

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT

File Number: 11-A-14-TOB

Related File Number:

Application Filed: 9/26/2014

Date of Revision:

Applicant: JOHN SANDERS



## PROPERTY INFORMATION

**General Location:** Southwest and northwest side of Dutchtown Rd. at the intersection with Cogdill Rd., just west of Deerborn Ln.

**Other Parcel Info.:**

**Tax ID Number:** 118 17301

**Jurisdiction:** County

**Size of Tract:** 4.61 acres

**Accessibility:** Access is via Dutchtown Rd., a minor collector street with a 23' pavement width within a 60' right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land

**Surrounding Land Use:**

**Proposed Use:** Medical products minor assembly

**Density:**

**Sector Plan:** Northwest County

**Sector Plan Designation:**

**Growth Policy Plan:**

**Neighborhood Context:**

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

**Street:** 10475 Dutchtown Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial) / TO (Technology Overlay)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

**Requested Plan Category:**

## WAIVERS AND VARIANCES REQUESTED

Variances Requested: None

## 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 revised plans the staff recommends APPROVAL of a Certificate of Appropriateness, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 2) Meeting all relevant requirements of the Knox County Health Department.
- 3) The ground mounted mechanical units shall be completely screened from view from the street by a screening device, evergreen landscaping or a combination of the two.
- 4) Installing all landscaping, as proposed, within six months of the completion of the building, or posting a bond with Knox County Engineering guaranteeing such installation.
- 5) Obtaining a use on review approval from the Planning Commission for the proposed facility (11-A-14-UR).
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

- 1) This is a request for the approval of a Certificate of Appropriateness for a Building Permit to allow the construction of a 21,022 square foot building on this 4.61 acre parcel located on the northwest side of Dutchtown Rd. at the western end of Cogdill Rd. Access to the site will be from Dutchtown Rd., a minor collector street at this location.
- 2) Sanders Medical Products, Inc. supplies calibration products for molecular imaging to hospitals and clinics. The process uses a small quantity of chemically stabilized radioactive material packaged in small tubes and cylinders to stimulate the radio pharmaceuticals given to patients. The processes the company uses are licensed and supervised by the State of Tennessee and the FDA.
- 3) When the facility opens there will be less than six employees, with an expected maximum of 20 employees. The TTCDA Design Guidelines require a minimum of 21 parking spaces for this site. The proposed development plan includes a total of 22 parking spaces which is within the range allowed for a building of this size. The typical parking stall size will be 10' by 20'.
- 4) Ground area coverage, floor area ratio and impervious area ratio calculations meet the requirements of the Design Guidelines.
- 5) The applicant has submitted plans for a monument sign that is the only proposed signage for this site. The monument sign includes a stone veneer base that matches the materials utilized in the building. The sign will be illuminated by ground mounted lighting. The sign complies with the Design Guidelines.
- 6) Mechanical units which are located along the south side of the building will be ground-mounted. All utilities will be underground.
- 7) The service area for the building is located on the north side of the building and the loading dock and three overhead doors will not face the two street frontages for this site.
- 8) The main portion of the building will be clad in a combination of vertical metal wall panels and stone veneer, with the office portion being clad in horizontal metal wall panels and stone veneer. The building will have a galvalum metal standing seam roof.

Action: Approved

Meeting Date: 11/10/2014

Details of Action: Based on the application and revised plans the staff recommends APPROVAL of a Certificate of Appropriateness, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
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- 3) The ground mounted mechanical units shall be completely screened from view from the street by a screening device, evergreen landscaping or a combination of the two.
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- 5) Obtaining a use on review approval from the Planning Commission for the proposed facility (11-A-14-UR).
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Summary of Action:

Date of Approval: 11/10/2014

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: