

Blount County

Planning and Development Services

1221 McArthur Road

Maryville, TN 37804

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MEMORANDUM

TO: Blount County Planning Commission

FROM: Thomas A. Lloyd, AICP 

DATE: January 17, 2019

SUBJECT: Site plan review for warehousing/staging facility for Blackberry Farm, LLC, 3720 E. Lamar Alexander Parkway, Maryville.

Attachments

- (1) Location/Zoning Map
- (2) Site plan
- (3) Drainage plan
- (4) Elevations
- (5) Landscape plan
- (6) Photometric lighting plan
- (7) View from highway

Applicant

Blackberry Farm, LLC

Architect – MHM Architects

Engineer – Civil & Environmental Consultants, Inc.

Land Use and Zoning

The subject property is zoned C (Commercial). The existing land use is undeveloped.

I. Background

The applicant proposes a ~25,000 SF shipping/receiving/warehousing structure to support their resort facilities in other parts of the county. In June of last year, the zoning of the property was changed by the County Commission to Commercial (C). Before permits can be issued for construction, the site plan must first be approved by the Planning Commission pursuant to Section 9.4.E.

II. Conformance with Applicable Zoning Regulations

Section 9.4. C – Commercial District.

The use of the property for a support facility to warehouse and stage goods, supplies, furnishings, etc. for the Blackberry Farms properties is a permitted use in the C district. All allowable uses in the district are included below for reference. The applicant has stated that the intent is to use the

facility to receive larger shipments, to warehouse them as necessary, and to load them into smaller trucks and/or vans for final delivery to the Blackberry properties.

The proposed site plan demonstrates compliance with applicable setbacks for the district, as per subsection G. The maximum height of the proposed structure would not exceed the 35' standard prescribed by subsection H.

Section 7.15. Design Requirements for Commercial and Industrial Developments

Subsection C of Section 7.15 requires road facing and side wall planes of commercial or industrial buildings to be staggered with changes in surface planes and/or changes in materials to avoid a monolithic "box" appearance if visible from a public road. The submitted materials indicate that the building will not be visible from the road since the existing tree line will be maintained as a natural buffer and the building will sit well below grade of the road.

Landscaping

As mentioned above, the existing mature tree line parallel to the highway will be maintained. Additionally, the landscape plan indicates additional buffer plantings along the eastern property line as a screen for the adjacent residential property. Decorative plantings will also be located around the building and the parking area.

Lighting

The submitted photometric lighting plan demonstrates compliance with this section.

III. Environmental Health

Current plans are to connect the facility to public utility sewer across E. Lamar. Even so, Environmental Health has preliminarily reviewed the project and there is adequate area to accommodate an onsite septic system to serve the facility should the applicant choose that route. Final approval would be subject to issuance of all applicable permits, to include those from Environmental Health if necessary.

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. This has been submitted to TDEC and the State has issued a Notice of Coverage.

V. Access

Since E. Lamar Alexander is a state highway, access is regulated by TDOT. The driveway will align with the existing median access across from the church. TDOT will require a left turn lane for traffic travelling toward Maryville. Approval would be subject to issuance of all applicable permits from TDOT.

VI. Recommendation

Staff recommends approval, subject to issuance of all applicable permits from the State and County.

Reference:

Section 7.15. Design Requirements for Commercial and Industrial Developments.

A. Any commercial or industrial use permit requiring a site plan provided in Section 7.2 shall also require conformity with this section. The site plans required in this section shall conform to requirements of Section 7.2 and other requirements specified in this Section. All elements of use, including associated accessory elements such as garbage disposal areas, heating and air units exterior to buildings, and loading docks, shall be shown on the site plan. Site plan submittal shall contain required plans for stormwater management under this section, other applicable sections in the zoning regulations, and other County and State grading and stormwater permit regulations. The site plan shall contain specific design of parking areas required in this section and other sections in the zoning regulations.

B. Site plans and site plan elements shall be prepared by qualified professionals. Qualified professionals shall be licensed as one or a combination of architect, landscape architect and/or engineer.

C. To mitigate the impact of building appearance along scenic highways and other existing roads within the county exterior to a commercial development, the following design requirements shall apply.

1. The front, side and rear elevation of any building shall be provided as part of site plan submission for review and approval.

2. The front (facing highway or road) and side wall planes of buildings shall be staggered by occasional changes in surface planes or changes of materials or architectural features to avoid monolithic "box" appearance. Walls and roof visible to public roads shall have changes of wall and roof planes with at least a three (3) foot projection or recess no less than every thirty (30) feet horizontally. In addition, any of the following elements shall be integrated in walls visible to public roads at no less than thirty (30) feet spacing, both horizontally and vertically: porches; awnings; stairwells; doors; windows; chimney; changes in construction materials. Excessive repetition of only one or two architectural features above is prohibited.

Elements that are not acceptable as a means to comply with the requirement above include, but are not limited to: gutter downspouts; garage doors; retaining walls; changes in paint color, color bands or small (less than two (2) square feet) accent materials using flat tile; narrow trim; common hallways parallel to outside walls not including stairwells; window and door frames; shutters; structural or decorative columns; and narrow extensions (less than three feet wide) of fire walls.

3. Exterior walls visible from public roads shall be *constructed of at least 50 percent nonmetal building materials*. Exterior glass shall compose a minimum of five (5) percent of the façade of the building, unless the building is an open-air structure such as a produce market.

4. All accessory garbage and disposal facilities (dumpsters, etc.) and accessory heating and air facilities shall be screened with materials compatible in appearance to the principal structure. Loading docks shall be placed away from fronting roads, and shall be screened if visible from residential uses.

D. Outdoor Lighting Standards. In both rural and urban settings, proper design of commercial lighting is important in order to address impacts on surrounding properties and the character of the community. A complete lighting plan shall be part of site plan

documents, and the site plan approval body (Planning Commission or Board of Zoning Appeals) may set appropriate conditions for spill light mitigation during site plan review and approval. The following apply particularly to new commercial developments, and shall also be applied to substantial additions or expansions to existing developments. All lighting structures in existence prior to adoption of these regulations are exempt from further regulations, provided that replacement of structures shall meet all of these regulations.

1. Maximum spill light (light trespass) at perimeter of a commercial property shall be subject to the following performance standards and requirements:

For locations in the Urban Growth Boundary of Maryville and Alcoa as defined in the 1101 Growth Plan, maximum spill light shall be no greater than 0.8 footcandles.

For locations in the Rural Areas as defined in the 1101 Growth Plan, maximum spill light shall be no greater than 0.4 footcandles.

2. Lighting Plan. A qualified professional, either electrical engineer, certified lighting contractor, or electrical contractor qualified in lighting plans and installation, shall prepare and certify a lighting plan conforming to requirements in these regulations. All lighting plans shall follow standards for footcandle output as established by the Illuminating Engineering Society of North America (IESNA). A light "point by point" footcandle diagram shall be shown on the site plan with a 10x10 foot maximum grid. The diagram shall cover at least ten feet on either side of property lines that border residential zones or uses.

The qualified professional who prepares the lighting plan shall inspect the installation of all lighting equipment, and conduct a performance verification to measure spill light illuminance levels of all lighting after lighting installation, to include night-time field measurements of spill light at a vertical height of 6 feet from ground level at points spaced no greater than fifty feet apart along the perimeter of the commercial property, and at points along the perimeter closest to lighting fixtures. Where lighting installation does not meet required performance standards, the qualified professional shall coordinate adjustment of the lighting installation to meet such standards and again conduct performance verification measurements specified above.

Upon completion of installation, inspection of installation, and performance verification measurements (with any necessary adjustments), the qualified professional shall submit a drawing showing the final measured spill light illumination levels specified at points along the perimeter identified above, with professional stamp and signed certification letter that lighting installation and performance meets all applicable standards and the approved site plan. For phased installation of lighting, new measurements for all lighting, drawing, and certification shall be required for each phase as specified above.

3. All lighting structures of greater than 1000 lumens shall be full cut-off type, mounted facing to the ground with no upward angle, to minimize unnecessary scattering of light. All lighting structures shall be designed and placed so as to minimize light spill and glare to surrounding residential properties.

4. The site plan for lighting shall include all lighting pole locations and luminaire mounting heights, all security and safety lighting structures, and projected spill light

illuminance and glare of all lighting combined at commercial property perimeter, meeting standards above. Means for minimizing and mitigating glare shall be part of the lighting plan submitted for site plan review and approval. No light shall be mounted at height greater than 20 feet.

5. Tall shrubs and trees may be considered as screens to reduce glare and spill light.

6. External lighting of the face of signs or walls of structures shall be placed above the sign or wall and shielded. Sign or wall lighting shall not reflect or glare beyond the face of the sign or wall.

7. Uplighting is prohibited except in cases where the fixture is shielded from the sky by a roof overhang or similar structural shield, and where the fixture does not cause light to extend beyond the structural shield. Exempt from this is lighting of governmental flags only, provided that the combined lighting is no more than 1300 lumens, and provided that the fixtures shall be shielded such that the lamp(s) is not visible outside a 15 foot radius.

8. Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted, provided that holiday lights are exempt, and provided that necessary emergency and tower lighting is exempt, and provided that lighting cut-off or dimming at close of business is exempt and encouraged, and provided that sensor activated security lighting is exempt and encouraged.

9. Luminaires that have a maximum output of 260 lumens per fixture, regardless of number of bulbs, (equal to one 20 watt incandescent light), may be left unshielded provided that the fixture has an opaque top to keep light from shining directly up. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs, (equal to one 60 watt incandescent light) may be partially shielded, provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.

10. Canopy lights – all lighting shall be recessed to full cut-off standard and recessed sufficiently so as to ensure that no light source is visible from or causes glare on public rights-of-way or adjacent property.

11. All non-essential exterior commercial lighting is to be turned off after business hours and when not needed. Lights with timer installed are encouraged. Sensor activated lights are encouraged to replace lighting that is desired for security purposes.

12. Sports lighting – sports field lighting fixtures shall be mounted no higher than 90 feet, provided that such sports field light fixtures shall be a distance 40 feet or height of pole whichever is greater from any adjacent residential or residentially zoned property boundary, and provided that no outside sporting event shall start after 10:00 p.m. or extend beyond 11:00 p.m. with all field lights out by 11:30 p.m., and provided that sports fields shall provide tall vegetative or other acceptable buffering from adjacent properties in order to reduce and mitigate glare.

13. Temporary lighting such as that used at construction sites or other uses of a temporary nature are exempt, provided that the temporary lighting shall be aimed so as

to minimize glare and light trespass to adjacent properties, turned off after 11:00 p.m. (except for necessary security lighting), and turned off after completion of project.

14. Definitions

Bulb - the source of electric light. This is to be distinguished from the whole assembly (See Luminaire).

Fully Shielded - outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixtures at angles above the horizontal plane. This means that the shield is not flush or parallel with the light source or bulb. This is referred to in this document as a full cut-off-fixture.

Fixture -- The assembly that holds the lamp (bulb) in a lighting system. It includes the elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing, and the attachment parts.

Flood Light - a lamp that produces up to 1800 lumens and is designed to "flood" a well defined area with light. Generally, flood lights produce from 1000 to 1800 lumens.

Full Cut-Off (fco) -- a light fixture which cuts off all upward transmission of light, and as installed, that are designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted as defined by the IESNA..

Footcandle - illuminance produced on a surface one foot from a uniform point source of one candela. Measured by a light meter.

Glare -- The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility.

IESNA - the Illuminating Engineering Society of North America (IESNA), the professional society of lighting engineers, including those from manufacturing companies, and others professionally involved in lighting.

Illuminance - the quantity of light, or luminous flux, arriving at a surface divided by the area of the illuminated surface, measured in lux or foot candles.

Lamp - the source of electric light: the bulb and its housing. This is to be distinguished from the whole assembly (See Luminaire).

Light trespass - light emitted by a lighting installation that falls outside the boundaries of the property on which the installation is sited (also called spill light)

Lumen -- a unit of light measurement, measure of brightness of the illumination exiting a bulb; the light output of a lamp with a uniform luminous intensity of one candela. One footcandle is one lumen per square foot.

Luminance - the physical quantity corresponding to the brightness of a surface (e.g. a lamp, luminaries, sky, or reflecting material) in a specified direction. It is the luminous intensity of an area of the surface divided by that area.

Luminaire - a complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and to connect the lamps to the power supply.

Outdoor Lighting and Light Fixtures - outdoor artificial illuminating devices, outdoor fixtures, lamps and other devices, permanent or portable, used for illumination or advertisement. Fixtures that are installed indoors that are intended to light something outside are considered outdoor lighting. Such devices shall include, but are not limited to search, spot, or flood lights for:

- 1) buildings and structures, including canopies and overhangs
- 2) recreational areas
- 3) parking lot lighting
- 4) landscape lighting
- 5) billboards and signs
- 6) display and service areas

Recessed - means that a fixture is built into a structure or portion of a structure such that the fixture is fully cutoff and no part of the lamp extends or protrudes beyond the underside or any portion of the structure.

Spill light - light emitted by a lighting installation that falls outside the boundaries of the property on which the installation is sited (also called light trespass).

Uplighting - lighting that is directed in such a manner as to shine light rays above the horizontal plane.

[...]

Section 9.4 C – Commercial District. It is the purpose and intent of this district to regulate commercial 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: General retail sales and rental of goods, merchandise, and equipment; Restaurants, taverns, drinking establishments, and nightclubs; Medical and general offices, e.g., dentists, physicians, attorneys, real estate, insurance, etc.; Automotive and marine craft sales and services; Hotels, motels, rooming and boarding houses, bed and breakfast, campgrounds; Social and fraternal clubs and lodges, union halls, and similar uses; Golf driving ranges, miniature golf courses, and similar uses; Service stations, motor vehicle repair and body shops; Convenience stores with vehicle fuel sales; Mobile home sales; Kennels and veterinarian services; Miscellaneous public and semi-public facilities including post offices; Dry cleaners and laundromats; Commercial greenhouses; Manufacturing, processing, creating, repairing, and assembly of goods, where all activities are conducted within a fully enclosed building; Hospitals, clinics, and other medical facilities; Churches, temples and similar places of worship with accessory structures, uses and cemeteries; Bowling alleys, skating rinks, indoor tennis and racquet ball courts, billiard halls, indoor athletic facilities; Public and private recreational activities conducted primarily outside enclosed buildings; Commercial cemeteries not associated with any on-site place of worship; any use permitted or listed as permissible as a special exception in Sections 9.1.A and 9.1.B; adult oriented

establishment as defined in TCA 7-51-1101 et seq., subject to requirements in Section 7.12.

B Uses Permitted as Special Exceptions: Scrap materials salvage and recycling, salvage yards, junkyards, automobile graveyards; any other commercial activity not listed in subsection A above. Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13)

C. Uses Permitted as Special Exceptions with Specific Limitations:

(a) Pain Management Clinics, with the following requirements: clinic shall meet and maintain all licensing and permit requirements of the State of Tennessee, including but not limited to those in TCA 63-1-301, *et seq.*; clinic location shall be 1000 feet from any school, day care facility, park, or church measured from property line to property line; clinic location shall be 500 feet from any residential structure; clinic property abutting an S-Suburbanizing or R-1-Rural District 1 zoned property (not a public right-of-way) shall be secured from access across such abutting property lines by a fence no less than 6 feet in height; clinic location and access shall be on an arterial street as shown on the Major Road Plan for Blount County.

D. Uses Prohibited: In the C – Commercial 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: All uses permitted as special exception in subsections B and C above, and customary accessory structures. Permitted uses in subsection A above and customary accessory structures, except one or two single family or manufactured home dwelling on a single lot, duplex dwelling on separate lot, and customary accessory structures to such excepted uses.

F. Minimum Lot Size and Density: For residential structures as required in Section 9.1.F. All commercial lots shall be adequately sized to accommodate necessary parking requirements, setbacks, buffering, and soils requirements for any 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 30 feet from any road right-of-way or easement line, with the following exceptions: (a) the lot fronts on an arterial road as shown on the Major Road Plan of Blount County, in which case the front setback shall be 60 feet for principal arterial roads and 40 feet for major arterial roads, and (b) the lot has been previously platted on a plat registered with the Blount County Register of Deeds prior to the enactment of this Resolution in which case the minimum shall be no less than 20 feet or the platted setback, whichever is greater.

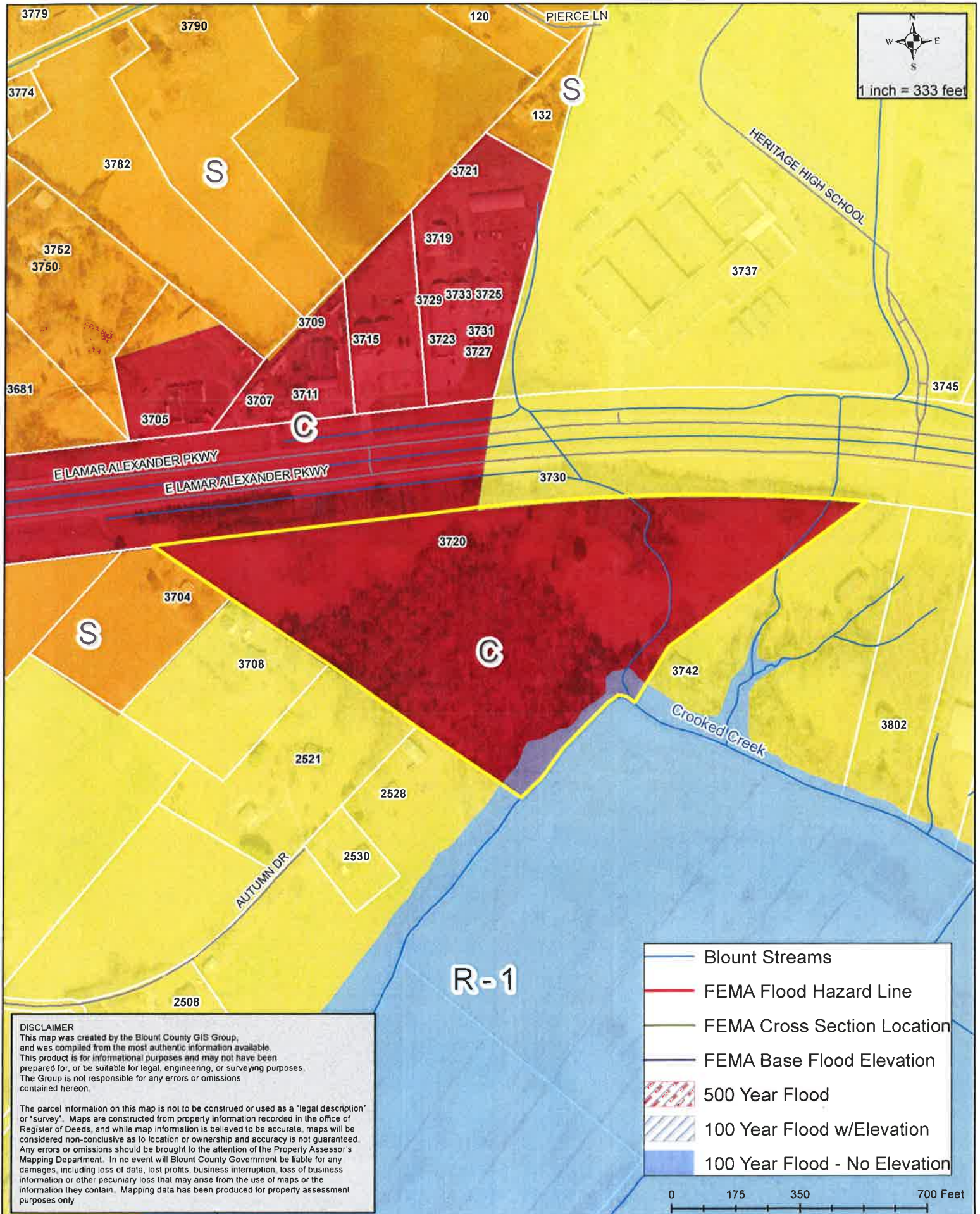
2. Rear Setback: the minimum building setback from the rear property line shall be 20 feet for the principal structure, and five feet for any accessory structure, provided that the rear setback shall be 40 feet, or greater as may be required by the Board of Zoning Appeals, for any non residential use or special exception with a rear property line abutting a residential use lot, or abutting a lot in the S, R-1 or R-2 zone.

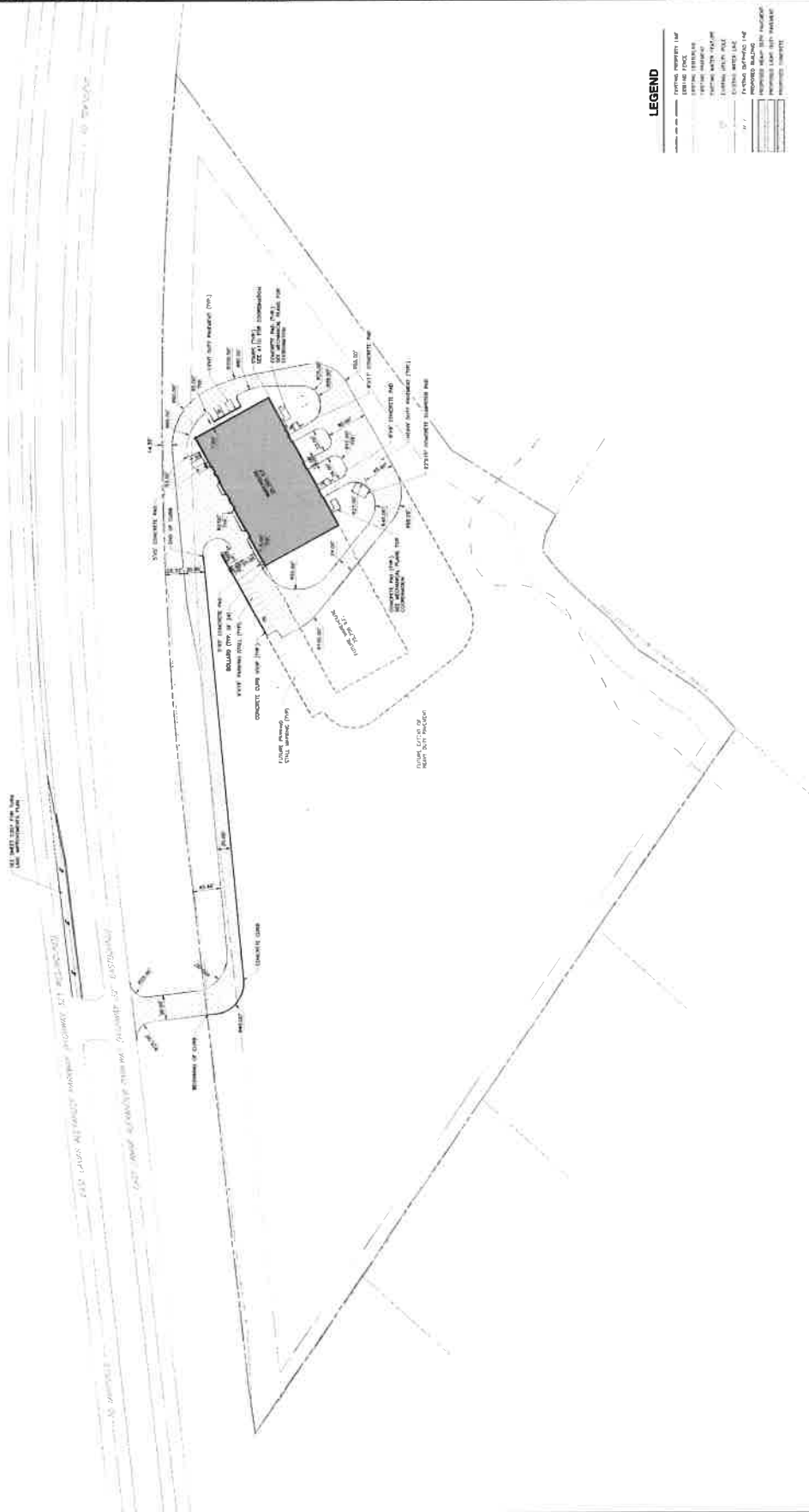
3. Side Setback: For any commercial use under Permitted Uses abutting another commercial use or land zoned C-Commercial or I-Industrial or RAC-Rural Arterial Commercial, the minimum building setback from the side property line shall be ten (10) feet. For any commercial use under Permitted Uses abutting a residential lot or land zoned S, R-1 or R-2, the minimum building setback from the side property line shall be 20 feet. For any special exception, the minimum building setback from the side property line shall be 20 feet, or greater as may be required by the Board of Zoning Appeals. For any residential use the minimum building setback from the side property line shall be ten (10) feet.

H) Maximum Height of Structures: Unless otherwise explicitly allowed in other articles of this Resolution, the maximum height of structures shall be no greater than: 1) 35 feet for single family and duplex residential structures; 2) 40 feet to eave and 50 feet to ridge for hip and gable roofs for other primary use structures; and 3) 40 feet for all other types of roofs for other primary use structures. All accessory structures shall be no greater than 35 feet in height. Notwithstanding the above, along highways designated as Scenic Highway under

provisions of TCA 54-17-101 to 116, the maximum height of buildings shall be controlled by TCA 54-17-115, up to the maximum allowed in this subsection.

3720 E. Lamar Alexander





LEGEND

[illegible]

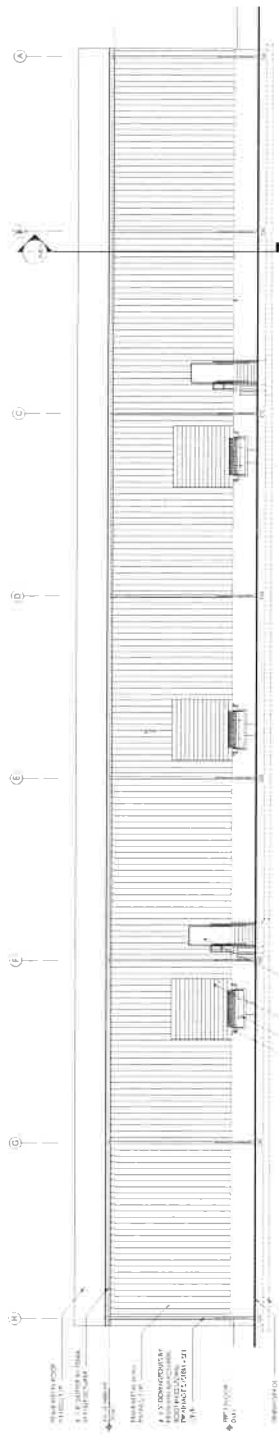
REFERENCE

- 1 THE PROPERTY DATA WAS OBTAINED BY
CIC IN A BUREAU LETTER 8-10-18. EXTENSIVE
TOPOGRAHIC INFORMATION BACKLOG WAS
PROVIDED BY BLOUNT COUNTY GIS.
- 2 THE PROPERTY DESCRIBED IN THIS SURVEY
IS PARTIALLY WITHIN A SPECIAL HAZARD
FLOOD AREA PER FEMA MAP 470000D180C
WITH AN EFFECTIVE DATE OF SEPTEMBER 10,
2007.

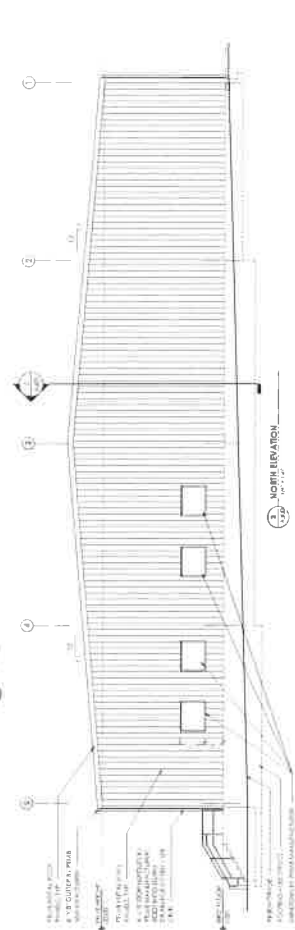
0 100
SCALE IN FEET

C200

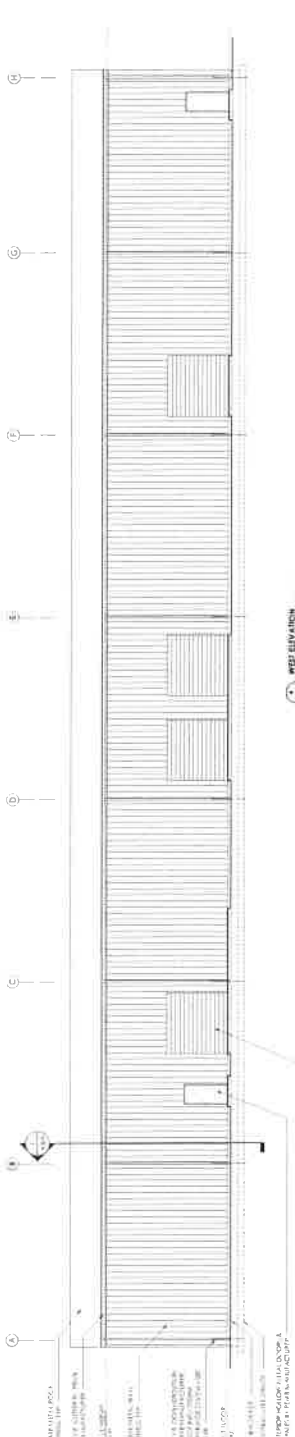
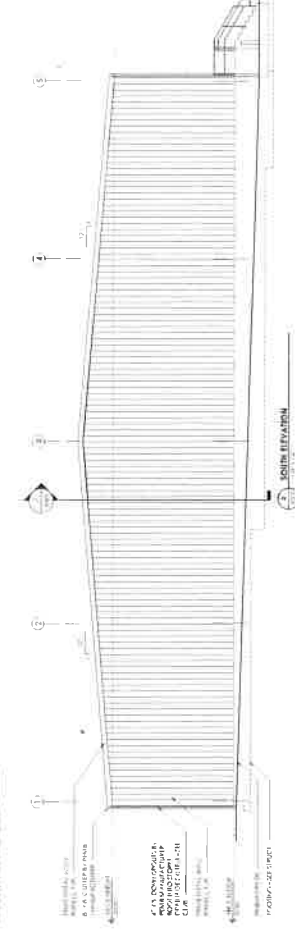
BINDING EDGE



BINDING EDGE



BINDING EDGE



BINDING EDGE

Blackberry
321
Warehouse
E. Lamar Alexander
Parkway
Maryville
Tennessee 37804

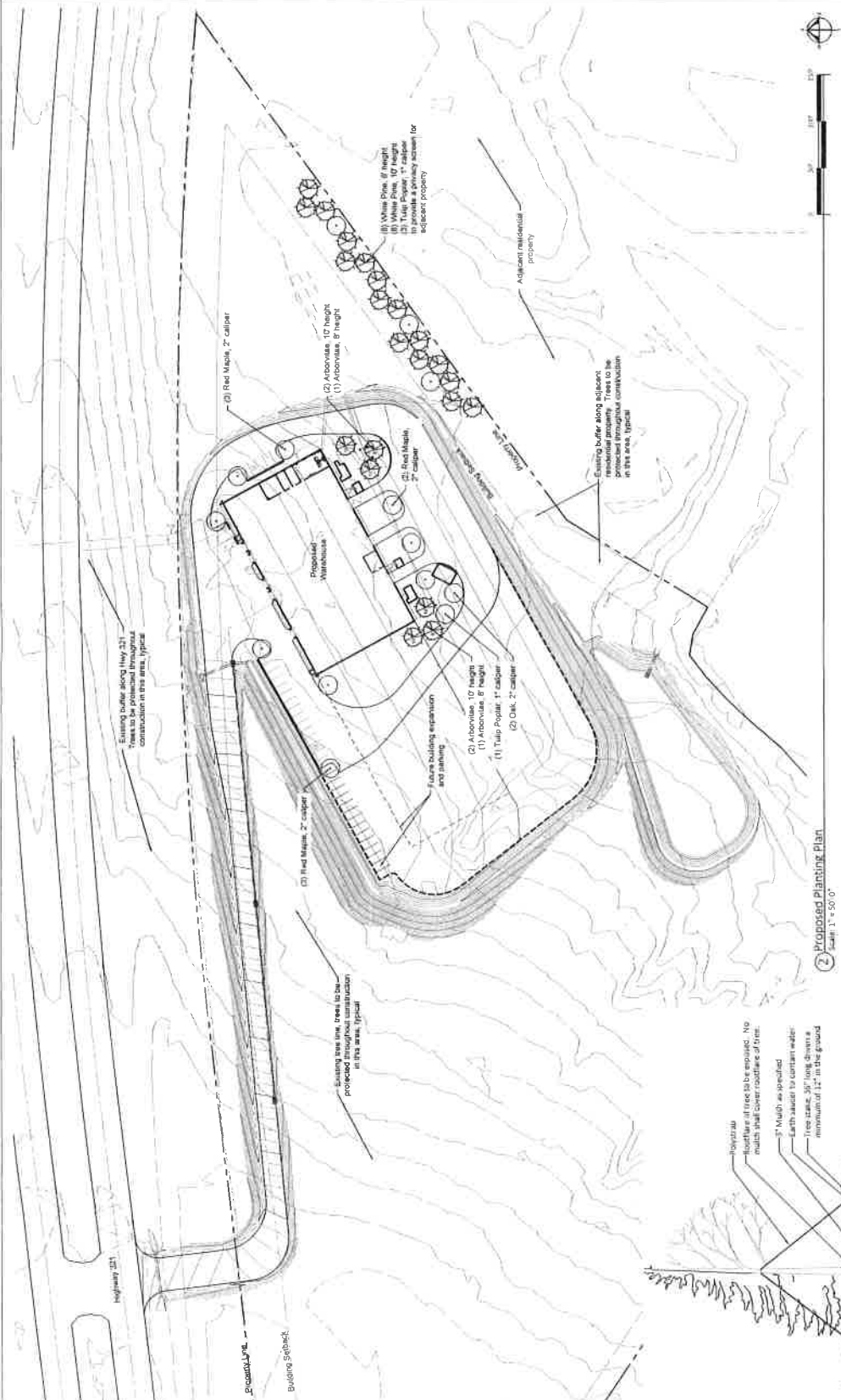
Submitted For:

Permit Plan
Not for Construction

November 30, 2018

Landscape
Permit Plan

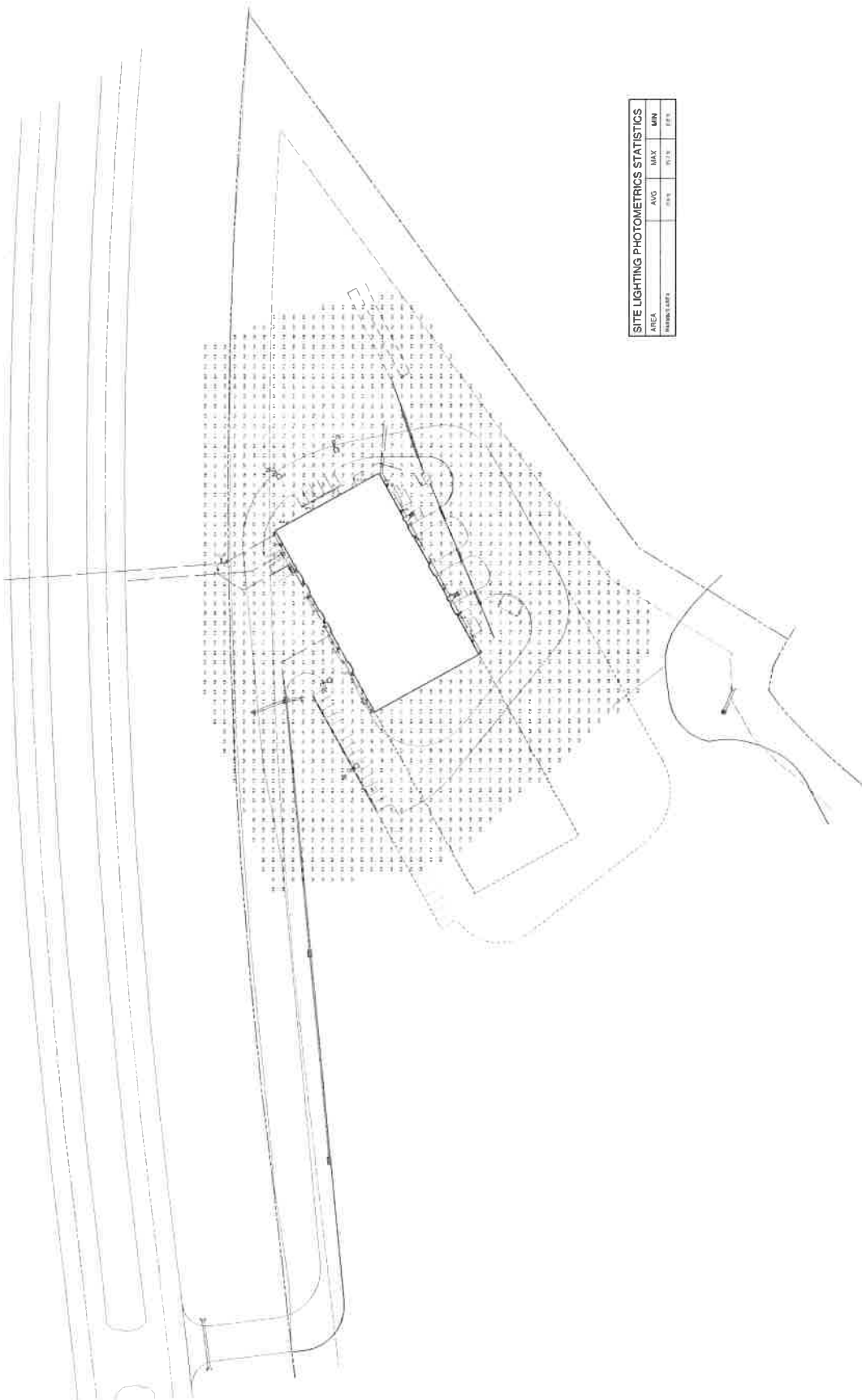
L100



General Tree Planting

- Excavate tree pit to a depth equal to depth of rootball plus 24", and a width equal to two times the diameter of the rootball.
- Fill with the specified plant mix.
- Install tree per detail avoiding any damage to rootball or trunk of tree.
- Add specified plant mix and soil amendments.
- Immediately backfill tree pit with water and remove any air pockets that may have occurred during backfilling.
- Stake and guy tree with specified materials.

Scale: NTS



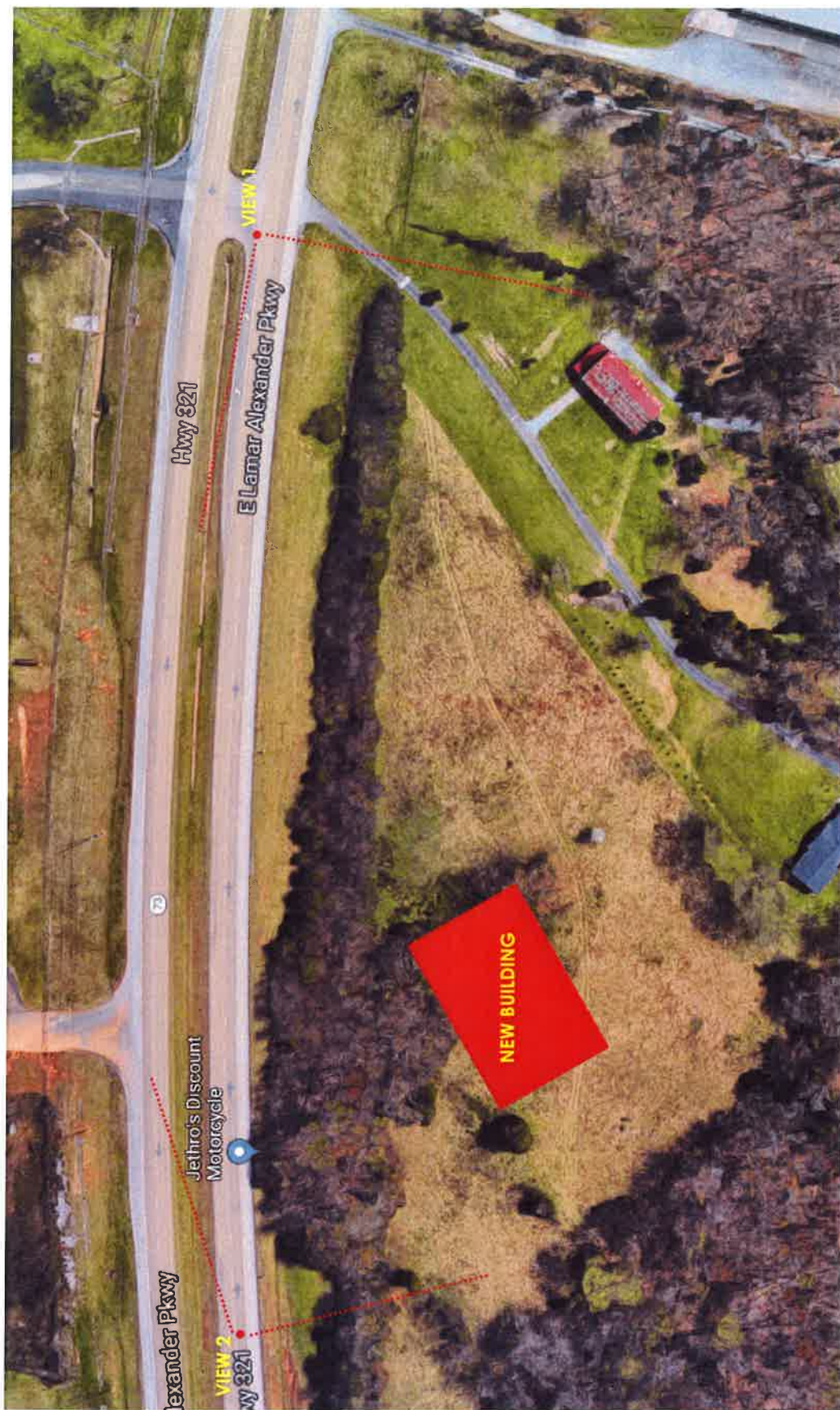
SITE LIGHTING PHOTOMETRICS STATISTICS			
AREA	AVG	MAX	MIN
SHEDS & LOADING	20.8 lx	195.2 lx	1.8 lx

BINDING EDGE

BINDING EDGE

BINDING EDGE

① SITE LIGHTING PHOTO METER PLAN
② $1'' = 400'$



SATELLITE VIEW



VIEW 1



VIEW 2