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
- PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
- THE DISTURBED AREA IS APPROXIMATELY 2.144 ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 3.438 ACRES.
- UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
- EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
- THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEANING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
- ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REACHED TO A DEPTH OF 2 FT. BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT. BELOW SUBGRADE.
- STUMP TOPSIC TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SOFT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
- PROOF ROLL AREAS TO RECEIVE FILL AND PLACE FILL IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.
- A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
- ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SOILED SHALL BE SEED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
- TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:

SEEDING DATES	GRASS SEED	PERCENTAGES
1/1 TO 5/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUMMER OATS	34%
5/1 TO 7/15	STAR WHEAT	100%
7/15 TO 7/15	BALDWIN RYE	67%
	ITALIAN RYE	33%
- PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:

SEEDING DATES	GRASS SEED	PERCENTAGES
2/1 TO 7/1	KENTUCKY 31 FESCUE	80%
	KOREAN LESPEDEZA	15%
	ENGLISH RYE	5%
6/1 TO 8/15	KENTUCKY 31 FESCUE	55%
	KOREAN LESPEDEZA	15%
	GERMAN RYE	15%
4/15 TO 8/15	BENHARDTGRASS (TULLED)	70%
	ANNUAL LESPEDEZA	30%
8/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
2/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	CROWN VETCH	25%
	ENGLISH RYE	5%
- MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
- DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
- NO SLOPE SHALL EXCEED 3:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
- TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAT MARKS PARALLEL TO THE CONTOUR.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

REVISED PER COK COMMENTS 03/02/2021
REVISED PER COK COMMENTS 04/15/2021

REVISIONS DATE

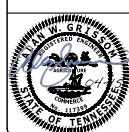
CANNON & CANNON, INC.
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www.cannon-cannon.com Knoxville, TN 37919

CLIENT: STOWERS MACHINERY CORPORATION
6301 OLD ROUTE 50E HWY
KNOXVILLE, TN 37924

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

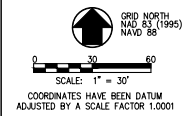
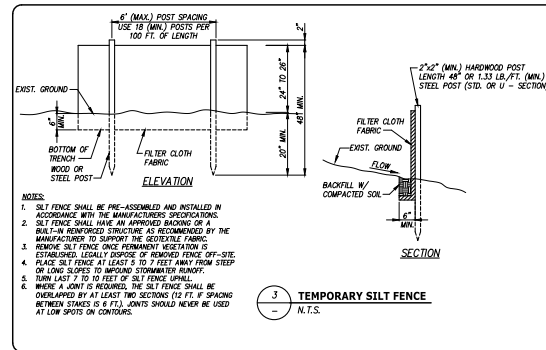
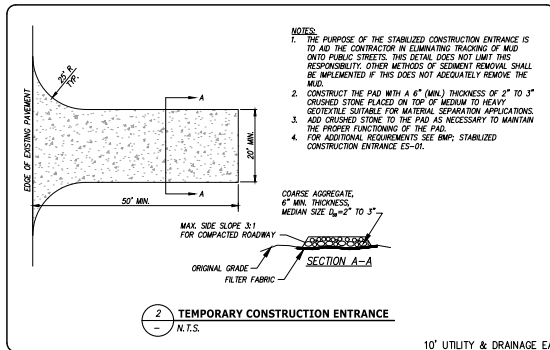
SITE GRADING AND DRAINAGE PLAN

	CQ PROJECT NO.		01008-0005	
	DRAWING DATE		MARCH 09, 2021	
	PN	AWG	PK	-
	DRAWN	CDO	CHECKED	-
	2021			
C2.01				

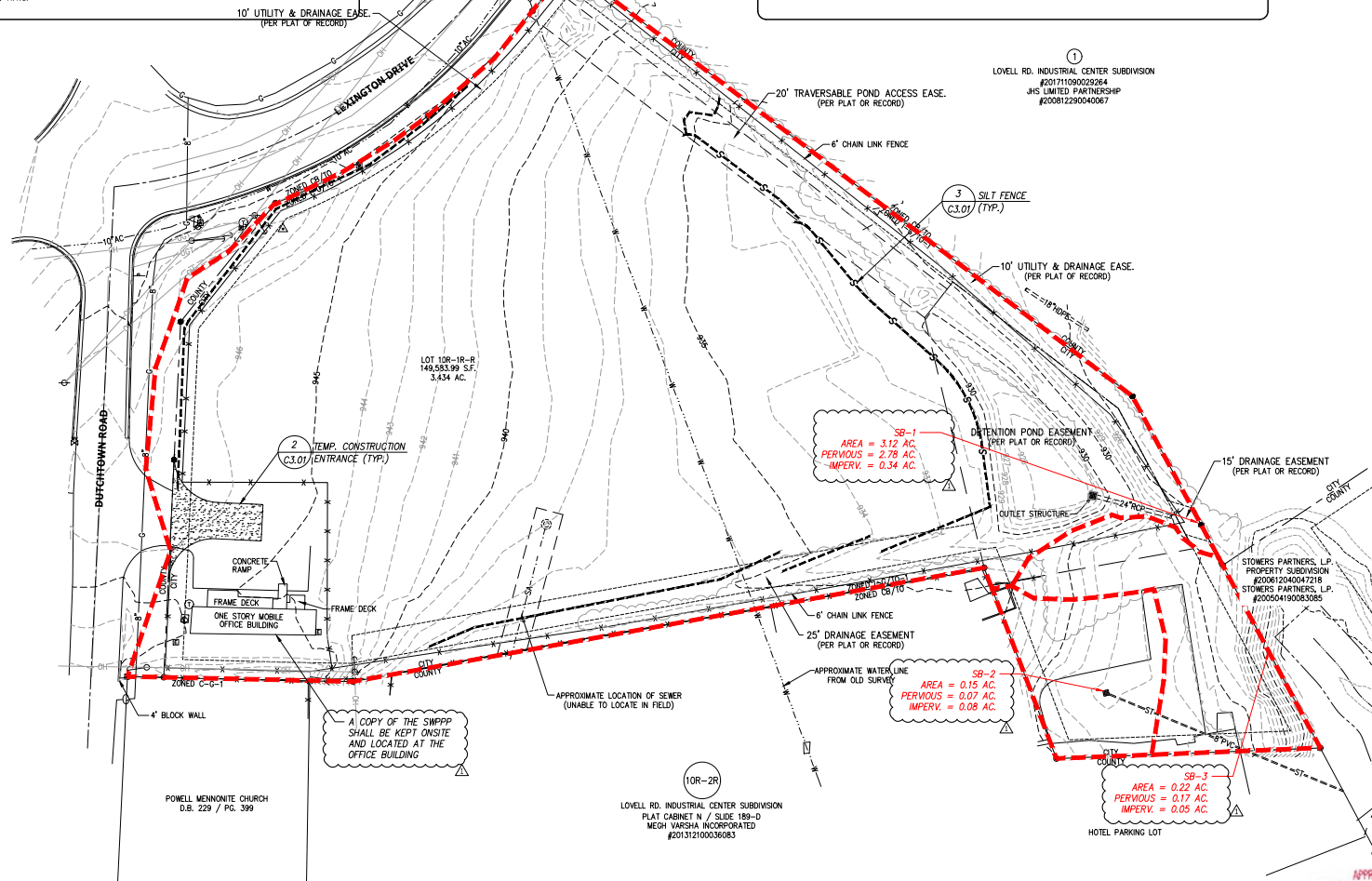


C2.01

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 4/28/2021



- NOTES:**
- REFER TO SHEET C3.01 FOR ADDITIONAL GENERAL GRADING & DRAINAGE NOTES.
 - SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE. SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPCS MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
 - AREAS WHERE CONSTRUCTION HAS TEMPORARILY/ PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR 2:35% SLOPES).
- SPECIAL NOTE**
- INITIAL EROSION CONTROL DEVICES (SILT FENCE, CONSTRUCTION ENTRANCE AND INLET PROTECTION) ARE TO BE INSTALLED ONCE AUTHORIZATION FROM THE CITY OF KNOXVILLE IS RECEIVED. ONCE THE DEVICES ARE INSTALLED THE ENGINEER WILL INSPECT THE INSTALLATION AND SEND CERTIFICATION TO CITY OF KNOXVILLE PRIOR TO OBTAINING THE GRADING PERMIT.



LEGEND	
---	EXISTING CONTOUR
- - -	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
1 C4.01	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	DIVERSION BERM
→	DIRECTIONAL FLOW ARROW
⊙	TEMPORARY INLET PROTECTION
⊙	TEMPORARY ROCK CHECK DAM
---	TEMPORARY SEDIMENT BARRIER

REVISED PER CDK COMMENTS	03/02/2021
REVISIONS	DATE
CANNON & CANNON, INC. CONSULTING ENGINEERS - FIELD SURVEYORS 855.870.8555 8550 Kingston Pike Knoxville, TN 37919	
CLIENT:	STOWERS MACHINERY CORPORATION 6301 OLD ROUTE 59E KNOXVILLE, TN 37924
PROJECT:	STOWERS MACHINERY CORPORATION 10752 DUTCOTOWN ROAD KNOXVILLE, TN 37932
INITIAL EROSION CONTROL PLAN	
CD PROJECT NO.	01008-0005
DRAWING DATE	MARCH 09, 2021
PN	AWG
DRWN	CDK
CHECKED	-
C3.01	

APPROVED BY
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DEVELOPMENT AUTHORITY
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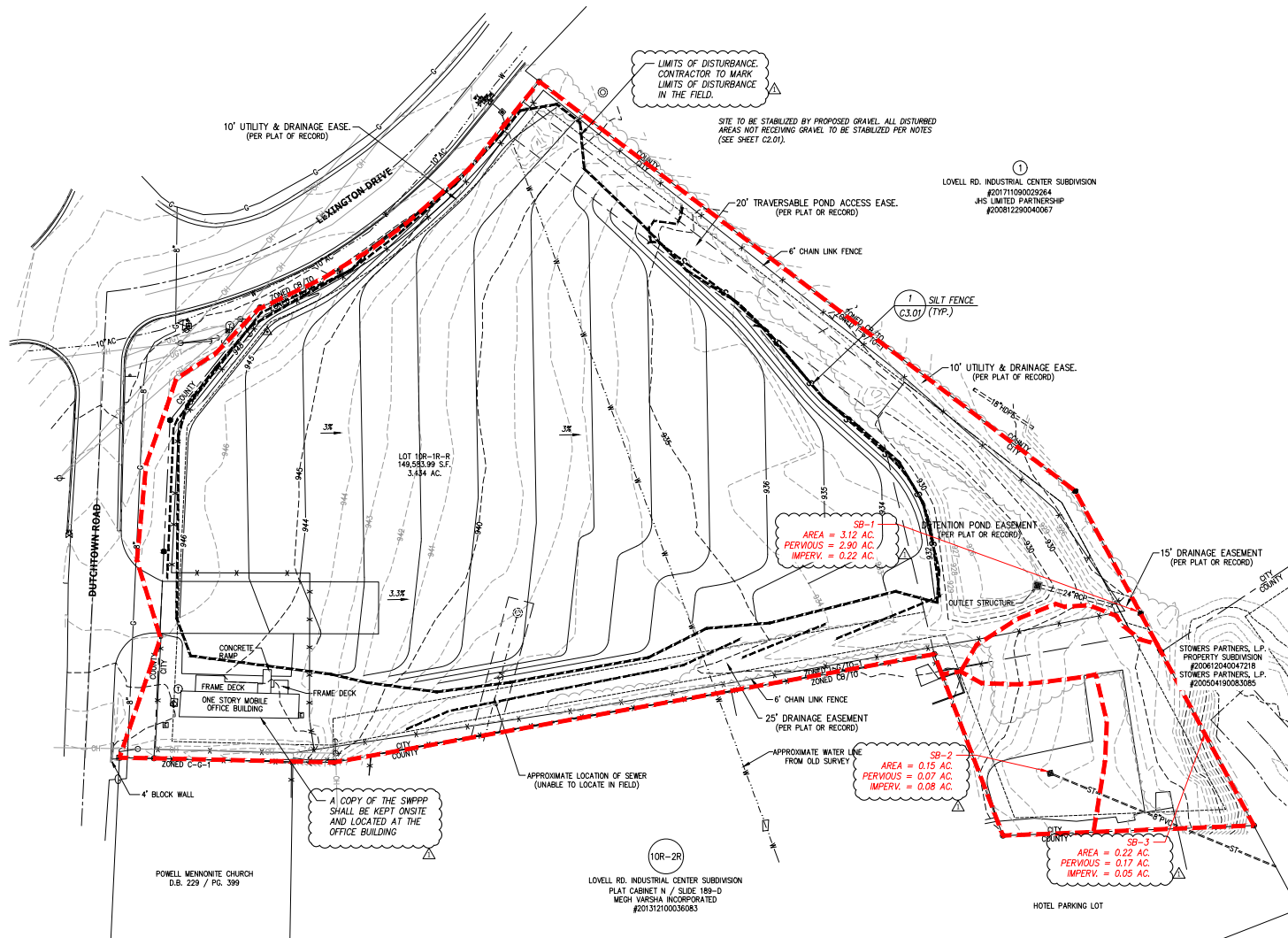
GRID NORTH
NAD 83 (1996)
NAVD 88

SCALE: 1" = 30'

COORDINATES HAVE BEEN DATUM
ADJUSTED BY A SCALE FACTOR 1.0001

NOTES:

1. REFER TO SHEET C2.01 FOR ADDITIONAL GENERAL GRADING & DRAINAGE NOTES.
2. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE. SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/ PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR 2:30% SLOPES).



LEGEND

---	EXISTING CONTOUR
---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
(1) C4.01	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	DIVERSION BERM
→	DIRECTIONAL FLOW ARROW
⊙	TEMPORARY INLET PROTECTION
⊙	TEMPORARY ROCK CHECK DAM
---	TEMPORARY SEDIMENT BARRIER

REVISED PER CDK COMMENTS 03/02/2021

REVISIONS DATE

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CONSULTING ENGINEERS - FIELD SURVEYORS
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www.cannon-cannon.com Knoxville, TN 37919

CLIENT: **STOWERS MACHINERY CORPORATION**
6301 OLD ROUTE 58 FIVE
KNOXVILLE, TN 37924

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

FINAL EROSION CONTROL PLAN

	CD PROJECT NO.	01008-0005
	DRAWING DATE	MARCH 09, 2021
	PN	AWG
	DRWN	CHK
		2021
		C3.02

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 4/28/2021