

Blount County

Planning and Development Services

1221 McArthur Road


Maryville, TN 37804

Phone: 865-681-9301 Fax: 865-681-9502



MEMORANDUM

TO: Blount County Planning Commission

FROM: Thomas A. Lloyd, AICP 

DATE: January 17, 2019

SUBJECT: Site plan review for 30,000 SF warehouse building for Nisus Corporation, 100 Nisus way, Rockford (Stock Creek Industrial Park)

Attachments

- (1) Location/Zoning Map
- (2) Site plan
- (3) Grading/drainage plan
- (4) Elevations

Applicant

Architect – Architects International; Engineer – C2RL, Inc.

Land Use and Zoning

The subject property is zoned I (Industrial). The existing land use is industrial and it is located within the Stock Creek Industrial Park.

I. Background

Nisus Corporation is proposing a new warehouse for their facility in the Stock Creek Industrial Park. Before any permits can be issued, the site plan must first be approved by the Planning Commission.

II. Conformance with Applicable Zoning Regulations

Section 9.5 IND – Industrial District.

The current use of the property by the Nisus Corporation is a permitted use in the I district. The proposed site plan demonstrates compliance with applicable setbacks for the district, as per subsection G.

Section 7.8. Parking

For commercial and industrial uses, parking areas shall be proportionate to the use intended or established, with the publications Parking Generation (Institute of Transportation Engineers, 1987) and Off-Street parking Requirements (Planning Advisory Service No. 432, 1991) providing guidance to design and to site plan review by the Board of Zoning Appeals and the Planning Commission. The site plan indicates no additional spaces as part of this project. Since the new building is warehousing for the current operation, no additional spaces would be required. The expansion will, however, include four truck loading docks and a marshalling area.

Section 7.15. Design Requirements for Commercial and Industrial Developments

The design standards of Section 7.15 are not applicable to this project since it is internal to the Industrial Park. The elevations are attached, however, and indicate a similar style of construction, materials, and colors to the existing. The project is subject to review and approval of the Stock Creek Design Review Board.

III. Environmental Health

Environmental Health has reviewed the site and since it is served by public sewer, has no comment.

IV. Stormwater

The site is located outside the Urbanized Area of the County, therefore no County Grading Permit will be required. It is, however, subject to all applicable TDEC stormwater regulations to include a SWPPP.

V. Recommendation

Staff recommends approval, subject to issuance of all applicable permits and approval of the Stock Creek Design Review Committee.

Reference:

Section 9.5 IND – Industrial District. It is the purpose and intent of this district to regulate industrial and other development of high to medium density around the cities of Alcoa and Maryville, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, *et seq*), and consistent with plans adopted by Blount County.

A. Permitted Uses: Excavation of minerals, rock, stone, sand, gravel, or top soil for mining purposes; Use of land and structures for manufacturing, mining, and related and similar operations with indoor and outdoor operations, and general manufacturing, creating, repairing, painting, cleaning and assembly of goods, merchandise and equipment; Fabrication of metal products, furniture, and fixture manufactory; Food production, textile mill production, apparel and other finished products made from fabrics, leather and similar materials; Lumber and wood product manufacturing; Professional and highly scientific and technical production; All types of wholesale trade industry.

B. Uses Permitted as Special Exceptions: Scrap and salvage operations, automobile wrecking, or junkyards; Paper or similar product manufacturing; Sanitary landfills and other waste disposal systems subject to the approval of Tennessee Department of Public Health and other applicable government agencies; any other industrial use not specified in subsection 9.5.A above. Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13)

C. Uses Permitted as Special Exceptions with Specific Limitations: none.

D. Uses Prohibited: In the IND – Industrial District, all uses are prohibited except those uses permitted specifically or by special exception by the Board of Zoning Appeals.

E. Uses Requiring Site Plan Review: Permitted uses in subsection A above, all uses permitted as special exception in sub-sections B and C above, and any accessory structures to such uses.

F. Minimum Lot Size and Density: All industrial lots shall be adequately sized to accommodate necessary parking requirements, setbacks, buffering, and soils requirements for any required on site septic disposal.

G. Setback Requirements: All uses permitted or permitted as special exception shall comply with the following setback requirements, except as otherwise provided for in Articles 3 and 5 for lots of record and nonconforming situations.

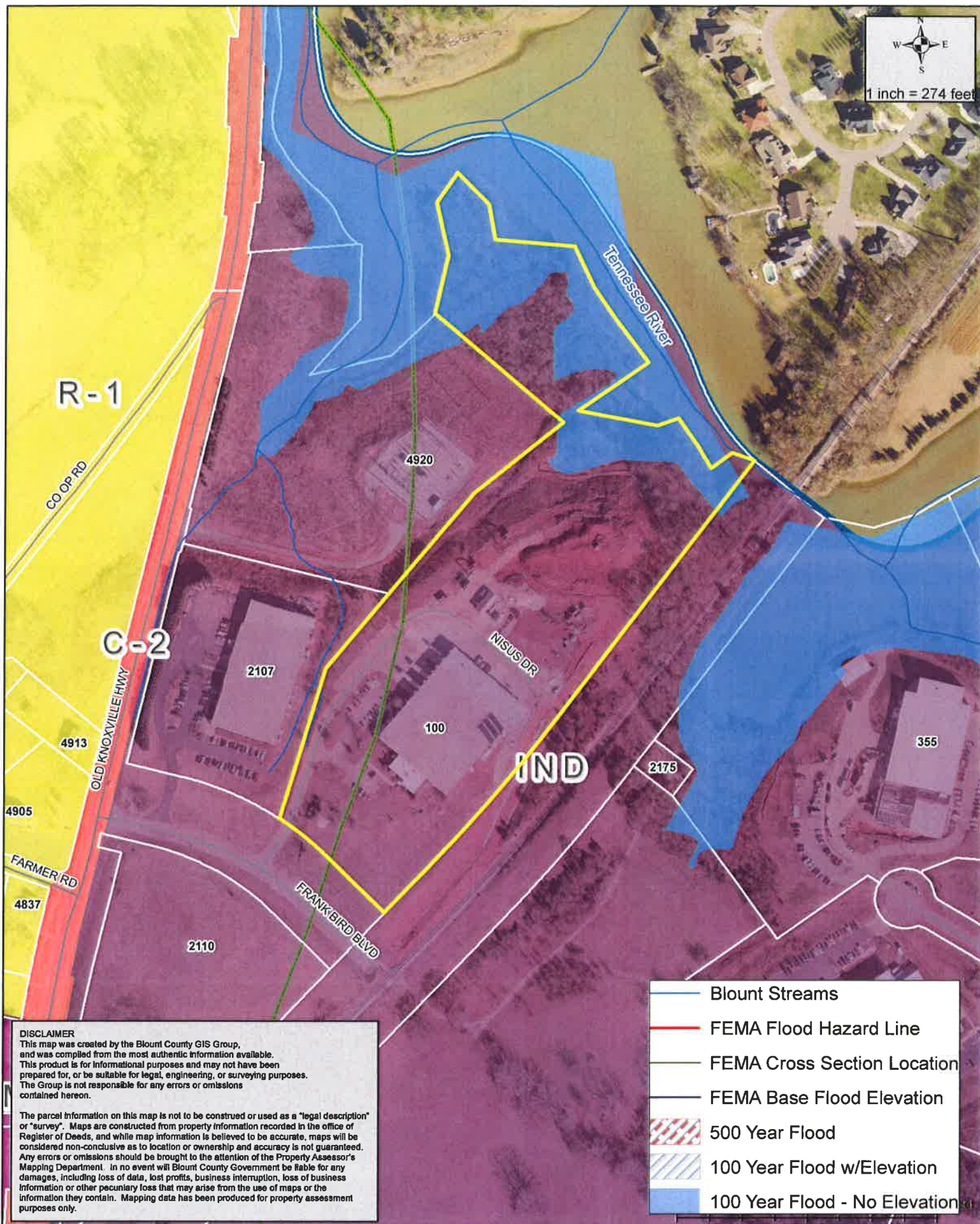
1. Front Setback: the minimum depth of the front building setback shall be 40 feet from any road right-of-way or easement line, except when the lot fronts on a principal arterial or major arterial road as shown on the Major Road Plan of Blount County, in which case the front setback shall be 60 feet.

2. Rear Setback: the minimum building setback from the rear property line shall be 40 feet, provided that the rear setback may be greater as may be required by the Board of Zoning Appeals for an industrial lot with a rear property line abutting a residential use lot, or abutting a lot in the S, R-1 or R-2 zone.

3. Side Setback: the minimum building setback from the side property line shall be 40 feet, provided that the side setback may be greater as may be required by the Board of Zoning Appeals for an industrial lot with a side property line abutting a residential use lot, or abutting a lot in the S, R-1 or R-2 zone.

H. Maximum Height of Structures: Unless otherwise explicitly allowed in other articles of this Resolution, all structures shall be no greater than 35 feet higher than the highest natural grade immediately adjacent to the structure, provided that the Board of Zoning Appeals may waive this requirement if the industrial operation or process requires a greater height.

Nisus Corporation



ENTRUSTED PROGRAMMING INTERNATIONAL HAS BEEN SELECTED TO CONDUCT A PRELIMINARY GROUND PENETRATING SURVEY PERFORMED BY CEM ENGINEERS INC. DATED JULY 6, 2011.

ALL DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN.

THOSE DIMENSIONS MAY NOT BE THE ACTUAL LOCATION OF THE UTILITIES AND THEREFORE SHOULD NOT BE USED TO DETERMINE EXACT LOCATION OF THE SITE OR STRUCTURES ON THE PROJECT SITE AND SMALL UTILITIES ARE NOT SHOWN ON THE PROJECT.

FOR ADDITIONAL INFORMATION REGARDING THIS PROJECT, CONTACT THE UTILITY LOCATION CALL TEAM AT THE CITY OF FT. WORTH.

EXISTING BUILDING FOOTPRINT: 21' x 32' x 31' 8" (20' x 32' x 31' 8")

ADDRESS 180 NERURWAY
ROCKFORD TN 37643

PAPER 027 12
MAIL 000

ZONING INDUSTRIAL MD

[illegible]

NEWLY SUBSEQUENT $\frac{A}{A} \frac{1}{(1)}$

CONCRETE $\frac{A}{A} \frac{1}{(1)}$

GRAVEL DRIVE $\frac{A}{A} \frac{1}{(1)}$

SUB-IRREGULAR $\frac{A}{A} \frac{1}{(1)}$

CONTRACTION JOINT

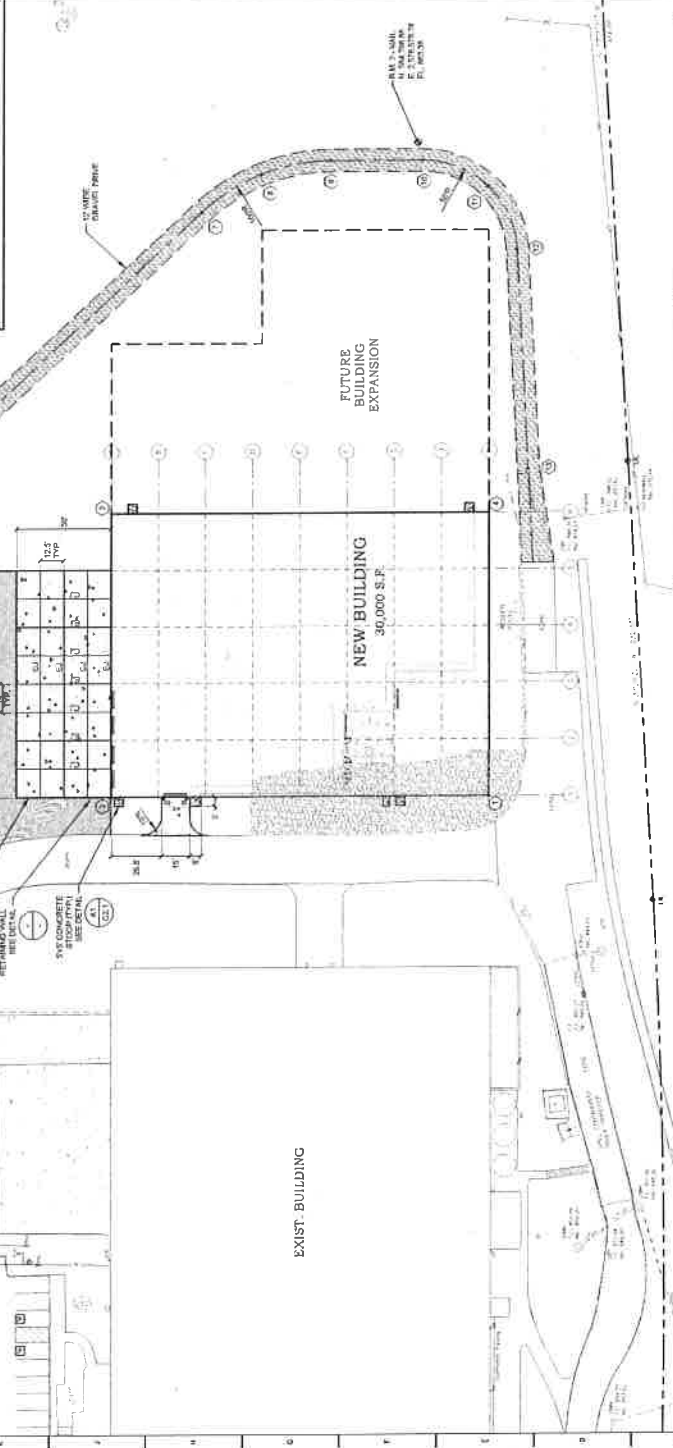
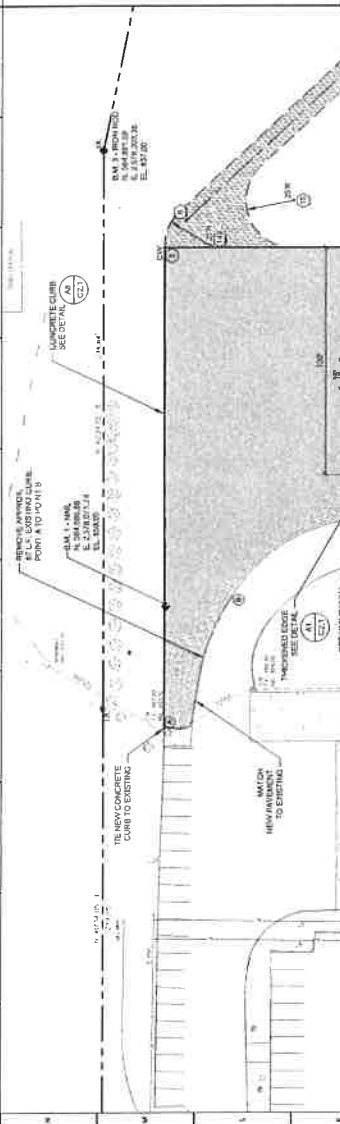
CONCRETE JOINT

COAST ENFORCEMENT
JAMES VATES
121 MARSHALL RD.
MARVILLE, TN 37004
(935) 881-4201

TRUCKS, TRAILERS, & RVS
MURRAY WALKER
1005 E. JOHN SEVER HWY
MARVILLE, TN 37001
(935) 587-5294

ELECTRIC DEPARTMENT
JAMES RHOAD
332 HOME AVE.
MARVILLE, TN 37001
(935) 277-3326

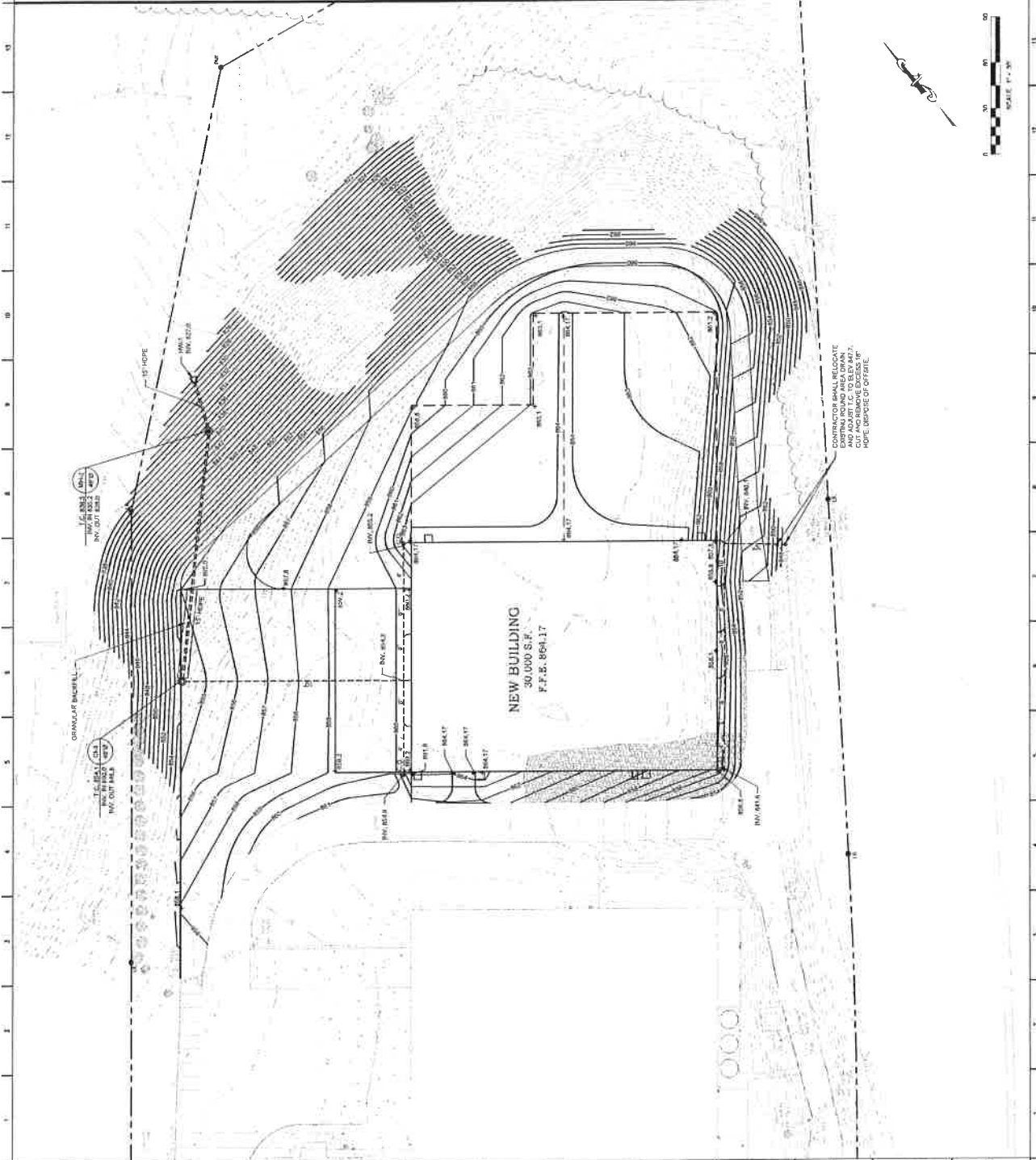
WATER & SEWER - WHITE PAPERMAN
SCOTT PRATER
1005 E. JOHN SEVER HWY
MARVILLE, TN 37001
(935) 577-4467



POINT	HYPOTHESE	STATISTICS	PROBABILITY
(1)	$H_0: \mu \geq 10$	$Z = 2.75$	$P = 0.0032$
(2)	$H_0: \mu \leq 10$	$Z = -2.75$	$P = 0.0032$
(3)	$H_0: \mu = 10$	$Z = 2.75$	$P = 0.0064$
(4)	$H_0: \mu \neq 10$	$Z = 2.75$	$P = 0.0064$
(5)	$H_0: \mu = 10$	$Z = -2.75$	$P = 0.0064$
(6)	$H_0: \mu \geq 10$	$Z = -2.75$	$P = 0.0032$
(7)	$H_0: \mu \leq 10$	$Z = 2.75$	$P = 0.0032$
(8)	$H_0: \mu = 10$	$Z = 2.75$	$P = 0.0064$
(9)	$H_0: \mu \neq 10$	$Z = -2.75$	$P = 0.0064$
(10)	$H_0: \mu = 10$	$Z = -2.75$	$P = 0.0064$
(11)	$H_0: \mu \geq 10$	$Z = 2.75$	$P = 0.0032$
(12)	$H_0: \mu \leq 10$	$Z = -2.75$	$P = 0.0032$
(13)	$H_0: \mu = 10$	$Z = 2.75$	$P = 0.0064$
(14)	$H_0: \mu \neq 10$	$Z = -2.75$	$P = 0.0064$

COORDINATE TABLE		
POINT	NORTHING	EASTING
1	504 511.76	224 342.88
2	504 881.87	227 237.09
3	504 735.70	228 326.70
4	504 852.29	227 740.55
5	504 835.16	227 718.82





GENERAL NOTES

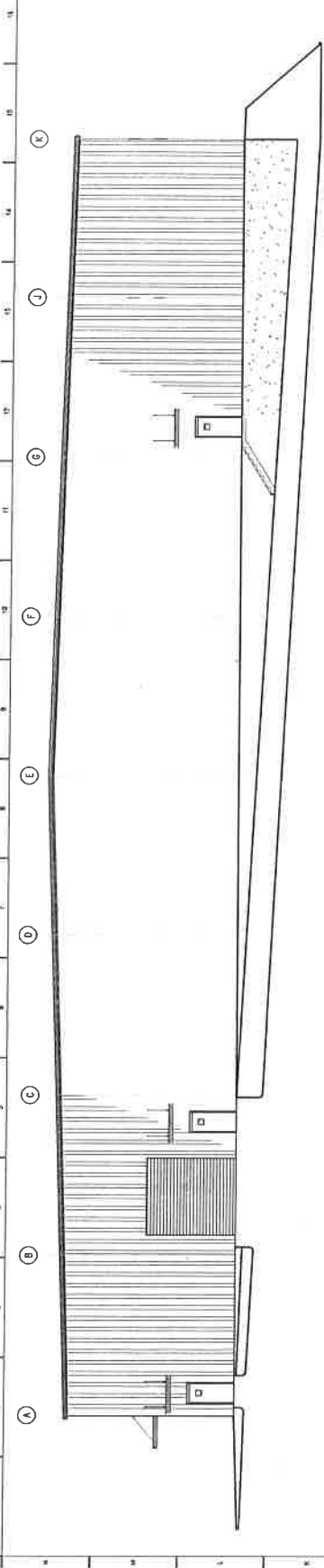
- EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PERFORMED BY C.R.L. ENGINEERS INC. DATED JULY 10, 2017.
- ALL GRADES, INCLUDING THE FINAL GRADE, CONTRACT BILL ACCOUNT FOR TYPICAL RAILING 2.0 METER HANGOVER + GRADNESS 1:20.000. GRADES FOR 2.0 METER HANGOVER + GRADNESS 1:20.000.
- ALL STRUCTURES INDICATED ARE APPROXIMATE ONLY. ALL UTILITIES SHOWN MAY NOT BE ALL THAT EXIST ON THE PROJECT SITE. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS ON THE PROPERTY SITE AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES LINES DURING WORK ON THE PROJECT. FOR INFORMATION, UTILITY LOCATIONS ARE SHOWN ON SHEET C-14.01.
1. TOTAL DITCH DEPTH 4.0 M. GRADE
2. APPROXIMATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED ARE SHOWN ON SHEET C-14.02.
3. ALL TIMES DURING CONSTRUCTION, DAMAGE TO ADJACENT PROPERTY AND NEIGHBORING FACILITIES SHALL BE PREVENTED AND MAINTAINED AND ALL TIMES DURING CONSTRUCTION, DAMAGE TO ADJACENT PROPERTY AND NEIGHBORING FACILITIES SHALL BE PREVENTED AND MAINTAINED.
4. PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. DRAINAGE CONTROL PLAN SHEETS C-14.01 AND C-14.02 FOR DETAILED EROSION CONTROL PLAN.
6. GRADE/ILLUSTRATES IN C-14.02 FOR EROSION. THIS VOLUME IS SUBJECT TO THE CONTRACTOR'S DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND GRADNESS AS INDICATED.

LEGEND

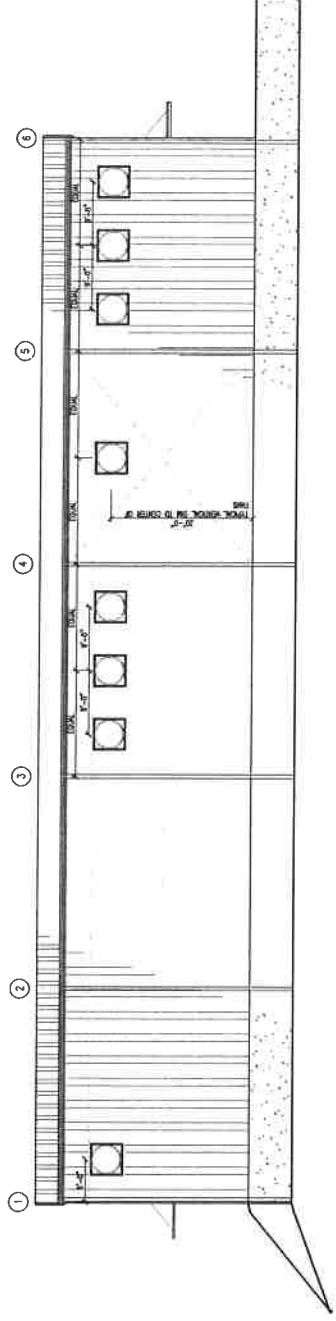
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CONTRACTOR SHALL RELOCATE EXISTING ROUND AREA DRAIN AND ADJUST T.C. TO ELEV. 847.7, CUT AND REMOVE EXCESS 18" HOPE, DISPOSE OF OFFSITE.

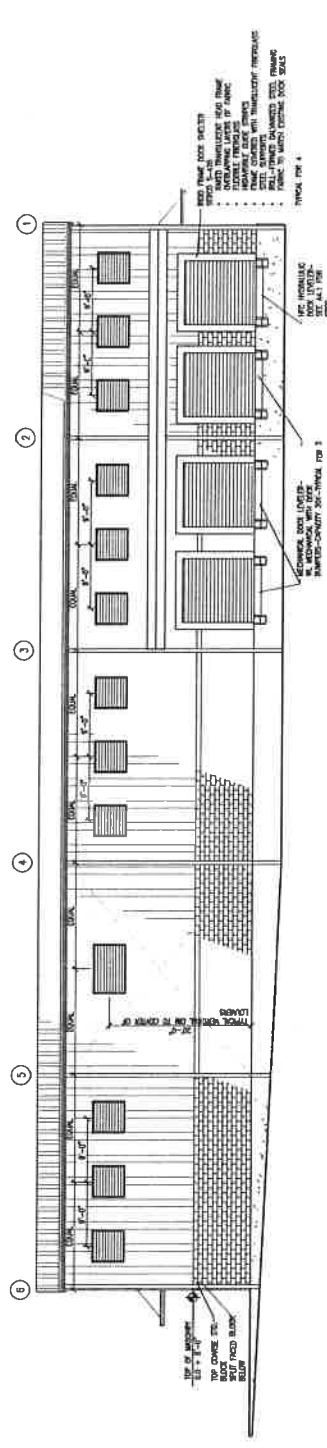




NORTH ELEVATION SCALE 1/8"=1'-0"



WEST ELEVATION SCALE 1/8"=1'-0"



EAST ELEVATION SCALE 1/8"=1'-0"

