

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 10-B-18-TOB Related File Number:
Application Filed: 9/4/2018 Date of Revision:
Applicant: COMMERCIAL & INVESTMENT PROPERTIES

PROPERTY INFORMATION

General Location: East side of Sherrill Boulevard, west end of Global Way, and south of Dutchtown Road.
Other Parcel Info.:
Tax ID Number: 118 17715 Jurisdiction: City
Size of Tract: 15.7 acres
Accessibility: Access is via Century Park Blvd., a two lane divided median Joint Permanent Easement (JPE) within a 70' right-of-way with access out to Dutchtown Rd., a minor arterial street with a five lane section within a required right-of-way of 88'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Medical office and clinic Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 10150 Global Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park) / TO-1 (Technology Overlay)
Former Zoning:
Requested Zoning: NA
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: 1. Waiver to exceed the maximum number of parking spaces allowed for a medical office under the Design Guidelines by allowing an increase from 165 spaces to 200 spaces.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

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

1) Exceed the maximum number of parking spaces allowed for a medical office/clinic under the Design Guidelines by allowing an increase from 165 spaces to 200 spaces as requested.

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 Knoxville 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. All landscaping shall be in accordance with the City of Knoxville Tree Protection Ordinance and all applicable requirements of the Knoxville Urban Forester.
- 4) Installing all sidewalks as identified on the site plan. The sidewalks shall be installed meeting the requirements of the Knoxville Department of Engineering and Americans with Disabilities Act standards.
- 5) Subject to a C-6 (General Commercial Park) Planning Commission staff development review as required by the Knoxville Zoning Ordinance.
- 6) Meeting all relevant requirements of the Knoxville Department of Engineering.

Comments:

- 1) This is a request for a medical office/clinic for Tennessee Urology Associates and Chesapeake Urology Associates with a building area of approximately 36,750 square feet. The development site of 15.7 acres is located on the east side of Sherrill Boulevard, west end of Global Way, and south of Dutchtown Road. Access to the site is via Century Park Blvd., a two lane divided median roadway and Global Way. Both streets are private streets that provide access out to Dutchtown Rd. a minor arterial street.
- 2) The parking required for this facility by the Knoxville Zoning Ordinance is a minimum of 147 spaces and a maximum of 368 spaces. The TTCDA Design Guidelines has a minimum parking standard of 110 spaces and a maximum standard of 165 spaces. The applicant is proposing 192 parking spaces which exceeds the maximum off-street parking requirements (4.5 spaces per 1000 square feet of office space) required by the Design Guidelines. A waiver is required from the Design Guidelines for the proposed increase. The applicant is requesting a waiver to 200 spaces to allow a little flexibility in adding a few additional spaces to meet their anticipated parking demand. Staff is recommending approval of the waiver request based on the justification provided by the applicant for this type of facility.
- 3) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio. The applicant has also provided an evaluation based on a proposed lot area of 4.04 acres. The proposed lot is also within the required limits.
- 4) The proposed landscape is consistent with the Design Guidelines.
- 5) The proposed two story building is designed with a larger second story that has a cantilevered overhang above the ground floor footprint. The overhang extends over a vehicular drop-off area and a portion of the main driveway. The building's exterior siding will include a mix of grey fiber cement rainscreen panels and white composite metal panels. The windows and entry will utilize a storefront system with clear insulated glass and spandrel glass. The building roof will be light color, low slope membrane behind a parapet knee wall. The mechanical equipment will be located on the roof behind a white metal panel screen.
- 6) The proposed lighting for the site includes full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.
- 7) Proposed signage will require a separate application and approval.
- 8) A C-6 (General Commercial Park) Planning Commission staff development review is required for this project.

Action: Approved **Meeting Date:** 10/8/2018

Details of Action: APPROVE the requested Waiver to:

1) Exceed the maximum number of parking spaces allowed for a medical office/clinic under the Design Guidelines by allowing an increase from 165 spaces to 200 spaces as requested.

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

- 1) Meeting all relevant requirements of the Knoxville 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. All landscaping shall be in accordance with the City of Knoxville Tree Protection Ordinance and all applicable requirements of the Knoxville Urban Forester.
- 4) Installing all sidewalks as identified on the site plan. The sidewalks shall be installed meeting the requirements of the Knoxville Department of Engineering and Americans with Disabilities Act standards.
- 5) Subject to a C-6 (General Commercial Park) Planning Commission staff development review as required by the Knoxville Zoning Ordinance.
- 6) Meeting all relevant requirements of the Knoxville Department of Engineering.

Summary of Action:

Date of Approval: 10/8/2018

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: