

Applicant: SCOTT SMITH GREEN RIVER HOLDINGS

Request: BUILDING PERMIT

Meeting Date: 10/2/2023

Address: 0 Data Ln.

Map/Parcel Number: 118 17327

Location: Northeast terminus of Data Ln, north of Corridor Park Blvd

Existing Zoning: BP (Business and Technology), TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Agriculture/forestry/vacant

Proposed Land Use: Rough grading

Appx. Size of Tract: 3.96 acres

Accessibility: Data Ln is a local road with a 26-ft pavement width inside a 70-ft right-of-way.

Surrounding Zoning and Land Uses: North: RA/TO (Low Density Residential) / (Technology Overlay) - Single family residential

South: BP/TO (Business and Technology Park) / (Technology Overlay) - Office

East: BP/TO (Business and Technology Park) / (Technology Overlay) - Agriculture/forestry/vacant

West: BP/TO (Business and Technology Park) / (Technology Overlay) - Industrial

Comments: This is a request for a grading plan for a 4-acre parcel at the northeast terminus of Data Lane. The property is off of the southwestern end of Corridor Park Boulevard, which consists mostly of office-warehouse developments, and it abuts single-family residential lots in a subdivision to the rear. The project has received a Notice of Violation from Knox County Codes for grading without a permit. The County has said they will remain under this notice until they obtain all applicable approvals.

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR GRADING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

1. The limits of disturbance are not marked on the plan.
2. As mentioned previously, the site was issued a notice of violation for grading without a permit. This practice does not conform with the TTCDA guidelines:
 - a. Section 1.2.3 of the TTCDA Guidelines states that, "Except for purposes of surveying and core drilling to gather geologic and soil data, and to allow for minimum road access, property in the Technology Overlay shall not be disturbed prior to the issuance of a Certificate of Appropriateness (for grading or building) and any other permit that may be required by the city or the county regarding the disturbance and/or restoration of land. Land disturbance shall include any grading or vegetation removal."
 - b. Section 1.2.1 states that grading and site preparation should be kept to a minimum during the development process.

3. Section 1.5.5.A states that new landscaping should be used in addition to any preserved vegetation to buffer residential development from new non-residential development. The existing dense vegetation along the northern property line should be preserved as much as possible. Planning recommends a 25-ft non-disturb area, or other dense landscaping in lieu of preservation in specific areas if landscaping cannot be preserved.
4. TTCDA Guidelines require a 100-ft setback when properties abut residential uses, so future structures will need to be located a minimum of 100 ft from the rear property line.

B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.

1. This property is zoned BP (Business and Technology Park) / TO (Technology Overlay). There is a 75' peripheral setback for buildings in the BP zone, which is clearly marked. Along the rear property line, however, the TTCDA setback of 100 ft will apply since the property abuts residential properties.
2. The Knox County Zoning Code 4.10.11, Supplementary Regulations - Landscaping, requires a landscape buffer on commercial or industrial properties adjacent to residential properties with a "Type A - Dense" landscape screen a minimum of 15 ft in width (See Exhibit A).
3. The applicant does not wish to replat the property, so the Subdivision Regulations are not applicable.

C. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE.

1. Staff recommends a 25-ft vegetated buffer along the rear portion of the property that is adjacent to residences. This recommendation is wider than the 15 ft minimum in the Knox County Zoning Code because the BP zone allows more intense uses and heavier truck traffic. Staff believes a wider buffer than the standard 15 ft would be appropriate given the nature of the uses along Corridor Park Boulevard. If this is to be an office-warehouse, which is typical of this area, the facility would be served by large trucks. The buffer would provide a visual buffer and would help mitigate fumes and sound to some degree.

D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.

1. The project has received a Notice of Violation from Knox County Codes for grading without a permit. The County has said they will remain under this NOV until they obtain all applicable approvals.

Design Guideline Conformity:	With the recommended conditions, the proposed development conforms to the Design Guidelines.
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Waivers and Variances Requested:	N/A
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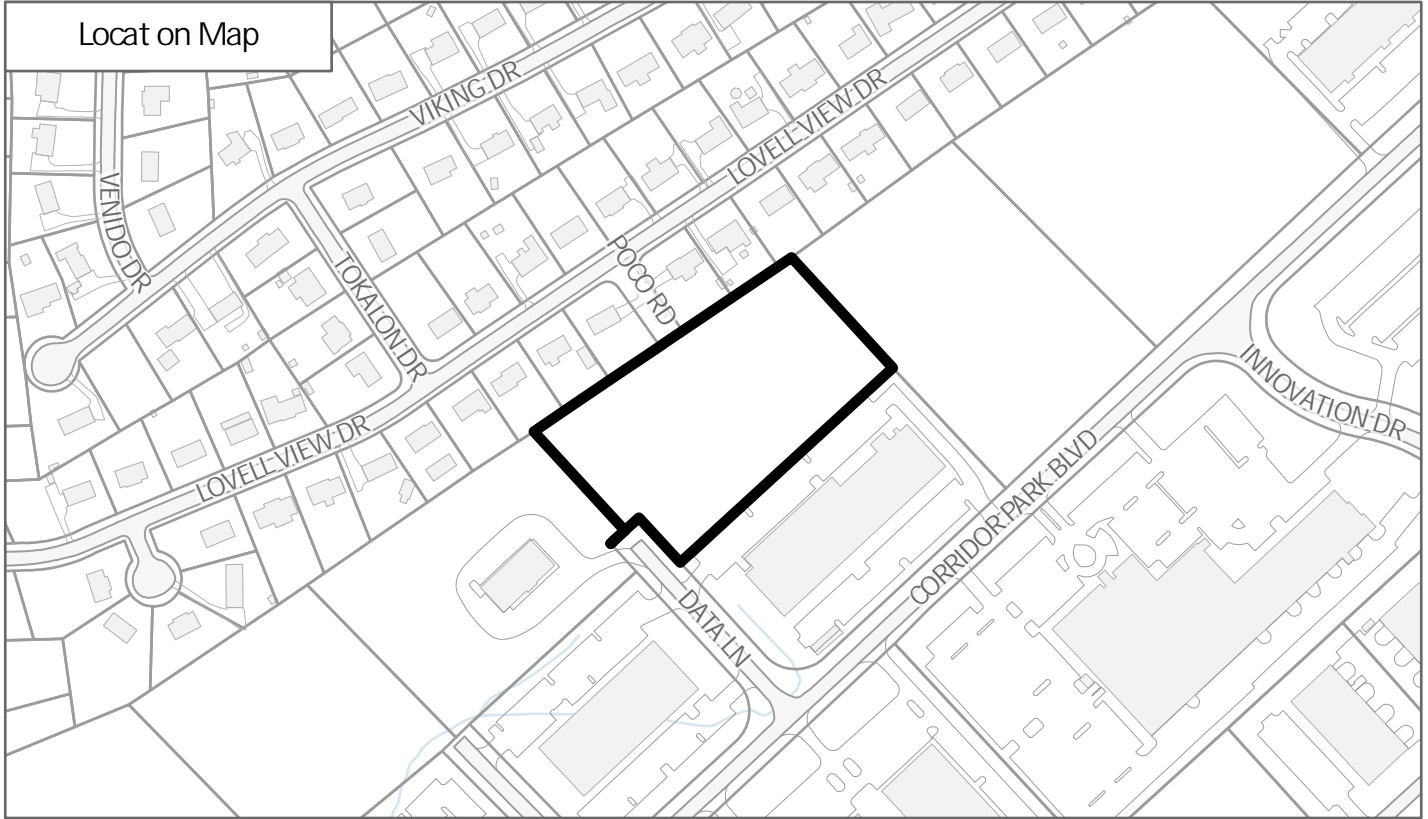
Staff Recommendation:

Staff recommends approval of this request for a Certificate of Appropriateness for a grading permit, subject to three conditions:

- 1) Preservation of or installation of a vegetated landscape buffer strip 25 ft in width along the rear portion of the property adjacent to residences.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Exhibit A. Contextual Images

Locat on Map



Aerial Map



CONTEXTUAL MAPS 1

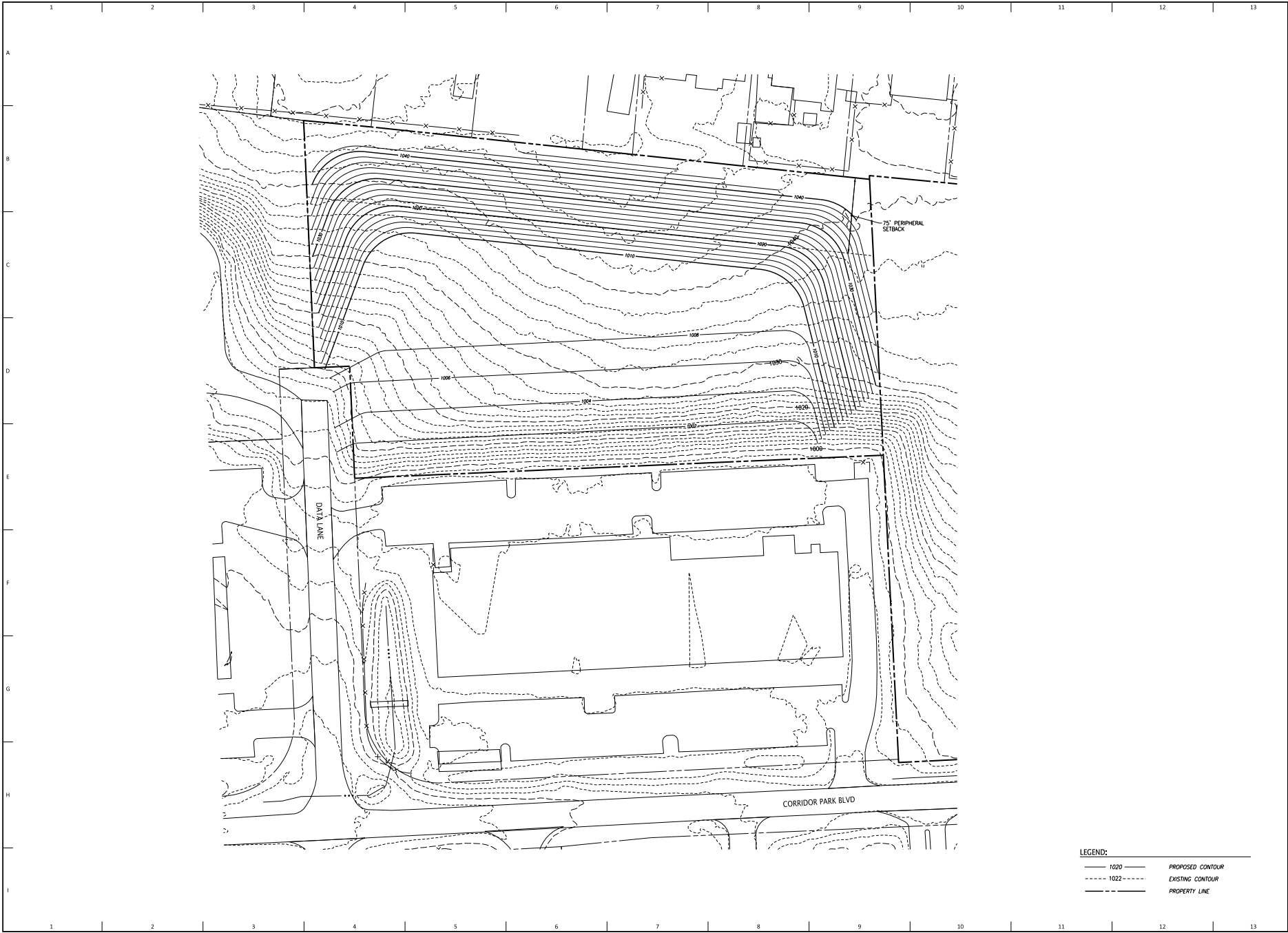
10-A-23-TOG



Case boundary



File Name: A:\1515_1520\15151520\15151520\1520-1520.dwg
 Plot Date: 07/27/2023



LEGEND:

- 1020 — PROPOSED CONTOUR
- - - 1022 - - - EXISTING CONTOUR
- - - - - PROPERTY LINE



S&E PROPERTIES, LLC
 405 MONTBROOK LANE
 KNOXVILLE, TN 37919
 CONTACT: MR. ERIC MOSELEY
 EMAIL: ericmoseley@montbrook.net
 TELEPHONE NO: 865-539-1112

NO.	DATE	DESCRIPTION	BY
1	07/27/23	ISSUED FOR CONSTRUCTION	HEBERON
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

DATA LANE INDUSTRIAL BUILDING
 DATA LANE
 KNOXVILLE, TENNESSEE 37932
ROUGH GRADING PLAN

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

JOB NO: 330-021
 DATE: 02/28/2023

C1.1

Design Guidelines Landscape Screening

Type "A" Screen: Dense

APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

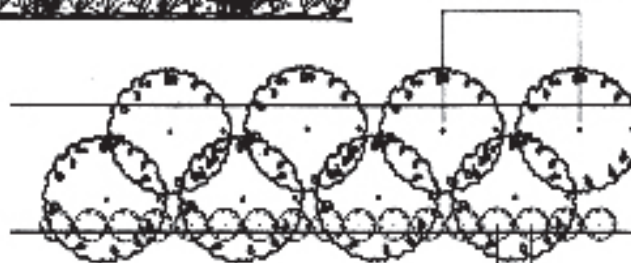
- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



Maximum 16' Centers



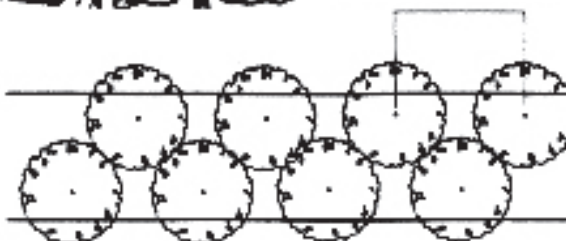
Maximum 4' Centers

- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



Maximum 12' Centers



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

Type “B” Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

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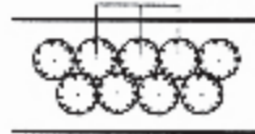
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SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs

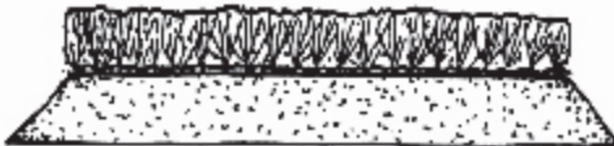


Maximum 4' Centers

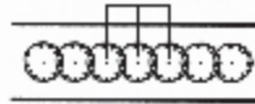


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

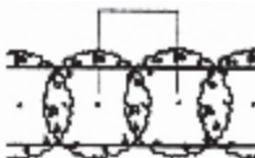


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers

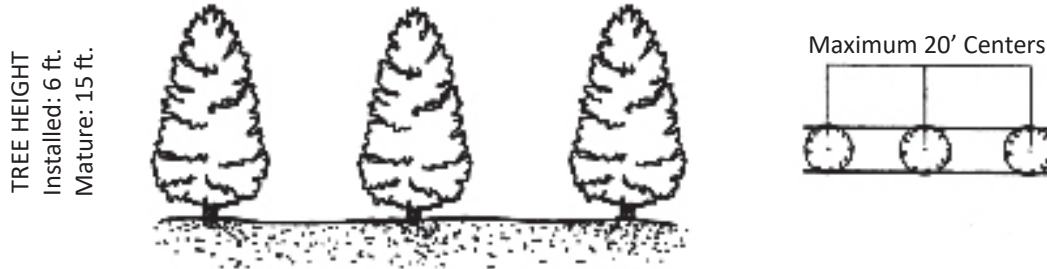


Type “C” Screen: Partial

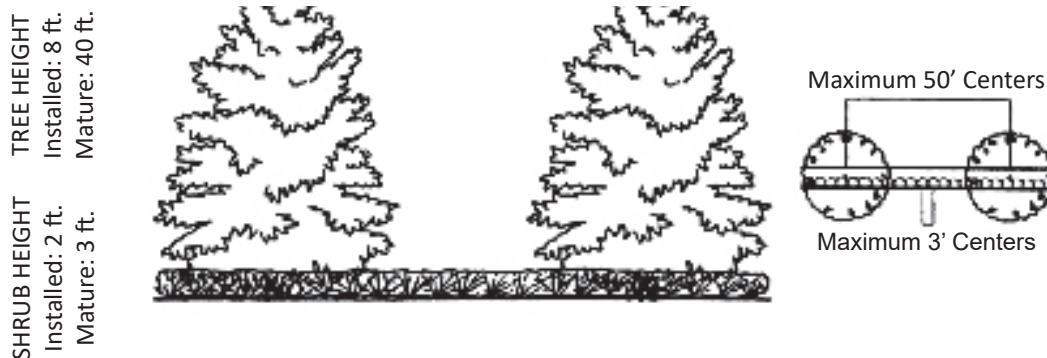
APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- A row of small evergreen trees



- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)



- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall



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<input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION	<input type="checkbox"/> REZONING	<input type="checkbox"/> ADMINISTRATIVE REVIEW
<input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> BOARD REVIEW
<input checked="" type="checkbox"/> BUILDING PERMIT - GRADING PLAN	<input type="checkbox"/> ZONING VARIANCE	

Green River Holdings

PUBLISHED APPLICANT NAME - no individuals on behalf of -

8/21/23	10/2/23	10-A-23-TOB
DATE FILED	MEETING DATE (IF APPLICABLE)	FILE NUMBER

CORRESPONDENCE *Correspondence related to this application will be directed to the contact listed below.*

APPLICANT OWNER OPTION HOLDER SURVEYOR ENGINEER ARCHITECT/LANDSCAPE ARCHITECT ATTORNEY

Scott Smith	Green River Holdings		
NAME	COMPANY		
405 Montbrook Lane	Knoxville	TN	37919
ADDRESS	CITY	STATE	ZIP
(865) 567-5111	ssmith@volrealty.com		
PHONE	EMAIL		

CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Same

OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
0 Data Lane		
PROPERTY ADDRESS		
118 173.27	N	4 acres
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE
173.27		

STAFF USE ONLY

	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
Northeast terminus of Data Ln, north of Corridor Park Blvd	3rd
GENERAL LOCATION	DISTRICT
BP/TO	TP
ZONING	SECTOR PLAN LAND USE CLASSIFICATION
Northwest County	Vacant land
PLANNING SECTOR	EXISTING LAND USE

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
 EXPANSION OR RENOVATION
 GRADING PLAN

- REZONING
 SIGNAGE
 ZONING VARIANCE

PLAN MATERIALS:

- DEVELOPMENT PLAN
 BUILDING ELEVATIONS
 FLOOR PLAN
 LANDSCAPE PLAN
 SIGNAGE PLAN
 OFF-STREET PARKING

OTHER:

Rough Grading Plan

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

Rough grading

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

N/A

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- YARD SIGN BUILDING SIGN OTHER SIGN
 AREA: _____ AREA: _____ AREA: _____
 HEIGHT: _____ HEIGHT: _____ HEIGHT: _____
 FINISH: _____ FINISH: _____ TYPE: _____

STAFF USE ONLY

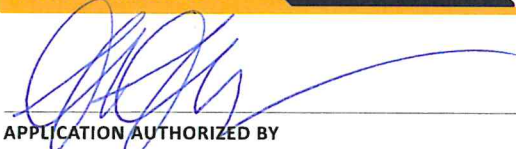
- TTCDA Checklist
 Property Owners/Option Holders

CODE	CODE	TOTAL
FEE	FEE	\$450
1102 \$450		

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

	Owner	8/21/23
APPLICATION AUTHORIZED BY	AFFILIATION	DATE
(865) 567-1111 865-539-1112	ssmith@volrealty.com	
PHONE NUMBER	EMAIL	
	Michelle Portier	SG, 08/21/2023
STAFF SIGNATURE	PRINT NAME	DATE PAID