

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: February 20, 2019

SUBJECT: Site plan review for concrete batch plant at 1919 Airbase Road, Louisville.

Attachments

- (1) Location/Zoning Map
- (2) Site Plan
- (3) Elevations
- (4) Photometric Plan

Applicant

Sequatchie Concrete Service, Inc.
Engineer – C2RL

Land Use and Zoning

The subject property totals 4.6 acres and is zoned Industrial (I). The existing land use is developed with approximately 15,000 SF of industrial/warehousing structures per the assessor's records.

I. Background

The site plan request is to allow for setup and operation of a concrete batch plant. In the Industrial district, such a use is allowed subject to site plan approval by the Planning Commission. The land subject of this request was formerly the site of Hoosier Tire. The structures on the site have been there since the early 80's with an expansion in the mid 90's. The property is adjacent to the airport and surrounded by properties owned by the airport.

II. Conformance with Applicable Zoning Regulations

Section 9.5 IND – Industrial District.

The proposed use of the property is a permitted use in the I district. The site plan demonstrates compliance with applicable setbacks for the district for all new additions to the site, as per

subsection G. The larger of the two existing buildings does not conform to setbacks as it was in existence prior to the adoption of zoning. Its location on the site is grandfathered.

Section 2.4. Miscellaneous Tall Structures.

The height regulations do not apply to equipment such as the concrete plant, provided that the Airport Authority finds that it complies with FAA guidelines.

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 ample parking for employees and equipment.

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. As mentioned above, the existing buildings are grandfathered to the site. The new operations propose no additional structures, only the setup of the equipment associated with the plant. The topography of the site is such that the site of the equipment is below the grade of the road. This should help to minimize its appearance. Further, the existing trees along the property lines will be maintained.

Landscaping

As mentioned above, the existing mature tree lines parallel to the highway will be maintained. Additionally, the site plan indicates additional buffer plantings along the frontage of the existing building.

Lighting

The submitted photometric lighting plan demonstrates compliance with this section.

III. Environmental Health

Environmental Health has reviewed the site and has no comment as there is an existing septic system in place.

IV. Stormwater

The site is subject to review, approval, and monitoring for compliance with all applicable TDEC air quality and water quality regulations.

V. Recommendation

Staff recommends approval, subject to final review and approval from the FAA (Airport Authority) and subject to issuance of all applicable permits.

Applicable code sections regarding the districts are included below for 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.

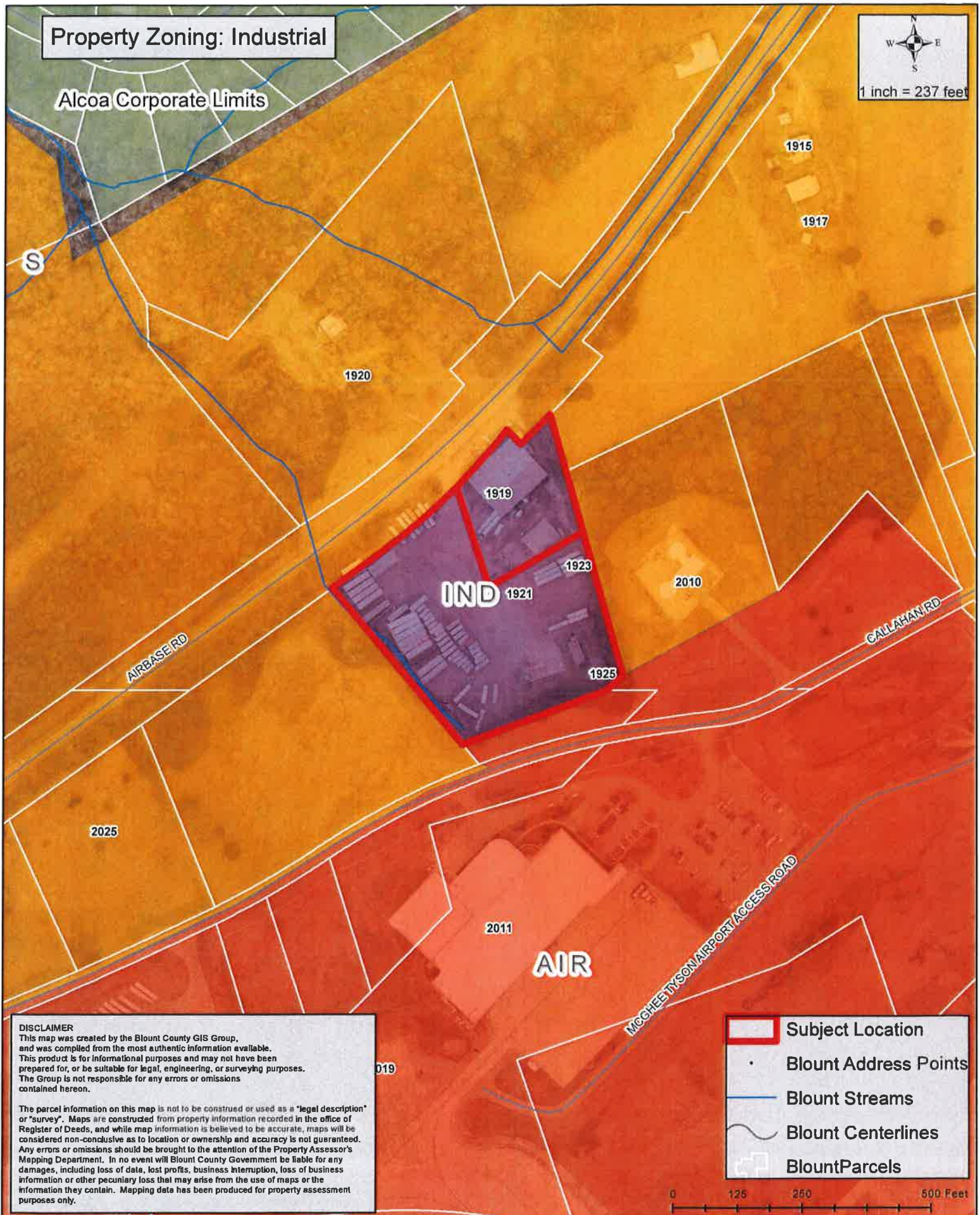
Section 9.8. AHO – Airport Hazard Overlay. The McGhee Tyson Airport operations generate certain present and potential hazards to surrounding land if not properly accounted for in land use and development. In recognition of these present and potential hazards the following regulations shall apply in the Airport Hazard Overlay:

A. Within the Airport Hazard Overlay, prior to the issuance of any building permit or approval of any special exception or variance, any structure greater than 70 feet in height shall require review and recommendations by the McGhee Tyson Airport Authority for conformity with FAA requirements in regard to regulations under FAR part 77 Obstructions. The Airport Authority shall have 15 days in which to review and make recommendation. Lack of recommendation from the Airport Authority within such 15 days shall be interpreted as a recommendation of no effect in relation to the proposed permit. If such structure is found to pose an obstruction to air traffic under such review and recommendation, no permit shall be issued and no special exception or variance shall be granted.

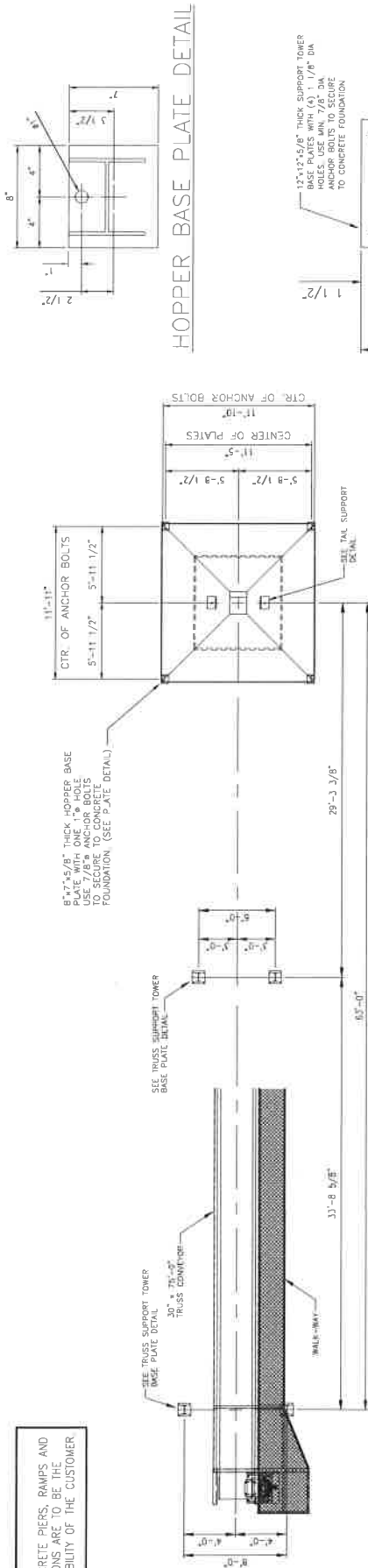
B. Within the Airport Hazard Overlay and within the 65 DNL Contour, prior to the issuance of any building permit or approval of any special exception or variance, any application for permit or special exception or variance shall be forwarded to the McGhee Tyson Airport Authority for review and recommendation on compatibility with the Noise Compatibility Program of the Airport Authority, and any other requirements for airport operations. The Airport Authority shall have 45 days in which to review and make recommendation. Lack of recommendation from the Airport Authority within such 45 days shall be interpreted as a recommendation of no effect in

relation to the proposed permit. Any such recommendation finding incompatibility with the Noise Compatibility Program or interference with airport operations shall be grounds for denying a building permit or denying a special exception or variance.

1919 Airbase Road



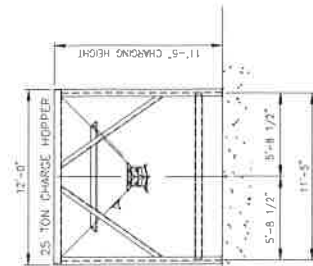
NOTE:
ALL CONCRETE PIERS, RAMPS AND FOUNDATIONS ARE TO BE THE RESPONSIBILITY OF THE CUSTOMER.



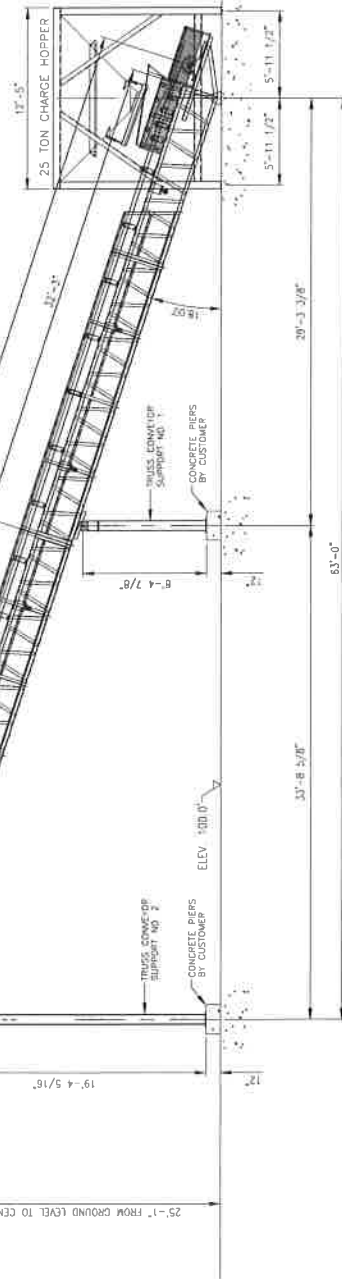
30" BELT X 75'-0" TRUSS CONVEYOR PLAN VIEW



TRUSS SUPPORT TOWER
BASE PLATE DETAIL

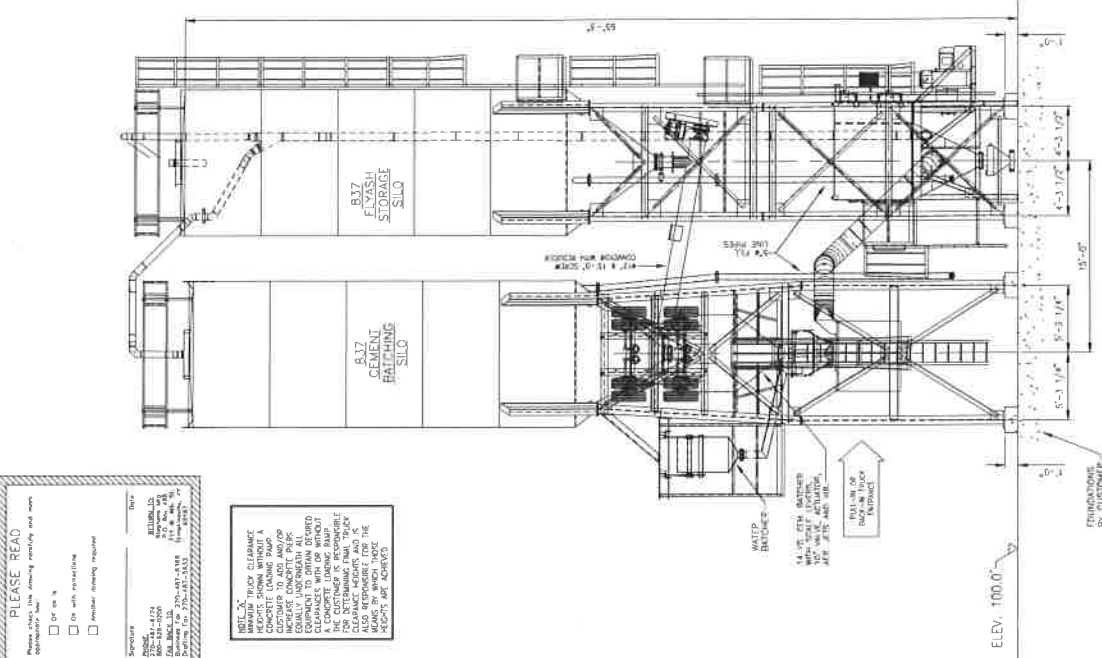


HOPPER - END VIEW

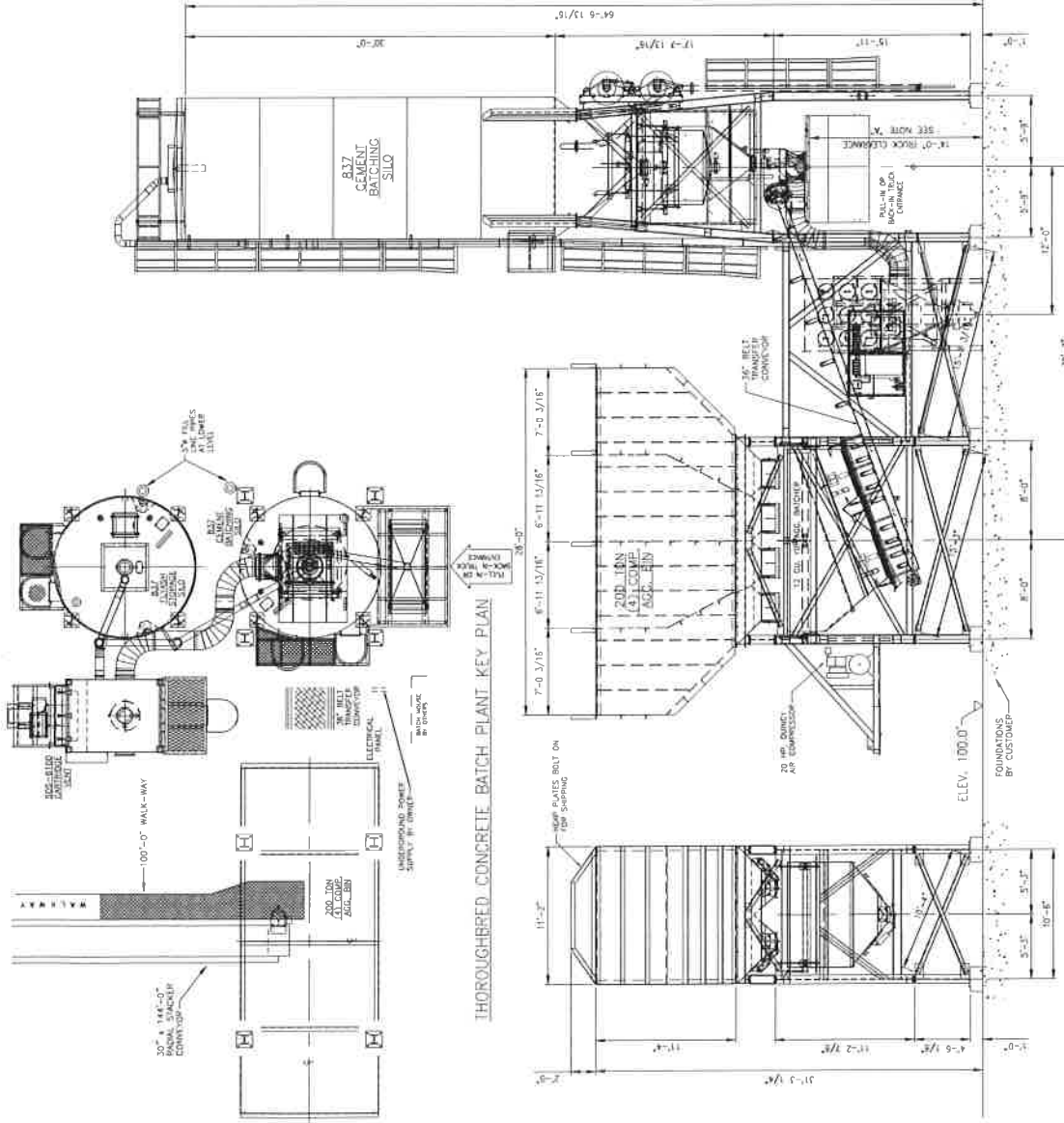


30" BELT X 75'-0" TRUSS CONVEYOR ELEVATION

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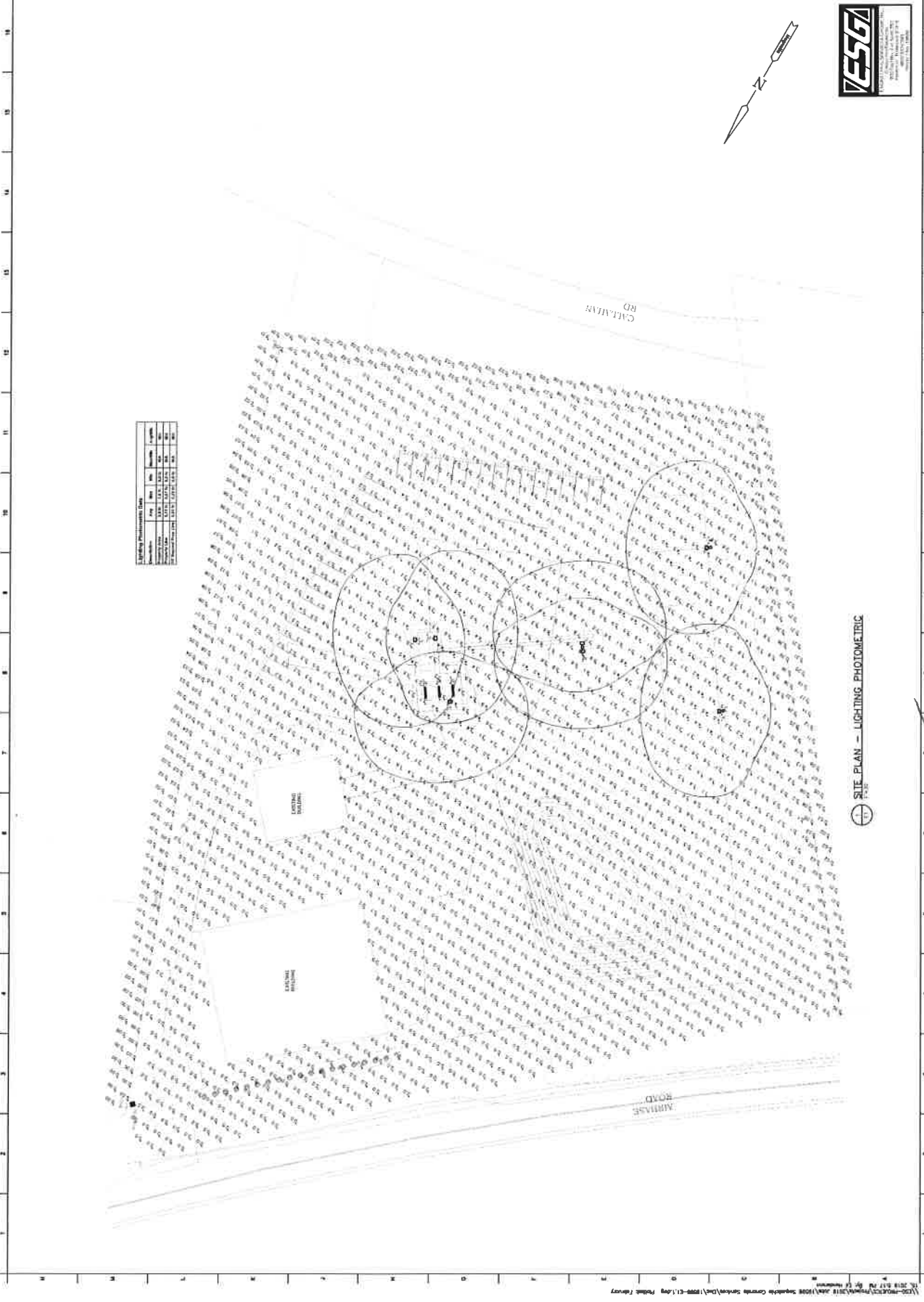


CEM. & FLY. SILO END ELEVATION



THOROUGHbred CONCRETE BATCH PLANT MAIN ELEVATION

AGG- BIN END ELEVATION[illegible]



① SITE PLAN - LIGHTING PHOTOMETRIC
1-22

Curing Photocrosslinker Data					
Sample	Age	Wt	Wt%	Wt%	Wt%
Sample 1	1.0	1.0	1.0	1.0	1.0
Sample 2	1.0	1.0	1.0	1.0	1.0
Sample 3	1.0	1.0	1.0	1.0	1.0
Sample 4	1.0	1.0	1.0	1.0	1.0
Sample 5	1.0	1.0	1.0	1.0	1.0
Sample 6	1.0	1.0	1.0	1.0	1.0
Sample 7	1.0	1.0	1.0	1.0	1.0
Sample 8	1.0	1.0	1.0	1.0	1.0
Sample 9	1.0	1.0	1.0	1.0	1.0
Sample 10	1.0	1.0	1.0	1.0	1.0
Sample 11	1.0	1.0	1.0	1.0	1.0
Sample 12	1.0	1.0	1.0	1.0	1.0
Sample 13	1.0	1.0	1.0	1.0	1.0
Sample 14	1.0	1.0	1.0	1.0	1.0
Sample 15	1.0	1.0	1.0	1.0	1.0
Sample 16	1.0	1.0	1.0	1.0	1.0
Sample 17	1.0	1.0	1.0	1.0	1.0
Sample 18	1.0	1.0	1.0	1.0	1.0
Sample 19	1.0	1.0	1.0	1.0	1.0
Sample 20	1.0	1.0	1.0	1.0	1.0
Sample 21	1.0	1.0	1.0	1.0	1.0
Sample 22	1.0	1.0	1.0	1.0	1.0
Sample 23	1.0	1.0	1.0	1.0	1.0
Sample 24	1.0	1.0	1.0	1.0	1.0
Sample 25	1.0	1.0	1.0	1.0	1.0
Sample 26	1.0	1.0	1.0	1.0	1.0
Sample 27	1.0	1.0	1.0	1.0	1.0
Sample 28	1.0	1.0	1.0	1.0	1.0
Sample 29	1.0	1.0	1.0	1.0	1.0
Sample 30	1.0	1.0	1.0	1.0	1.0
Sample 31	1.0	1.0	1.0	1.0	1.0
Sample 32	1.0	1.0	1.0	1.0	1.0
Sample 33	1.0	1.0	1.0	1.0	1.0
Sample 34	1.0	1.0	1.0	1.0	1.0
Sample 35	1.0	1.0	1.0	1.0	1.0
Sample 36	1.0	1.0	1.0	1.0	1.0
Sample 37	1.0	1.0	1.0	1.0	1.0
Sample 38	1.0	1.0	1.0	1.0	1.0
Sample 39	1.0	1.0	1.0	1.0	1.0
Sample 40	1.0	1.0	1.0	1.0	1.0
Sample 41	1.0	1.0	1.0	1.0	1.0
Sample 42	1.0	1.0	1.0	1.0	1.0
Sample 43	1.0	1.0	1.0	1.0	1.0
Sample 44	1.0	1.0	1.0	1.0	1.0
Sample 45	1.0	1.0	1.0	1.0	1.0
Sample 46	1.0	1.0	1.0	1.0	1.0
Sample 47	1.0	1.0	1.0	1.0	1.0
Sample 48	1.0	1.0	1.0	1.0	1.0
Sample 49	1.0	1.0	1.0	1.0	1.0
Sample 50	1.0	1.0	1.0	1.0	1.0
Sample 51	1.0	1.0	1.0	1.0	1.0
Sample 52	1.0	1.0	1.0	1.0	1.0
Sample 53	1.0	1.0	1.0	1.0	1.0
Sample 54	1.0	1.0	1.0	1.0	1.0
Sample 55	1.0	1.0	1.0	1.0	1.0
Sample 56	1.0	1.0	1.0	1.0	1.0
Sample 57	1.0	1.0	1.0	1.0	1.0
Sample 58	1.0	1.0	1.0	1.0	1.0
Sample 59	1.0	1.0	1.0	1.0	1.0
Sample 60	1.0	1.0	1.0	1.0	1.0
Sample 61	1.0	1.0	1.0	1.0	1.0
Sample 62	1.0	1.0	1.0	1.0	1.0
Sample 63	1.0	1.0	1.0	1.0	1.0
Sample 64	1.0	1.0	1.0	1.0	1.0
Sample 65	1.0	1.0	1.0	1.0	1.0
Sample 66	1.0	1.0	1.0	1.0	1.0
Sample 67	1.0	1.0	1.0	1.0	1.0
Sample 68	1.0	1.0	1.0	1.0	1.0
Sample 69	1.0	1.0	1.0	1.0	1.0
Sample 70	1.0	1.0	1.0	1.0	1.0
Sample 71	1.0	1.0	1.0	1.0	1.0
Sample 72	1.0	1.0	1.0	1.0	1.0
Sample 73	1.0	1.0	1.0	1.0	1.0
Sample 74	1.0	1.0	1.0	1.0	1.0
Sample 75	1.0	1.0	1.0	1.0	1.0
Sample 76	1.0	1.0	1.0	1.0	1.0
Sample 77	1.0	1.0	1.0	1.0	1.0
Sample 78	1.0	1.0	1.0	1.0	1.0
Sample 79	1.0	1.0	1.0	1.0	1.0
Sample 80	1.0	1.0	1.0	1.0	1.0
Sample 81	1.0	1.0	1.0	1.0	1.0
Sample 82	1.0	1.0	1.0	1.0	1.0
Sample 83	1.0	1.0	1.0	1.0	1.0
Sample 84	1.0	1.0	1.0	1.0	1.0
Sample 85	1.0	1.0	1.0	1.0	1.0
Sample 86	1.0	1.0	1.0	1.0	1.0
Sample 87	1.0	1.0	1.0	1.0	1.0
Sample 88	1.0	1.0	1.0	1.0	1.0
Sample 89	1.0	1.0	1.0	1.0	1.0
Sample 90	1.0	1.0	1.0	1.0	1.0
Sample 91	1.0	1.0	1.0	1.0	1.0
Sample 92	1.0	1.0	1.0	1.0	1.0
Sample 93	1.0	1.0	1.0	1.0	1.0
Sample 94	1.0	1.0	1.0	1.0	1.0
Sample 95	1.0	1.0	1.0	1.0	1.0
Sample 96	1.0	1.0	1.0	1.0	1.0
Sample 97	1.0	1.0	1.0	1.0	1.0
Sample 98	1.0	1.0	1.0	1.0	1.0
Sample 99	1.0	1.0	1.0	1.0	1.0
Sample 100	1.0	1.0	1.0	1.0	1.0

brackets for option

- High quality LED and driver
- Photocell and motion sensor optional

trulygreensolutions.com



PARAMETERS

	100-320W	IP	IP65
	120-277VAC/277-480VAC	LED	Lumileds 3030
	0.9	Certifications	ETL
	>75,000hrs	Photocell	Optional
	Up To 140 lm/W	Motion Sensor	Optional
	3000K,4000K, 5000K, 5700K	0-10V	Standard
	75+	Optics	Type3/Type4/Type5
Life	-40-55°C	Finish	Dark Bronze, White, Gray, Black

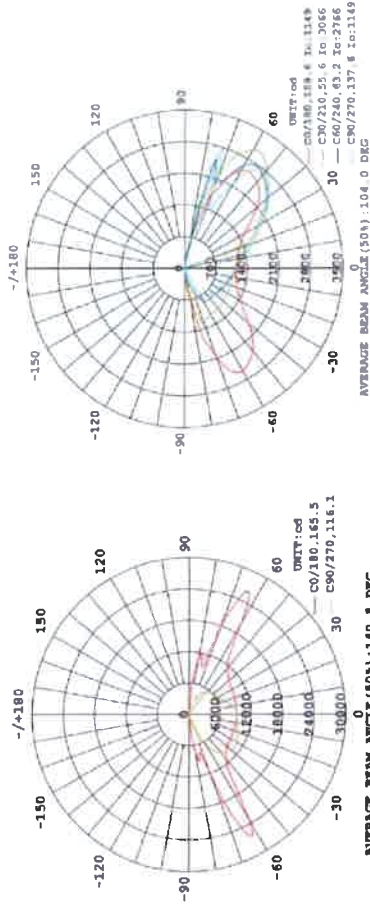
INFORMATION

	CCT	Optic	Power	Installation	Finish	Control
30K	3	U	ARM	D	D0	
3000K	Type3	U	ARM	(Dark Bronze) RAL# 7022 PANTONE# Black 7U	D0	Without control sensor
400K	4	H	ASL	ARM-Round-Large	D1	
4000K	Type4	ASM	ARM-Square-Large	W (White) RAL# 9003 PANTONE# 653M	D4	Photocell
50K	5	ADN	ARM one-key not operation			Motion Sensor
5000K	Type5	SLI	Slip Filter			
57K		TRU	Transition			
5700K		SLA	For 80mm round lens	G (GRAY) RAL# 7040 PANTONE# cool gray 3U		
		SLS	For 40mm round lens			
		SLC	For 50mm round lens			
		SLD	For square pole	B (Black) RAL# 9011 PANTONE# Black 3C		
		SLE	For 100mm round pole			

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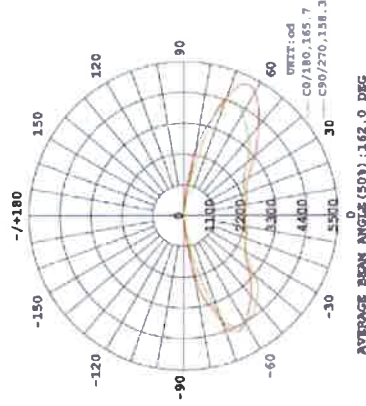


PHOTOMETRIC



Type3

Type4



Type5