

**Applicant:** SCOTT SMITH GREEN RIVER HOLDINGS  
**Request:** BUILDING PERMIT  
**Meeting Date:** 10/2/2023

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**Address:** 0 Corridor Park Blvd.  
**Map/Parcel Number:** 118 17312, 17309  
**Location:** Northwest side of Corridor Park Blvd. across from its intersection with Innovation Dr  
**Existing Zoning:** BP (Business and Technology), TO (Technology Overlay)  
**Proposed Zoning:** N/A  
**Existing Land Use:** Agriculture/forestry/vacant  
**Proposed Land Use:** N/A  
**Appx. Size of Tract:** 10.42 acres  
**Accessibility:** Corridor Park Blvd is a local road with a pavement width of 26 ft in 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) - Industrial, office  
 East: BP/TO (Business and Technology Park) / (Technology Overlay) - Office  
 West: BP/TO (Business and Technology Park) / (Technology Overlay) - Office, agriculture/forestry/vacant

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**Comments:** This is a request for a new grading plan on Corridor Park Boulevard. The project site consists of two parcels directly across from the northern terminus of Innovation Drive. A grading plan was previously approved by this board in April 2023 (Case # 4-A-23-TOG). Since then, the project has received a Notice of Violation from Knox County Codes for grading outside of the approved limits of disturbance.

The majority of the site previously consisted of topography with less than 15% slope, though there were some slopes with 15-25% grade and a small ridge with 25-40% in the middle of the site. The previous grading plan proposed to smooth the center of the site and create a steeper slope at the rear of the site.

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 previously approved plan indicated that a vegetated buffer area would remain along the rear shared property line with single family houses. It depicted a depth as wide as 90 ft and as narrow as 17 ft, the latter being on the northern property line abutting two residential lots. This vegetated area was quite dense and would have provided a landscape buffer between the site and adjacent residences.
2. The grading that has occurred was not consistent with what was approved. The newly graded area is shown in the revised site plan. The limits of disturbance between the previously

approved plan and the revised plans are markedly different. The revised plans show the buffer area as narrow as 5 ft and as wide as 12 ft adjacent to residential properties.

3. The site was approved to be graded, but not to the degree it was. Very little of the site's vegetation has been preserved. The grading that has occurred, and the buffer area on the revised landscape plans, do 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.
- c. Section 3.1.3 states that existing vegetation on a site should be preserved as much as possible.

3. The TTCDA Guidelines also provide an option for new landscaping to be used in conjunction with preservation. 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.

#### 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. Article 4.10.11 of the Knox County Zoning Code requires a "Type A - Dense" landscape screen a minimum of 15 ft in depth on commercial or industrial properties when they are adjacent to residential properties (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 reforestation plan to provide a 25-ft vegetated buffer along the rear portion of the property that is adjacent to residences. It can be as narrow as 17 ft in width adjacent to addresses 1152 & 1148 Lovell View Dr, which was previously approved. 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.
2. The subject property sits at a lower elevation than the residential properties behind it (1050 FFE vs 1010 FFE), so a tree buffer along the property line would go a long way towards screening the view of the future development.

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

1. Knox County has issued a Notice of Violation for clearing the property without proper approvals given that the graded area was not consistent with what had been approved by the TTCDA.

**Design Guideline  
Conformity:** With the recommended conditions, the proposed development conforms to the Design Guidelines.

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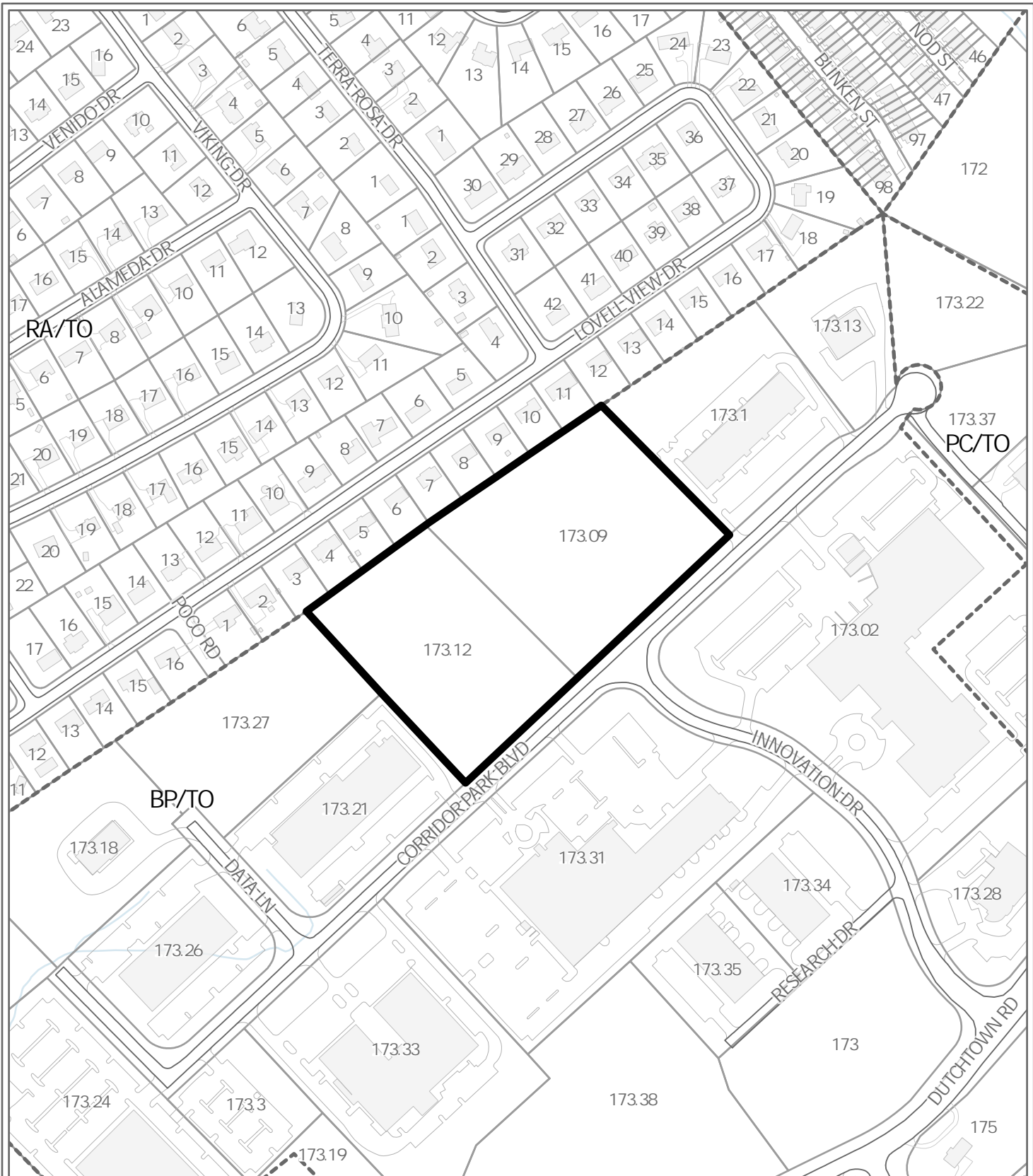
**Waivers and Variances  
Requested:** N/A

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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) Installation of a vegetated landscape buffer strip 25 ft in width along the rear portion of the property adjacent to residences, with the exception of a more narrow strip as 17 ft in width adjacent to addresses 1152 & 1148 Lovell View Dr, which was previously approved.
- 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.



**CERTIFICATE OF APPROPRIATENESS**

**10-B-23-TOG**

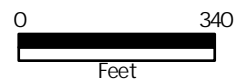
Petitioner: Scot Smith Green River Holdings



Purpose of Request: Building Permit - Grading Plan

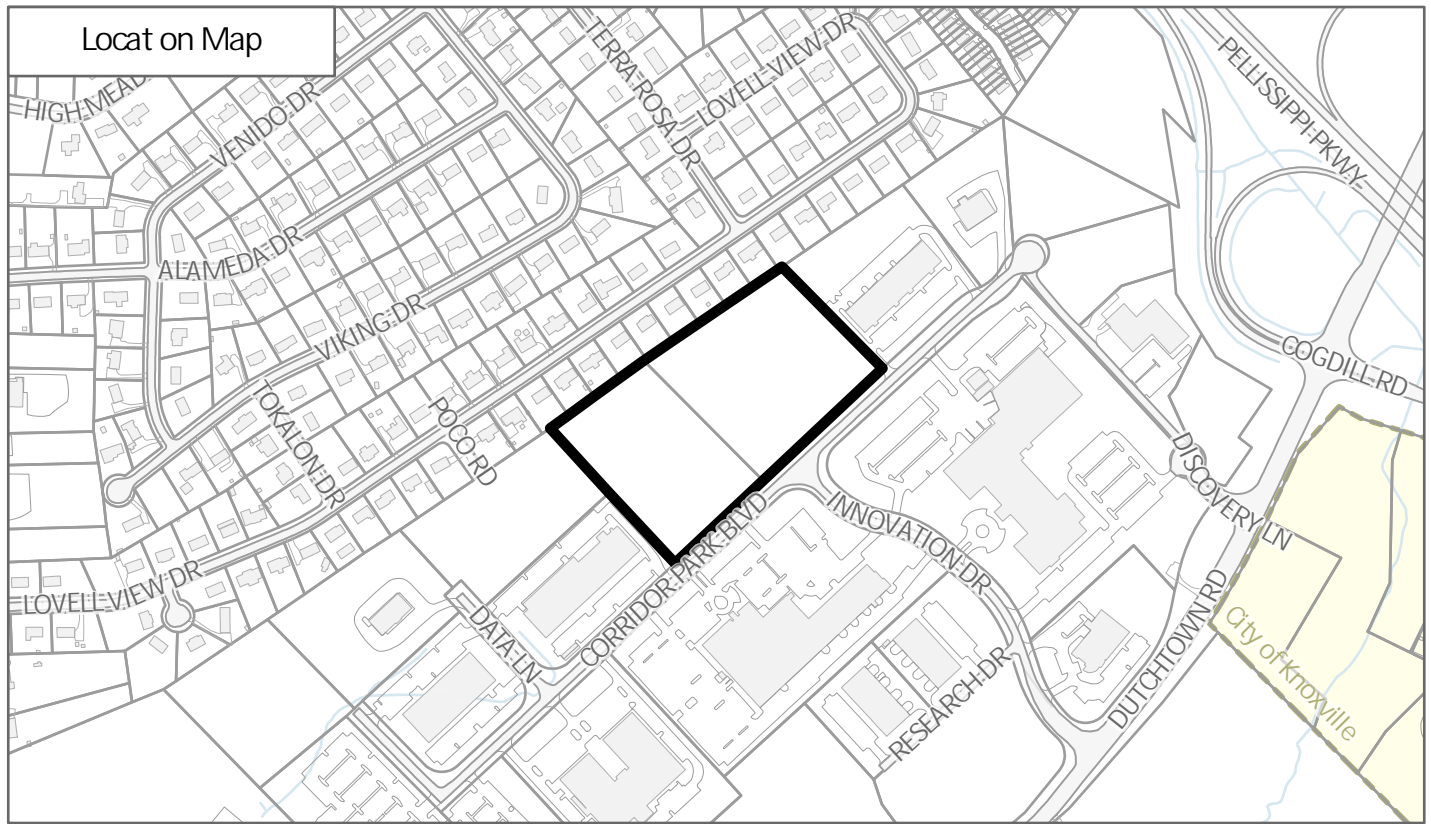
Map No: 118  
Jurisdiction: County

Original Print Date: 9/29/2023  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Locat on Map



Aerial Map



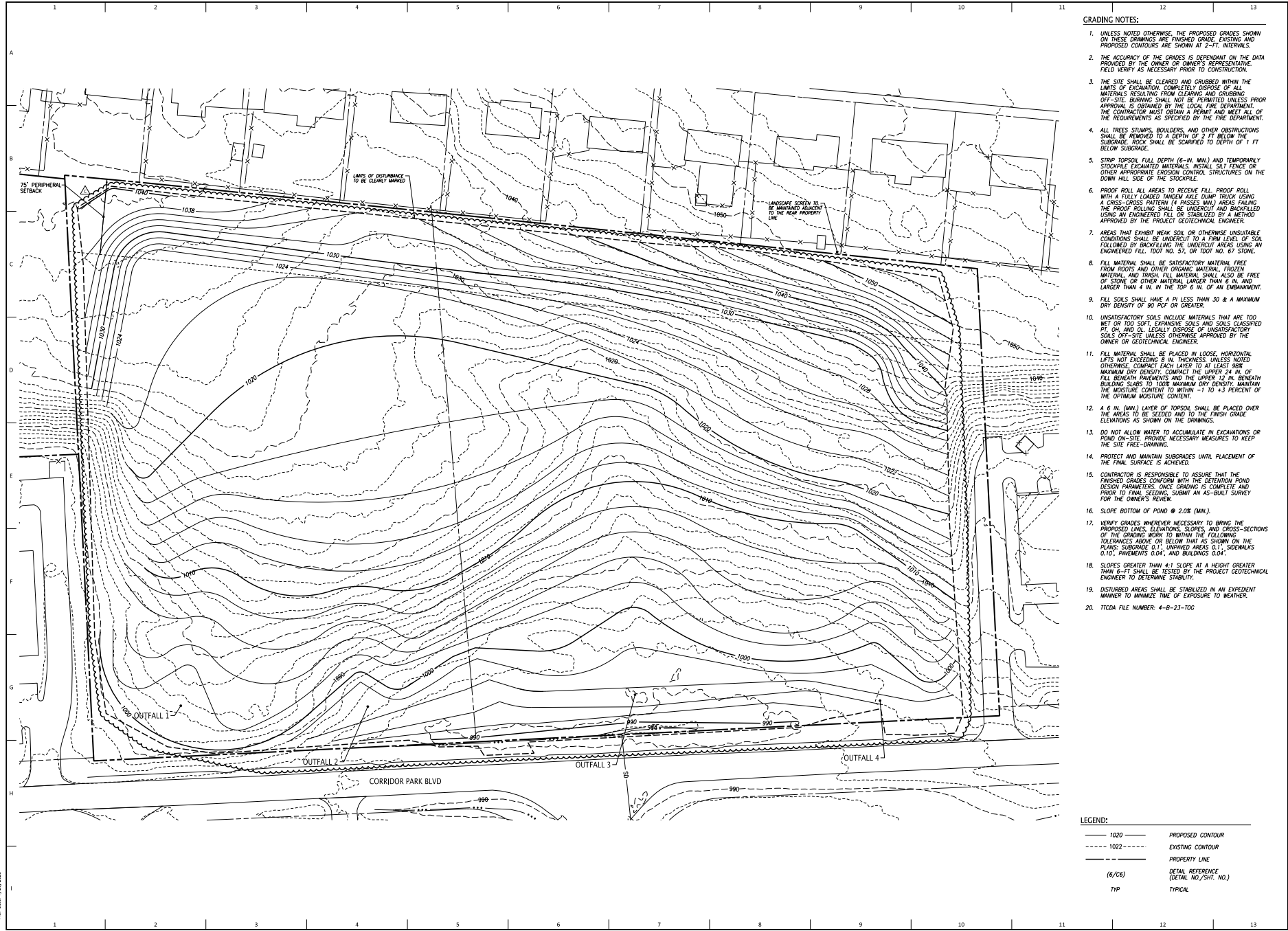
CONTEXTUAL MAPS 1

10-B-23-TOG



Case boundary






**GRADING NOTES:**

1. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2'-FT. INTERVALS.
2. THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
3. THE SITE SHALL BE CLEARED AND GROUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GROUBBING. OFF-SITE BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
4. ALL TREES, STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO DEPTH OF 1 FT BELOW SUBGRADE.
5. STOP TOPSOIL FULL DEPTH (6-IN. MIN.) AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
6. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED HEAVY AXLE DUMP TRUCK USING A CROSS-CROSS PATTERN (4 PHASES MIN.) AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
7. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL, TDOT NO. 57, OR TDOT NO. 67 STONE.
8. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL. FROZEN MATERIAL AND TRASH FILL MATERIAL SHALL ALSO BE FREE OF STONE OR OTHER MATERIAL LARGER THAN 6 IN. AND LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBANKMENT.
9. FILL SOILS SHALL HAVE A PI LESS THAN 30 & A MAXIMUM DRY DENSITY OF 90 PCF OR GREATER.
10. UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SOFT. EXPANSE SOILS AND SOILS CLASSIFIED PT, OH, AND OL LEGALLY DISPOSE OF UNSATISFACTORY SOILS OFF-SITE UNLESS OTHERWISE APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEERS.
11. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 IN. THICKNESS. UNLESS NOTED OTHERWISE, COMPACT EACH LAYER TO AT LEAST 98% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 IN. BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN  $\pm 1$  TO  $\pm 3$  PERCENT OF THE OPTIMUM MOISTURE CONTENT.
12. A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
13. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
14. PROTECT AND MAINTAIN SUBGRADES UNTIL PLACEMENT OF THE FINISH SURFACE IS ACHIEVED.
15. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES CONFORM WITH THE DETENTION POND DESIGN PARAMETERS. ONCE GRADING IS COMPLETE AND PRIOR TO FINAL SEEDING, SUBMIT AN AS-BUILT SURVEY FOR THE OWNER'S REVIEW.
16. SLOPE BOTTOM OF POND @ 2.0% (MIN.).
17. VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE PLANS: SUBGRADE 0.1'; UNPAVED AREAS 0.1'; SIDEWALKS 0.10'; PAVEMENTS 0.04'; AND BUILDINGS 0.04'.
18. SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6-FT SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE STABILITY.
19. DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDITIOUS MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.
20. TCOA FILE NUMBER: 4-B-23-10C

**LEGEND:**

—— 1020	PROPOSED CONTOUR
--- 1022	EXISTING CONTOUR
———	PROPERTY LINE
(6/06)	DETAIL REFERENCE (DETAIL NO./SHT. NO.)
TYP	TYPICAL



**ARDURRA**  
COLLABORATE. INNOVATE. CREATE.  
2160 Lakeside Center Way, Suite 201  
Knoxville, TN 37932  
Phone: (865) 890-6419  
www.ardurra.com

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**S&E PROPERTIES, LLC**  
405 MONTBROOK LANE  
KNOXVILLE, TN 37919  
CONTACT: MR. ERIC MOSSELEY  
EMAIL: emosseley@shomeachart.com  
TELEPHONE NO: 865-539-1112

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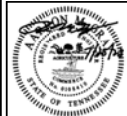
NO.	DATE	REVISION
1	02/28/2023	ISSUE FOR CONSTRUCTION
2	02/28/2023	ISSUE FOR CONSTRUCTION
3	02/28/2023	ISSUE FOR CONSTRUCTION
4	02/28/2023	ISSUE FOR CONSTRUCTION

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**INNOVATION DRIVE INDUSTRIAL BUILDING**  
CORRIDOR PARK BOULEVARD  
KNOXVILLE, TENNESSEE 37932

**ROUGH GRADING PLAN**

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

C1.1

File Name: I:\1111\111111\111111\111111\111111\111111.dwg  
Plot Date: 2/28/2023

# 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.

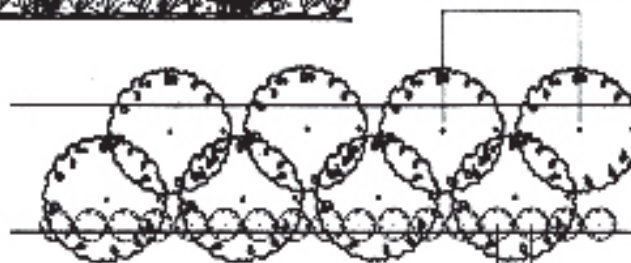
- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

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

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



Maximum 16' Centers



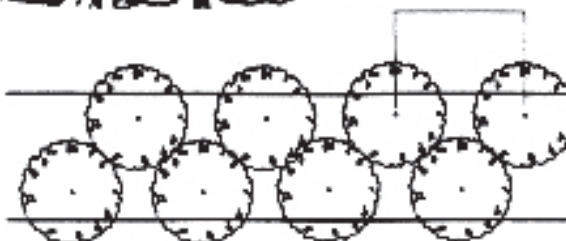
Maximum 4' Centers

- 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.

### INTRODUCTION

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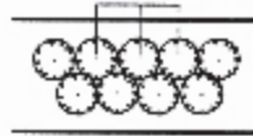
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SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.

- Two offset rows of evergreen shrubs

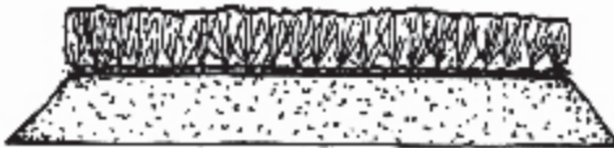


Maximum 4' Centers

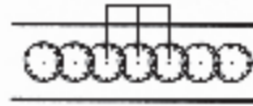


SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- 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

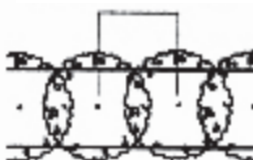


TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers



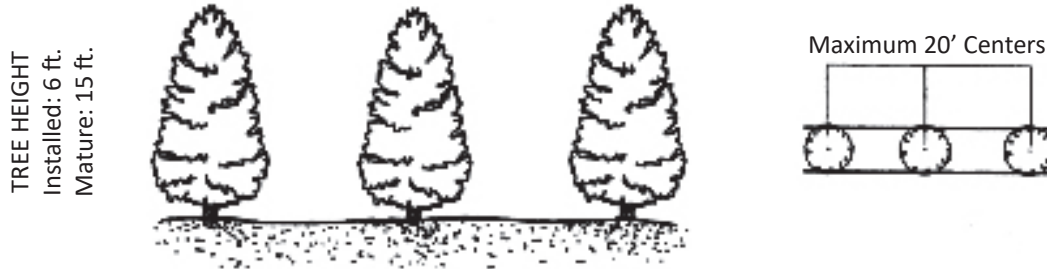


## Type “C” Screen: Partial

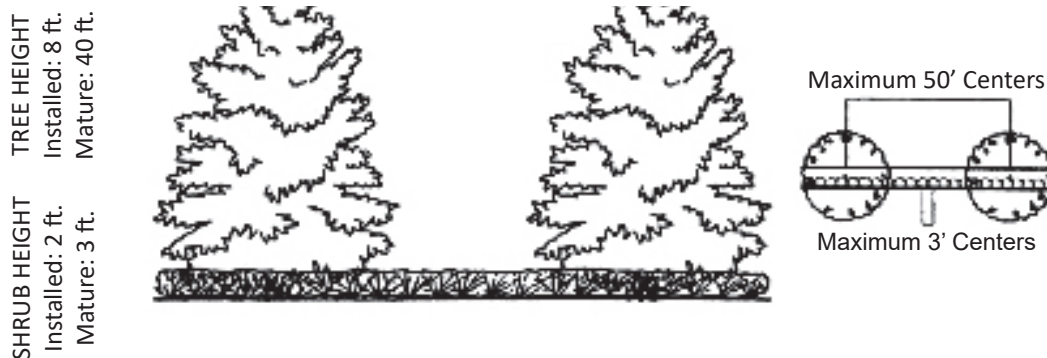
**APPROPRIATE LOCATION:** Between parking lots and public streets; boundaries of industrial and office development

**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



### INTRODUCTION

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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.

<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-B-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) 539-1112

ssmith@volrealty.com

PHONE

EMAIL

## CURRENT PROPERTY INFO

MULTIPLE OWNERS / OPTION HOLDERS  PART OF PARCEL

Green River Holdings

405 Montbrook Lane

ssmith@volrealty.com

**OWNER NAME** - *if different -*

**OWNER ADDRESS**

**OWNER PHONE/EMAIL**

0 Corridor Park Boulevard

**PROPERTY ADDRESS**

118 17312 & 17309

10.42 acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

## STAFF USE ONLY

NW side of Corridor Park Blvd., NE of Data Lane

CITY  COUNTY

3rd

**GENERAL LOCATION**

**DISTRICT**

BP/TO

TP

ZONING

SECTOR PLAN  
LAND USE CLASSIFICATION

Northwest County

AgForVac

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	
1102   \$450		\$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) 539-1112 ssmith@volrealty.com  
PHONE NUMBER EMAIL

STAFF SIGNATURE SG, 08/21/2023  
PRINT NAME DATE PAID