

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 1-B-20-TOB Related File Number:
Application Filed: 11/25/2019 Date of Revision:
Applicant: MIGHTY FINANCIAL, LLC

PROPERTY INFORMATION

General Location: South end of Castaic Lane, east side of Valley Vista Road, west of Pellissippi Parkway.
Other Parcel Info.:
Tax ID Number: 103 11911 Jurisdiction: County
Size of Tract: 4.7 acres
Accessibility: Access is via Valley Vista Road, a minor collector street with 3 lane section with a 44' pavement width within a 70' right-of-way and Castaic Lane, a local street with a 32' pavement width within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office Warehouse Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 1904 Castaic Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: NA
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: Not applicable at this time.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Installation of all sidewalks as identified on the development plan, subject to meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
- 3) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Submitting a revised site lighting plan that is in compliance with the maximum foot candle limits of the Design Guidelines subject to staff approval.
- 6) Any proposed signage will require a separate TTCDA application and approval.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 8) Obtaining a use on review approval from the Planning Commission for the proposed office/warehouse development (1-J-20-UR) that will be before the MPC on January 9, 2020.

Comments:

- 1) This is a request for approval of a building permit to construct an office/warehouse facility on this 4.7 acre lot within the Hardin Valley Commercial Park Subdivision. The proposed development includes four buildings with a total building area of 32,650 square feet. There are three one story office/warehouse buildings ranging in size from 7,350 square feet to 12,300 square and one two story office building with a total area of 5,000 square feet.
- 2) Access to the site is from both Valley Vista Road, a minor collector street and Castaic Lane, a local street. As designed, the driveway connections may encourage cut-through traffic between the two streets. This issue has been discussed with the applicant and they are aware of the traffic impact on site but responded that the realignment could not be accomplished due to the road grades. They are trying to maintain a flatter surface near the buildings for safer truck maneuvers. A stop sign and stop bar are added in two directions to help with traffic control and minimize cut-through potential.
- 3) The development plan includes 48 parking spaces which meets off-street parking requirements for the Knox County Zoning Ordinance, and is within the minimum and maximum range of the TTCDA Design Guidelines.
- 4) Buildings 1-3 include overhead doors and loading dock areas that are oriented to the interior portions of the site so they will not be visible from the public streets.
- 5) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 6) The proposed landscape plan is consistent with the Design Guidelines.
- 7) The exterior siding for the buildings will include a mix of split face CMU in black, vertical and horizontal architectural metal panels in snow white and tundra, and EFIS or fiber cement panels in matching colors. The entrance areas, canopies and windows are aluminum storefront systems finished in dark bronze. The roof systems will be a standing seam metal roof or flat roof.
- 8) The mechanical equipment areas will be screened from view from the public streets. The dumpster enclosures will be constructed of materials and colors used for the proposed buildings.
- 9) The proposed site lighting will be full cut-off LED fixtures but as proposed, they exceed the maximum intensity limits in the Design Guidelines.
- 10) There is no signage proposed with this submittal.
- 11) The use on review application (1-J-20-UR) for the proposed office development will be before the Planning Commission on January 9, 2020.

Action: Approved

Meeting Date: 1/6/2020

Details of Action:

APPROVE the Certificate of Appropriateness for a building permit, subject to the following conditions:

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Summary of Action:

Date of Approval: 1/6/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: