CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT

File Number: 1-E-20-TOB **Related File Number:**

Application Filed: 12/2/2019 **Date of Revision:**

Applicant: STUART ANDERSON, AIA

PROPERTY INFORMATION

General Location: Southeast side of Murdock Drive, southwest side of Simmons Road.

Other Parcel Info.:

Tax ID Number: 131 06907 **Jurisdiction:** County

Size of Tract: 5.93 acres

Accessibility: Access is via Murdock Drive, a minor arterial street with a 40' pavement width within a 100' right-of-way, and Simmons Road, a local street with a 40' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Office/Warehouse Facility **Density:**

Sector Plan: Northwest County **Sector Plan Designation:**

Growth Policy Plan:

Neighborhood Context:

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

Street: 0 Murdock Dr.

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

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) 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.
3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
5) Any proposed signage will require a separate TTCDA application and approval.

Comments:

1) This is a request for approval of a building permit for a 40,500 square foot one story office/warehouse facility. Access for the site will be to both Murdock Drive and Simmons Road.
2) The development plan includes 85 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.
3) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
4) The landscape plan is consistent with the Design Guidelines.
5) The proposed lighting for the parking lot and building includes full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.
6) The exterior siding for the building will include a mix of brick veneer in grey and white and prefinished ribbed vertical metal panels in sections of white, grey and blue. The entrance area includes an aluminum storefront system finished in white and window systems will have blue tinted glazing. The overhead doors located on the south side of the building will be white. Additional landscaping is proposed on the Simmons Road side of the building to help screen the loading dock area. The roof system will be a standing seam silver metal roof.
7) The dumpster and mechanical equipment areas will be located on the south side of the building and will be screened from view from the public streets.
8) There is no signage proposed with this submittal.

Action: Approved **Meeting Date:** 1/6/2020

Details of Action: APPROVE the 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) 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.
3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
5) Any proposed signage 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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: