

# CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 1-C-20-TOB

Related File Number:

Application Filed: 12/2/2019

Date of Revision:

Applicant: CHRIS MALONE

## PROPERTY INFORMATION

**General Location:** Southeast side of Checkerboard Lane, southwest side of Simmons Road, northwest side of Dutchtown Road.

**Other Parcel Info.:**

**Tax ID Number:** 131 06810

**Jurisdiction:** County

**Size of Tract:** 41100 square feet

**Accessibility:** The site has three frontages - Dutchtown Rd., Simmons Rd., and Checkerboard Ln. Access will be from Checkerboard Lane, a local street with a pavement width of 26 feet and a right-of-way of 50 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant parcel

**Surrounding Land Use:**

**Proposed Use:** Corporate office development for Bryant Fencing Company

**Density:**

**Sector Plan:** Northwest County

**Sector Plan Designation:**

**Growth Policy Plan:**

**Neighborhood Context:**

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

**Street:** 10606 Checkerboard Ln.

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CB (Business and Manufacturing) / 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

Variations Requested: Not applicable at this time.

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Approve the application for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 4) Knox County's Fire Prevention Bureau would have to approve any gated access around the building.
- 5) Prior to submitting an application for a building permit, submit a revised landscape plan to Planning staff for approval for the landscaping on the south and east facades to include trees and shrubs of varying height, shape, and size. Clustering should be considered.
- 6) Prior to submitting an application for a building permit, submit the proposed colors for the exterior building materials to Planning staff for approval.
- 7) Proposed signage will require a separate TTCDA application and approval.

Comments:

1. The proposed use is for an office/showroom/warehouse for Bryant Fencing Company. The two story building has a total building area of 12,320 square feet.
2. The building has three street frontages, but is accessed from and faces towards Checkerboard Lane.
3. The proposed site plan features an access lane for delivery vehicles (box trucks) that travel around all sides of the building.
4. The loading dock faces the west side of the building, the only side not facing a street.
5. A dumpster pad has been provided on the west side of the building, positioned towards Dutchtown Road. However, it is possible that the owner will want to use cans in lieu of a dumpster.
6. Mechanical equipment consists of two condensing units on the west side of the building; the equipment is screened from both Checkerboard Lane and Dutchtown Road.
7. The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
8. Off-street parking meets both TTCDA and Knox County requirements.
9. A chain link fence with a gate separates the front of the parking lot from the rear, so that the rear is used by employees and delivery personnel. The gate is aligned with the front of the building, so that customers have access to only the front of the building.
10. Two of the facades have blank walls, as they house the storage area inside. The long, unbroken façade on the east (facing Simmons Road) is proposed to be screened with a mix of tall evergreen shrubs and small to medium evergreen screen trees. The long, unbroken façade on the south (facing Dutchtown Road) is proposed to be screened with a mix of tall evergreen shrubs and small to medium evergreen screen trees and has small flowering trees at each corner. The landscaping on the east and south facades is to add visual interest in lieu of architectural elements to break up the long, unbroken façade walls on these two sides of the building. Staff recommends revision of the landscaping selections to include trees of varying height shape, and size, perhaps in clusters. As designed, the landscaping selections are similar in all three aspects, and could result in a wall of evergreens.
11. The proposed building materials are split-faced concrete block on the bottom of the façade, and metal panels on the top.
12. The front facade (facing Checkerboard Lane) features a front portico delineating the entry. The metal roof is supported by a set of four wood columns that are 8" square.
13. The west side of the facade (facing the adjacent lot) houses the loading dock, which is delineated by a canopy with a metal roof. Painted steel beams form the support, and there is a half-wall of split-faced concrete blocks on the front of this covered area. The sides of this area are full-height.
14. Roof is metal panels with a 1:12 pitch.
15. Colors are not yet selected but owner knows they need to be subdued.
16. There are sidewalks to entries on the north, south, and west sides of the building.
17. There is no signage or site lighting plan proposed with this submittal.

Action: Approved

Meeting Date: 1/6/2020

**ACTION:**

**meeting Date:** 1/6/2020

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

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 4) Knox County's Fire Prevention Bureau would have to approve any gated access around the building.
- 5) Prior to submitting an application for a building permit, submit a revised landscape plan to Planning staff for approval for the landscaping on the south and east facades to include trees and shrubs of varying height, shape, and size. Clustering should be considered.
- 6) Prior to submitting an application for a building permit, submit the proposed colors for the exterior building materials to Planning staff for approval.
- 7) Proposed signage will require a separate TTCDA application and approval.
- 8) Any proposed site lighting will require a separate TTCDA application and approval.

**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:**