

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 12-E-17-UR
Application Filed: 10/30/2017
Applicant: LANNY COPE

Related File Number:
Date of Revision:

KNOXVILLE-KNOX COUNTY
M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side of Oak Ridge Hwy., southeast side of Jime Jones Ln.
Other Parcel Info.:
Tax ID Number: 89 04201
Jurisdiction: County
Size of Tract: 5.44 acres
Accessibility: Access is via Jim Jones Ln., a local street with a pavement width of 20' within a 40' right-o-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Revision to the access condition for the commercial tree service and mulching facility. Density:
Sector Plan: Northwest County Sector Plan Designation: GC
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located on the east side of Oak Ridge Highway in the Solway area. The surrounding property is zoned PC commercial and is either vacant or has been developed with a self storage facility and convenience commercial uses which cater to the travelers on the highway.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 Oak Ridge Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zone PC (Planned Commercial) in 1983.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a revision to the conditions of approval of the commercial tree service and mulching facility (9-A-17-UR - 9/14/2017) by eliminating the shared access condition and approving the revised development plan subject to 9 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. The access driveway and required parking area shall be paved to standards required by the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
5. Maintaining the existing landscape screen (as designated on the development plan) that surrounds this site as a natural buffer for the proposed facility.
6. Installing all proposed landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
7. Any proposed sight lighting shall be directed away from any adjoining property or right-of-way.
8. All proposed signs meeting the size and location requirements of Article 3.90 of the Knox County Zoning Ordinance is subject to Planning Commission staff approval.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this revised plan meets the requirements for approval in the PC (Planned Commercial) zone and the other criteria for approval of a Use on Review.

Comments: REQUEST: This proposed commercial tree service and mulching facility was approved by the Planning Commission on September 14, 2017 through the Use on Review approval process (9-A-17-UR). The approval included a condition on combining the driveways for the commercial tree service and mulching facility and the existing self-service storage facility into a single driveway that will line up with the existing driveway for the convenience store located on the northwest side of Jim Jones Ln. The final design of the combined driveway was subject to review and approval by the Knox County Department of Engineering and Public Works and Planning Commission staff.

When trying to move forward with designing the combined driveways, the applicant contacted but could get no response from the owner of the self-service storage facility. Staff has reviewed and approved the proposed design of the separate driveways that includes the addition of a painted stop bar and stop sign at each driveway. The proposed stop control measures will all be located within the public right-of-way for Jim Jones Ln.

BACKGROUND INFORMATION: The applicant is requesting approval for a commercial tree service and mulching facility with a proposed office and shop building containing approximately 11,000 square feet on this 5.44 acre site that is located on the northeast side of Oak Ridge Highway just north of the intersection of Oak Ridge Highway and Pellissippi Parkway. While the site has frontage along Oak Ridge Highway, there will be no direct access to the road. Proposed access to the site will be a driveway connection out to Jim Jones Ln., a local street that has direct access to Oak Ridge Highway and serves two commercial sites just north of the property.

The site has a natural landscape buffer that surrounds the property and is to remain undisturbed. Additional landscape buffers will be added to help screen the proposed building and business vehicle parking area. The areas on the site for log storage and the mulching operation have been clearly identified on the plan in a central location.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND

THE COMMUNITY AS A WHOLE

1. The proposed commercial tree service and mulching facility will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development is compatible with the scale and intensity of other development that has occurred in this area and as proposed will have little or no impact on the surrounding commercial uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed development meets all requirements of the Knox County Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for general commercial uses. The proposed commercial tree service and mulching facility is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 12/14/2017**Details of Action:**

1. Meeting all applicable requirements of the Knox County Health Department.
2. The access driveway and required parking area shall be paved to standards required by the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
5. Maintaining the existing landscape screen (as designated on the development plan) that surrounds this site as a natural buffer for the proposed facility.
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Summary of Action:

APPROVE the request for a revision to the conditions of approval of the commercial tree service and mulching facility (9-A-17-UR - 9/14/2017) by eliminating the shared access condition and approving the revised development plan subject to 9 conditions.

Date of Approval:

12/13/2018

Date of Denial:**Postponements:****Date of Withdrawal:**Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Board of Zoning Appeals

Date of Legislative Action:**Date of Legislative Action, Second Reading:****Ordinance Number:****Other Ordinance Number References:****Disposition of Case:****Disposition of Case, Second Reading:****If "Other":****If "Other":****Amendments:****Amendments:****Date of Legislative Appeal:****Effective Date of Ordinance:**



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 12-E-17-UR

AGENDA ITEM #: 56

AGENDA DATE: 12/14/2017

► **APPLICANT:** LANNY COPE

OWNER(S): East Tennessee Tree Service

TAX ID NUMBER: 89 04201

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Oak Ridge Hwy

► **LOCATION:** Northeast side of Oak Ridge Hwy., southeast side of Jime Jones Ln.

► **APPX. SIZE OF TRACT:** 5.44 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Jim Jones Ln., a local street with a pavement width of 20' within a 40' right-o-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Clinch River

► **ZONING:** PC (Planned Commercial)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Revision to the access condition for the commercial tree service and mulching facility.

HISTORY OF ZONING: The property was zone PC (Planned Commercial) in 1983.

SURROUNDING LAND North: Self-service storage facility - PC (Planned Commercial)

USE AND ZONING: South: Oak Ridge Highway - CA (General Business)

East: Railroad tracks and contractors business - PC (Planned Commercial)

West: Vacant land and convenience store - PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: The site is located on the east side of Oak Ridge Highway in the Solway area. The surrounding property is zoned PC commercial and is either vacant or has been developed with a self storage facility and convenience commercial uses which cater to the travelers on the highway.

STAFF RECOMMENDATION:

► **APPROVE** the request for a revision to the conditions of approval of the commercial tree service and mulching facility (9-A-17-UR - 9/14/2017) by eliminating the shared access condition and approving the revised development plan subject to 9 conditions.

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COMMENTS:

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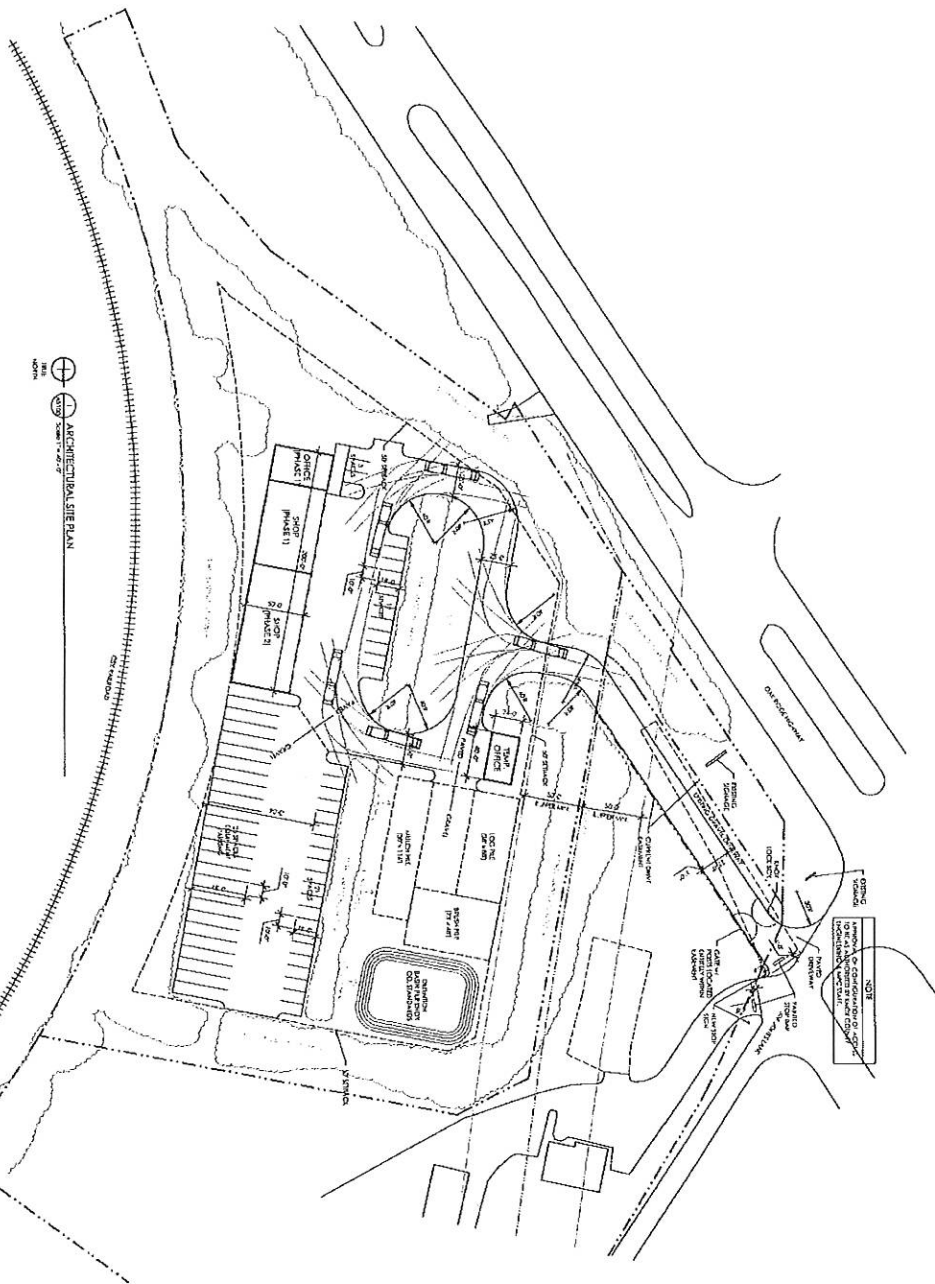
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2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

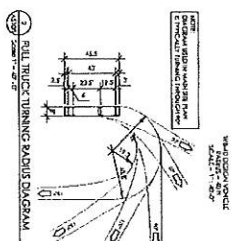
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



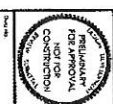
ARCHITECTURAL SITE PLAN

12-E-17-JR
Revised: 11/27/2017



PROJECT NAME:	NEW DEVELOPMENT FOR EAST TENNESSEE TREE SERVICE INC
PROJECT LOCATION:	OAK RIDGE HIGHWAY (HWY 62) & JIM JONES LANE, SOLWAY, TENNESSEE
PROJECT NUMBER:	12-E-17-JR
DATE:	11/27/2017
DESIGNED BY:	ARCHITECT
CHECKED BY:	ARCHITECT
APPROVED BY:	ARCHITECT
NOTES:	1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 3. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE CURB. 4. ALL DIMENSIONS ARE TO THE INSIDE OF THE CURB. 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 6. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE CURB. 7. ALL DIMENSIONS ARE TO THE INSIDE OF THE CURB. 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 9. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE CURB. 10. ALL DIMENSIONS ARE TO THE INSIDE OF THE CURB. 11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 12. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE CURB. 13. ALL DIMENSIONS ARE TO THE INSIDE OF THE CURB. 14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 15. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE CURB. 16. ALL DIMENSIONS ARE TO THE INSIDE OF THE CURB. 17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 18. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE CURB. 19. ALL DIMENSIONS ARE TO THE INSIDE OF THE CURB. 20. 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AS100



ARCHITECTURAL SITE PLAN

12-E-17-JR

ARCHITECTURE

2637 Kingston Pike, Suite 5
Knoxville, Tennessee 37919

NEW DEVELOPMENT FOR
EAST TENNESSEE TREE SERVICE INC
OAK RIDGE HIGHWAY (HWY 62) & JIM JONES LANE
SOLWAY TENNESSEE



12-E-17-UR

East TN Tree Service Inc. Summary of operations

Our normal business day consists of residential and commercial tree removal. Our tree duties deal with tree removals that require hauling and disposal of organic byproduct materials.

Logs and brush will be brought to the site after work is completed at the end of each day. These byproducts will be temporarily stored on site. The logs will be sent to the saw mill. The brush pile will be converted into organic mulch, and then transported to various customers.

All of this work will be done behind privacy barriers and in a controlled manner. We will bring the brush and logs to the site and separate it into neatly stacked log and brush piles. The log pile will be stacked no more than 15 by 25 yards not to exceed 12 feet tall. The logs will then be loaded on trucks and shipped to the saw mill. Normally as soon as we accumulate a truck load, the logs will be loaded and shipped out. They will sit on site for no more than two weeks before being taken to the mill.

Most of the brush is converted into wood chips at the customer's site. Any remaining brush will be converted into wood chips on site. The brush pile will be approximately 15 by 25 yards not to exceed 15 feet tall. We will then put the wood chips into a grinder to produce all natural organic mulch for our customers. The mulch pile will be 15 by 25 yards and not to exceed 15 feet tall, and will be shipped to customers, normally within 10 business days. Our company is the vendor for 4 of the largest landscape companies in Knoxville and already have set up to provide the mulch for these businesses.



**12-E-17-UR
USE ON REVIEW**

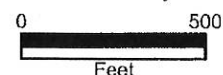
Petitioner: Cope, Lanny



Revision to the access condition for the commercial tree service and mulching facility, in PC (Planned Commercial)

Original Print Date: 11/13/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 89
Jurisdiction: County



KNOXVILLE-KNOX COUNTY

M P C
 METROPOLITAN
 PLANNING
 COMMISSION
 TENNESSEE

 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

☒ **Use on Review** ☐ **Development Plan**
Name of Applicant: LANNY COPEDate Filed: OCTOBER 30, 2017Meeting Date: DECEMBER 14, 2017Application Accepted by: M. PayneFee Amount: 75 File Number: Development Plan 75Fee Amount: \$450 File Number: Use on Review 12-E-17-UR

RECEIVED

OCT 30 2017

Metropolitan
Planning Commission**PROPERTY INFORMATION**Address: 5000 JIM JONES LANEGeneral Location: NORTHEAST SIDE OF OAK RIDGE
HWY, SOUTHEAST OF JIM JONES LANETract Size: 5.44 AC No. of Units: Zoning District: PLANNED COMMERCIALExisting Land Use: VACANT LANDPlanning Sector: NORTHWEST COUNTY

Sector Plan Proposed Land Use Classification:

C/CGrowth Policy Plan Designation: PLANNED GROWTH AREACensus Tract: 59.18Traffic Zone: 214 089-04201Parcel ID Number(s): CLT 76 PARCELSJurisdiction: ☐ City Council District☒ County Commission 6th District**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: CHAD BENTONCompany: EAST TENNESSEE TREE SERVICEAddress: 7736 DEVONSHIRE DRIVECity: KNOXVILLE State: TN Zip: 37919Telephone: Fax: E-mail: **APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: LANNIS LEE COPECompany: COPE ARCHITECTUREAddress: 2607 KINGSTON PIKECity: KNOXVILLE State: TN Zip: 37919Telephone: 865-694-9000Fax: 865-584-1860E-mail: LLCOPE@COPEARCHITECTURE.COM**APPROVAL REQUESTED**☒ Development Plan: Residential ☒ Non-Residential☐ Home Occupation (Specify Occupation)SEE ATTACHED LETTER FOR CLARIFICATION☐ Other (Be Specific)COMMERCIAL TREE SERVICE ANDMULCHING FACILITY**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: LANNIS LEE COPECompany: COPE ARCHITECTUREAddress: 2607 KINGSTON PIKECity: KNOXVILLE State: TN Zip: 37919Telephone: 865-694-9000E-mail: LLCOPE@COPEARCHITECTURE.COM

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

Address

1

City

20

State

•

Zip

Owner

Option

[illegible]



REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 11/29/17 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: _____

JOHN TEMPLETON

Printed name: _____

JOHN TEMPLETON

MPC/BZA File #: _____

12-E-17-UR