

# Report of Staff Recommendation

## Administrative Review

File No.: 10-A-21-TOA

**Applicant:** STOWERS MACHINERY CORP.

**Request:** BUILDING PERMIT

**Meeting Date:** 10/11/2021

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**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) - An 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

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**Comments:**

- 1) This is a request for approval of a lighting plan for the Stowers Machinery Corporation site that was recently approved by the TTCDA. This is part of a series of cases that have come before the TTCDA in recent months.
- 2) The TTCDA Guidelines regulate lighting levels at building entries, entrance driveways, and within 20 feet of other zones (the northeastern and southern boundaries). Footcandles proposed within these areas on the site are within the maximum footcandles allowed.
- 3) The site plans show a new asphalt surface at the entry to the site. This does not significantly alter the site and can be approved administratively as the ground area coverage and impervious area ratios remain within the amount allowed by the TTCDA.
- 4) TTCDA does not regulate driveway design. Therefore, the driveway will be reviewed when the project goes to the City for permitting. If alterations are required as part of that review, it would not have to come before TTCDA unless there was a significant change to the size of the asphalt surface, since that is the only part of TTCDA's regulations that would apply.
- 5) A brief history of previous approvals:
  - a. 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). That approval also included a review of the existing detention basin by the City of Knoxville Engineering Department. These site components have not changed since that approval.
  - b. As part of that approval, the City's Plans Review and Inspections Department determined that the use "outdoor storage of machinery and equipment" did not require parking spaces. The use remains the same and no formal parking spaces are required.

- c. 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 was not needed for the project to continue.
  - d. The TTCDA recently approved landscaping plans and building plans for the site (Case 8-B-21-TOB). That request was for a 337 square foot mechanical building to replace the previously existing mobile office building on the site, and landscaping with small ornamental trees and plants along the front façade that faces inward and the side façade that faces the right-of-way.
- 6) 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.)
- 7) 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>	This request is in compliance with the TTCDA Design Guidelines.
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<b>Waivers and Variances Requested:</b>	N/A
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**Staff Recommendation:**

APPLICATION APPROVED September 24, 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.

# Certificate of Appropriateness For a Building Permit

## Administrative Review

On September 24, 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 August 16, 2021 with Application No. 10-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 September 24, 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.**

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

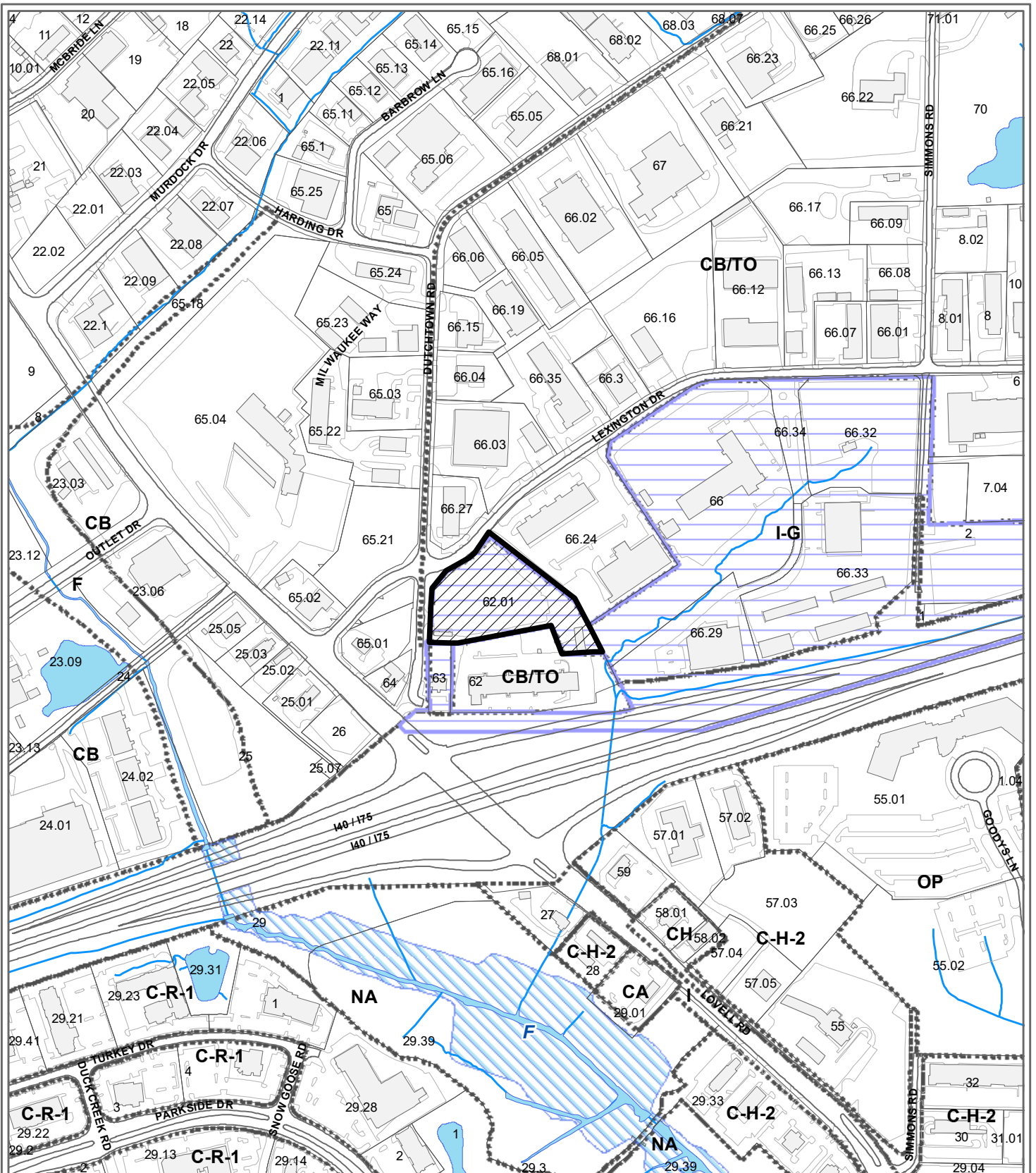
N/A (Administrative Approval)

Attested to by

Michelle Portier

Approval date: 9/24/2021

COA expiration date (3 years): 9/23/2024



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



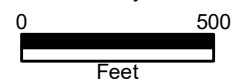
Purpose of Request: Lighting Plans

Original Print Date: 9/9/2021      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Stowers Machinery Corp.

Map No: 131

Jurisdiction: City







- SPECIAL NOTES:**

TOTAL POST DEVELOPED IMPERVIOUS AREA = 0.12 AC.

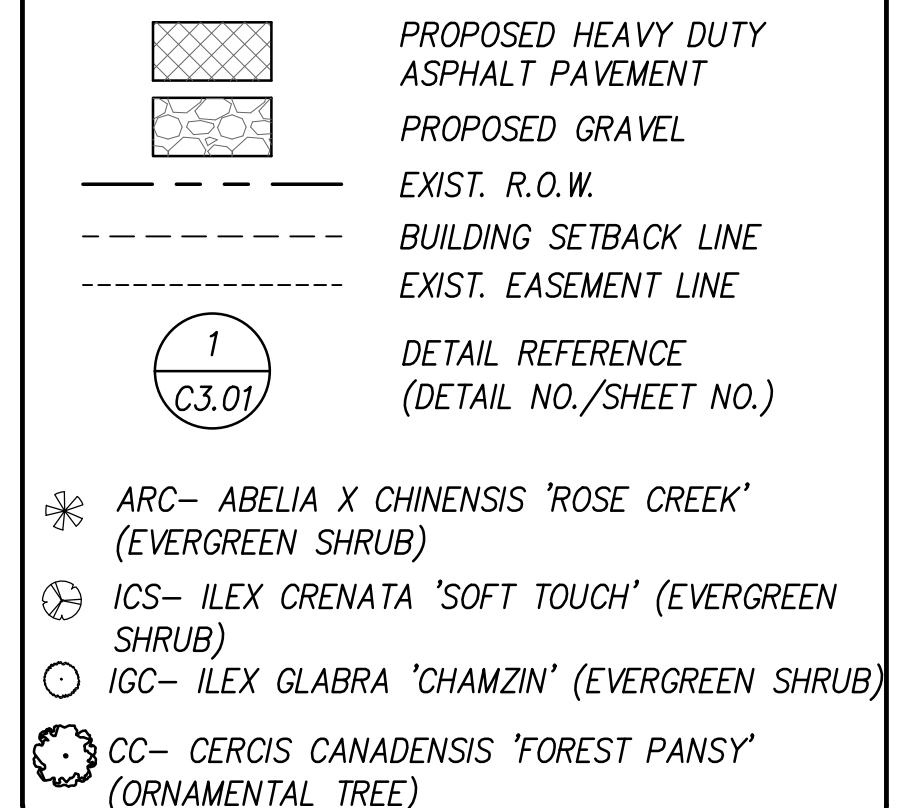
TOTAL POST DEVELOPED GRAVEL AREA = 1.80 AC.

GROUND AREA COVERAGE  
BUILDING SF= 284.20 SF  
GROSS LOT AREA= 83,871.71 SF  
 $284.20/83871.71 = 0.3\%$

FLOOR AREA COVERAGE  
BUILDING SF= 284.20 SF  
GROSS LOT AREA= 83,871.71 SF  
 $284.20/83871.71 = 0.3\%$

IMPERVIOUS AREA RATIO  
IMPERVIOUS AREA= 10,429 SF  
GROSS LOT AREA= 83,871.71 SF  
 $10,429/83,871.71 = 12\%$

## LEGEND



**TTCDA FILE NO. 8-B-21-TOB**

2	REVISED PER COK COMMENTS	04/15/2021
3	TTCCA REVIEW	07/06/2021
4	REVISED PER COK COMMENTS	07/27/2021
5	TTCCA REVIEW	09/08/2021
REVISIONS		DATE



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

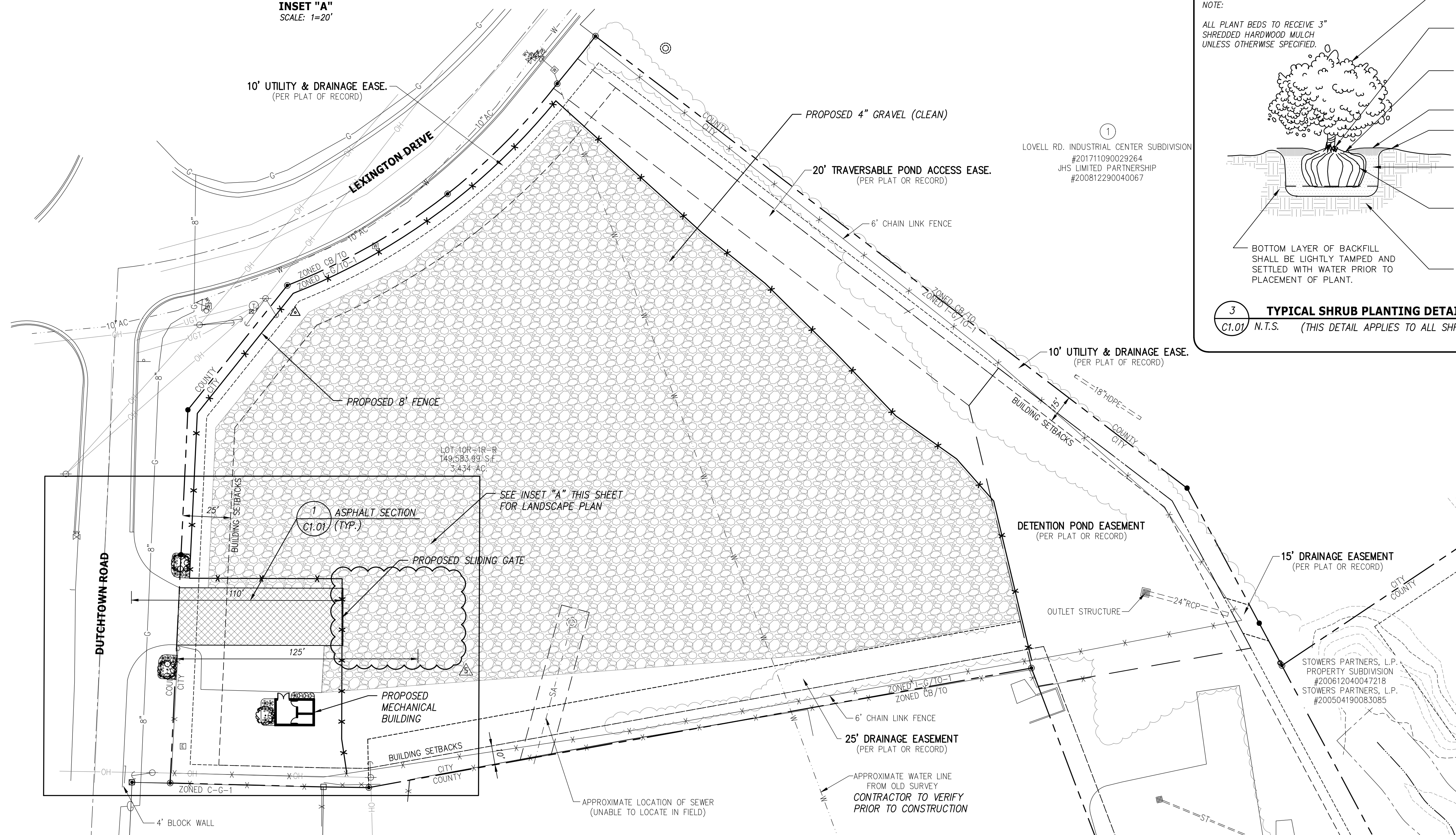
PROJECT: **STOWERS MACHINERY CORPORATION**  
**10752 DUTCHTOWN ROAD**  
 KNOXVILLE, TN 37932

## SITE LAYOUT PLAN

FOR TIGDA REVIEW	CCI PROJECT NO. 01008-0005	
	DRAWING DATE MARCH 09, 2021	
	PM AWG	PIC -
	DRAWN CIO	CHECKED -



**FOR TTCDA REVIEW**

## C1.01




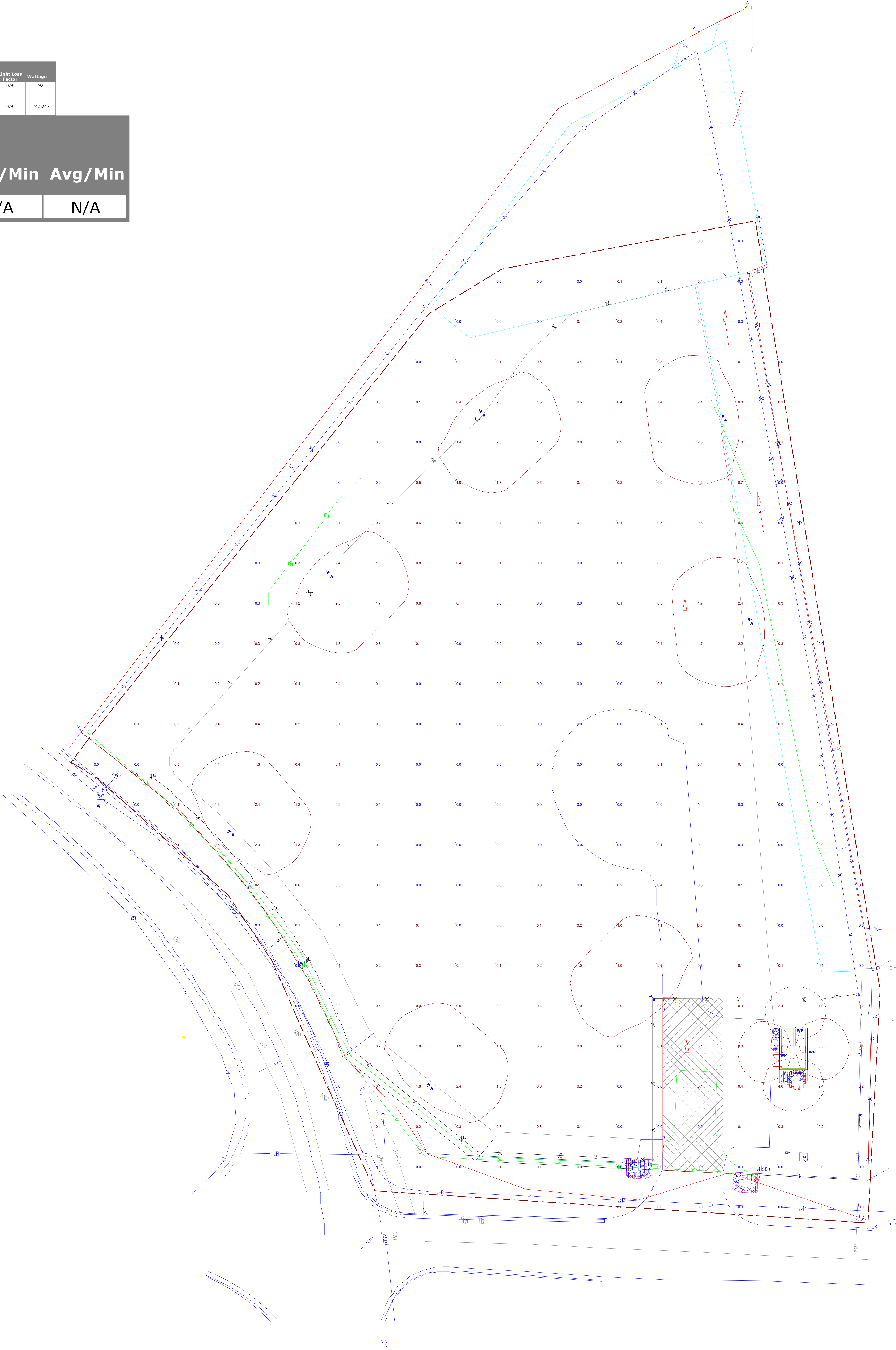
APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/24/2021  
(approved administratively)



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	7	Lithonia Lighting	DSX0 LED P4 40K T4M PVOLT H5	DSX0 LED P4 40K T4M PVOLT with house-side shield	LED	1	DSX0_LED_P4_40 K_T4M_PVOLT_H5.lvs	8020	0.9	92
	WP	4	Lithonia Lighting	ARCL LED P3 40K	ARCL LED WITH P3 - PERFORMANCE PACKAGE, 4000K		1	ARCL_LED_P3_40 K.lvs	3021	0.9	24.5247

## Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		0.4 fc	8.5 fc	0.0 fc	N/A	N/A



Plan View  
Scale - 1" = 20ft

APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/24/2021  
(approved administratively)

Designer	
Date	9/25/2021
Scale	Not to Scale
Drawing No.	
Summary	



# CERTIFICATE OF APPROPRIATENESS

Name of Applicant: STOWERS MACHINERY CORPORATION  
Date Filed: 8/16/2021 Fee Paid: \$150.00 File Number: 10-A-21-TOA  
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)  
☒ ADMINISTRATIVE REVIEW FOR  
SITE LIGHTING

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:  
☒ LIGHTING PLAN  
(EMAILED)

## 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 37912

## 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]