

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 10-A-18-TOB Related File Number:
Application Filed: 9/4/2018 Date of Revision:
Applicant: SETH SCHWEITZER

PROPERTY INFORMATION

General Location: Southeast side of Lexington Drive, southwest of Cogdill Road.
Other Parcel Info.:
Tax ID Number: 131 C A 002 Jurisdiction: County
Size of Tract: 0.45
Accessibility: Access is via Lexington Drive, a minor collector street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business
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: 10408 Lexington 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:**
- 1) Waiver to allow the Impervious Area Ratio (IAR) of 75% which exceeds the maximum of 70%. The applicant has made efforts to reduce the existing impervious coverage on site with the proposed redevelopment plan.
 - 2) Waiver to reduce the required side yard setback from 20' to 15' for the existing building.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends APPROVAL of the requested two Waivers to:

- 1) APPROVE the waiver to allow the Impervious Area Ratio (IAR) of 75% which exceeds the maximum of 70%. The applicant has made efforts to reduce the existing impervious coverage on site with the proposed redevelopment plan.
- 2) APPROVE the waiver to reduce the required side yard setback from 20' to 15' for the existing building.

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) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 3) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project.
- 4) All sidewalks shall be installed meeting the requirements of the Knox County Department of Engineering and Public Works and Americans with Disabilities Act standards.
- 5) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 6) The proposed access driveway to the rear of the building is subject to approval by the Knox County Department of Engineering and Public Works and the Knox County Fire Prevention Bureau. A variance approval may be required for the proposed driveway width of 15'.
- 7) Revising the site lighting plan so that the lighting levels for the parking lot and access driveways does not exceed 2.5 foot candles, and lighting levels for the building entrances does not exceed 5.0 foot candles.

Comments:

- 1) This is a request for approval of a building permit to construct a 2,400 square foot two story office building addition to an existing 2,418 square foot warehouse building. This 0.448 acre parcel (19,500 square feet) is located on the southeast side of Lexington Dr., just west of Cogdill Rd.
- 2) The existing Impervious Area Ratio (IAR) is approximately 88%. The maximum allowed coverage by the Design Guidelines is 70%. The proposed new site layout will reduce the impervious coverage to 75%. The applicant is requesting a waiver from this requirement which is supported by staff. The proposed development is within the limits for Ground Area Coverage and Floor Area Ratio.
- 3) The applicant has also requested a waiver for a reduction of the required side yard setback from 20' to 15' for the existing building. Staff also supports this waiver request.
- 4) The proposed parking lot will have 7 parking spaces for this business which conforms to the Zoning Ordinance and Design Guidelines requirements.
- 5) The proposed access driveway to the rear of the building is subject to approval by the Knox County Department of Engineering and Public Works and the Knox County Fire Prevention Bureau. A variance approval may be required for the proposed driveway width of 15'.
- 6) The proposed landscape plan is consistent with the Design Guidelines.
- 7) The existing warehouse building has vertical metal siding which will be painted to match the siding proposed for the office building. The office building addition will include horizontal Hardi Board siding with a gray slate color and rich espresso colored trim. The roof will be slate colored fiberglass shingles.
- 8) There is no signage proposed with this submittal.
- 9) The site lighting plan needs to be revised so that the lighting levels for the parking lot and access driveways do not exceed 2.5 foot candles, and lighting levels for the building entrances do not exceed 5.0 foot candles.

Action: Approved

Meeting Date: 10/8/2018

Details of Action: APPROVE the requested two Waivers to:

- 1) APPROVE the waiver to allow the Impervious Area Ratio (IAR) of 75% which exceeds the maximum of 70%. The applicant has made efforts to reduce the existing impervious coverage on site with the proposed redevelopment plan.
- 2) APPROVE the waiver to reduce the required side yard setback from 20' to 15' for the existing building.

APPROVE the request 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) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 3) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project.
- 4) All sidewalks shall be installed meeting the requirements of the Knox County Department of Engineering and Public Works and Americans with Disabilities Act standards.
- 5) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 6) The proposed access driveway to the rear of the building is subject to approval by the Knox County Department of Engineering and Public Works and the Knox County Fire Prevention Bureau. A variance approval may be required for the proposed driveway width of 15'.
- 7) Revising the site lighting plan so that the lighting levels for the parking lot and access driveways does not exceed 2.5 foot candles, and lighting levels for the building entrances does not exceed 5.0 foot candles.

Summary of Action:

Date of Approval: 9/9/2019

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: