

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 1-B-22-TOB Related File Number:
Application Filed: 12/6/2021 Date of Revision:
Applicant: LEXINGTON SIMMONS, LLC

PROPERTY INFORMATION

General Location: Northwest side of Murdock Dr, north of its intersection with Dutchtown Rd and west of Innovation Dr
Other Parcel Info.:
Tax ID Number: 118 17312 (PART OF) AND 173 **Jurisdiction:** County
Size of Tract: 12.71 acres
Accessibility: Access is proposed off of Murdock Drive and Innovation Drive. Murdock Drive is a minor arterial consisting of a travel lane in each direction, a dual turn lane in the middle, and a 35-ft pavement width inside a 100-ft right-of-way. Innovation Drive is a local road with a boulevard entrance. It has a pavement width of 54 ft at the boulevard that tapers down to 27 ft, and is within a 94-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Two office-warehouse buildings **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP (Technology Park)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10401 Dutchtown Rd. (part of) and 10533 Murdock Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

- Variations Requested:**
- 1) Waiver to increase the allowed parking spaces to 218 spaces.
 - 2) Waiver to increase the allowable footcandles to 1.8 fc along sidewalks.
 - 3) Waiver to increase the allowable footcandles to 3.2 fc in parking areas.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plans as submitted and revised, Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) Approve the waiver to increase the allowed parking spaces from 183 to 218 from the TTCDA parking standards to allow the applicant to comply with Knox County zoning regulations.
- 2) Approve the waiver to increase the allowed lighting levels along sidewalks from 1.0 fc to 1.8 fc to increase safety and minimize trip hazards.
- 3) Approve the waiver to increase the allowed lighting levels in parking areas from 2.5 to 3.2 fc to increase safety and minimize trip hazards.

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) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) No signage is requested at this time. If signage is desired in the future, a signage package would need to be submitted and would be required to meet all applicable requirements of the TTCDA.

Comments:

- 1) The applicant is requesting approval of an office/warehouse in the BP (Business and Technology Park) / TO (Technology Overlay) zones.
- 2) The proposal consists of two parcels, one of which is bifurcated with the other half of it located about 900 feet to the north on the north side of Corridor Park Blvd. The property on which the development is proposed comprises 12.71 acres total.
- 3) The subject property is located where Murdock Drive becomes Dutchtown Road, both of which are classified as a minor collector. The property has two frontages: Dutchtown Road and Murdock Drive to the south, and Innovation Way to the east. The westernmost parcel also has frontage along Research Drive to the north, but Research Drive was platted as a private right-of-way, though KGIS does not depict it that way.
- 4) Both buildings are to be one-story buildings with a proposed area of 60,000 square feet for the building on the west and 62,250 square feet for the building on the east.
- 5) Two access points are proposed off of the south side of the site off of Murdock Drive, and an additional access is proposed off of Innovation Drive on the east.
- 6) The proposed ground area coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR), are in compliance with the Design Guidelines.
- 7) Since the tenants are unknown at this time, the applicant has opted to comply with the Knox County Zoning Ordinance rather than the TTCDA Guidelines to accommodate a tenant whose needs are as yet unknown and who may need more spaces than TTCDA Guidelines allow. The TTCDA requires between 122 and 183 spaces, while the Knox County Zoning Ordinance requires a minimum of 109 spaces per building for an office-warehouse at the square footage proposed per use. The proposed parking consists of 109 spaces per building for a total of 218 spaces on the site, and a waiver is being sought for the overage.
- 8) Parking is located along the building fronts and sides. A 60-ft front setback is required for buildings when parking is located between the building and the street, with 20 feet of landscaped area required between the parking area and the street. The proposed building placement meets all setback requirements and features a landscaped area exceeding 20 feet along all public rights-of-way.
- 9) There are loading docks facing rights-of-way to the north and east. The TTCDA Guidelines allow for loading docks to be located on front facades of public streets if a side or rear position is not feasible as

long as adequate screening is provided. Innovation Drive is a public street requiring a screening buffer from the loading doors, and a landscape screen has been provided. The northern loading doors face Research Drive and do not require extra screening since it is not a public right-of-way.

10) Building facades feature painted, split-face CMU placed below metal panels on the walls, topped by a flat metal roof. Metal panels are discouraged within the TO zones, but not prohibited. Trees, shrubs, and plantings are proposed along all three street frontages, which will soften the effect of the metal panels.

11) Pedestrian entries to both buildings are juxtaposed at an angle on the southern corners of both sides of both buildings. Each entry is to be capped with an aluminum canopy directly. Windows are also capped with metal canopies.

12) The landscape plan meets the landscaping requirements of the TTCDA Guidelines.

13) The proposed lighting includes 10 light poles along the southern edge of the parking lot along Murdock Drive and Dutchtown Road, and building-mounted lights on both buildings for security. The proposed light fixtures meet the TTCDA Guidelines.

14) Lighting levels slightly exceed the maximum footcandles (fc) allowed by the TTCDA Guidelines, and the proposed plan require two waivers:

a) Waiver of Section 1.8.5(B) requirements to allow 3.2 footcandles (fc) within parking areas to provide additional safety and security within the parking areas (versus the 2.5 maximum allowed in the Guidelines).

b) Waiver of Section 1.8.5(C) requirements to allow 1.8 footcandles (fc) along sidewalks to provide additional safety along sidewalks (versus the 1.0 maximum allowed in the Guidelines).

15) No signage is proposed at this time. Should signage be desired, it should be submitted in a separate application at a future time.

16) The plans will require use on review approval from the Planning Commission per section 5.50.12 of the Knox County Zoning Ordinance pertaining to the BP (Business and Technology Park) zoning requirements.

Action: Approved **Meeting Date:** 2/7/2022

Details of Action: Based on the application and plans as submitted and revised, Staff approval of the required waivers from the Design Guidelines:

- 1) Waiver to increase the allowed parking spaces from 183 to 218 from the TTCDA parking standards to allow the applicant to comply with Knox County zoning regulations.
- 2) Waiver to increase the allowed lighting levels along sidewalks from 1.0 fc to 1.8 fc to increase safety and minimize trip hazards.
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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:

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Summary of Action:

Date of Approval: 2/7/2022 **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: