

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 11-A-20-TOB Related File Number:
Application Filed: 10/12/2020 Date of Revision:
Applicant: CHRIS SHARP / URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Three properties at southwest corner of intersection of Lexington Drive and Omni Lane
Other Parcel Info.:
Tax ID Number: 131 A G 005, 006, AND 007.01 **Jurisdiction:** County
Size of Tract: 5.9 acres
Accessibility: The property is accessed from Lexington Drive and from Omni Lane. Lexington Drive is a local road with a 27-ft pavement width within a 50-ft right-of-way. Omni Lane is a local road with a 26-ft pavement width inside a 50-ft right-of-way. Simmons Road runs adjacent to the property on the west side, but has been closed.

GENERAL LAND USE INFORMATION

Existing Land Use: Warehouse/Office use for BAM, Inc.
Surrounding Land Use:
Proposed Use: Expansion of current use **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

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

Street: 10536 and 0 Lexington Drive and 510 Omni Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing) / TO (Technology Overlay) Districts
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variations Requested: The applicant is seeking waivers from the following requirements:

Phase I:

- 1) Reduce the interior side setback from 20' to 8'.
- 2) Increase the maximum Ground Area Coverage requirement from 25% to 32.5%.
- 3) Increase the maximum Floor Area Ratio requirement from 30% to 32.5%.
- 4) Reduce the required number of parking stalls from 67 to 38.

Phase II:

- 1) Increase the maximum Ground Area Coverage requirement from 25% to 33.4%.
- 2) Increase the maximum Floor Area Ratio requirement from 30% to 33.4%.
- 3) Reduce the required number of parking stalls from 85 to 51.

Phase III:

- 1) Increase the maximum Ground Area Coverage requirement from 25% to 39.7%.
- 2) Increase the maximum Floor Area Ratio requirement from 30% to 39.7%.
- 3) Reduce the required number of parking stalls from 101 to 51.

Landscaping:

- 1) Reduce the requirement for 50% of the area of each front and side elevation (15,895 s.f.) to be planted with ornamental trees, shrubbery and bedding plants to 16.6% (5,281 s.f.).
- 2) Waive the requirement for all spaces to be within 60 feet of a large, ornamental tree for the southwest corner of the Phase III building.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCCA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): With the approval of the requested waivers, and based on the application and plans as submitted, the proposal is in compliance with TTCCA Design Guidelines and 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) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Providing a maintenance covenant on the plat establishing responsibility of the detention pond.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5) 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.
- 6) If any of the waivers are denied, the applicant shall submit revised plans demonstrating compliance with the TTCCA Guideline from which the waiver was denied for administrative review by staff prior to issuing the COA. Significant changes of design would require TTCCA approval.

Comments:

- 1) This is a request for approval of a three-phased addition to the BAM facility at the intersection of Lexington Drive and Omni Lane. The existing structure was built in 1972, so it predates the TTCCA Guidelines. It consists of 50,836 square feet and is a one-story warehouse/office. The applicant is requesting approval to add three new buildings on the two parcels to the rear of the existing building. A new parking lot is proposed on the same parcel as the existing building and is located to the southeast between the existing building and the Phase III building. Additional parking will be located in a large alcove between the new buildings and will be constructed as part of Phase II.
- 2) The three new buildings proposed would add 50,400 square feet to the campus, for a total area of 101,200 square feet upon completion.
- 3) The two lots located behind the existing building will be replatted, moving the lot line to the west to contain a detention pond and provide a larger lot comprising 2.183 acres (approximately 95,091 square feet) on the east of the site to accommodate the new buildings. A plat has been submitted and is included as Exhibit A.
- 4) The detention pond meets the County's stormwater requirements, and a 20' access easement to the

detention pond is shown on the plat. The applicant is seeking a waiver from the interior side setback for the Phase I building from the detention pond lot line, which will enable them to align the roll-up door of the existing building with the Phase I building. As there is not a structure on the detention pond lot that potentially could be located too close considering the amended setback allowance, and since this is on a side of the site not readily visible, staff recommends approval of the setback waiver request.

5) Access for the site will be from the existing driveway off of Lexington Drive to the existing building, which will remain unchanged. A second access point would be off of Omni Road and would provide access to all three new buildings included in the expansion.

6) Knox County's parking requirement is based on the maximum number of employees on the two largest shifts and visitors. There are currently 40 employees on the two largest shifts, and the required parking would be 23 spaces. Upon completion, the expansion will add 14 employees to the facility for a total of 54 employees, which brings the required parking up to 28 spaces. The facility has provided 51 spaces. This is well below TTCDA's requirement, which calls for 101 spaces. Staff recommends approval of the requested waiver to reduce to the parking in this case as it is not needed and will prevent unnecessary and unutilized parking on the site.

7) The proposed development would require waivers for development intensity standards in phases I-III from the ground area coverage and from the floor area ratio requirements. The applicant is requesting a waiver from the maximum allowed FAR (30%) and GAC (25%) as described below. The development as proposed would result in a GAC and FAR of 39.7% upon completion. The site includes a detention pond that is owned by another party and is therefore not included in these calculations. However, it does function as part of the site. When the parcel encompassing the detention pond is taken into consideration, the resulting FAR and GAC upon completion would be 36.7%. Taking that lot into consideration would yield a GAC and FAR of 24% for Phase I which would not require a waiver, a GAC and FAR of 30.77% for Phase II. Staff's recommends approval of these waivers.

8) Proposed landscaping is located along the Omni Lane right-of-way and in portions of the site visible from Omni Lane. The applicant is seeking waivers from two landscaping requirements. With the approval of these waivers from the landscaping requirements, the landscape plan would be consistent with the Design Guidelines.

a) The applicant is requesting to waive the requirement for ornamental trees to be planted around the buildings in an area equivalent to 50% of the front and side elevations. The perimeter of the buildings is planted with ornamental trees and plantings along the eastern façade facing Omni Lane and the southern façade visible from Omni Lane. Additionally, because of the inward-focused nature of the site plan and the limited visibility of the majority of the building facades, the northern and western facades are not readily visible to passersby. Taking these factors into consideration and based on the landscaping plan as submitted, staff recommends approval of this waiver.

b) The second request is to waive the requirement for a large tree to be located within 60 ft of a parking space in the interior corner of the courtyard where the phase II and phase III buildings meet. This area is not visible from the street and would be the only planting in this area, so staff recommends approval of this waiver.

9) Regarding building design, the exterior materials and colors of the new buildings will match the existing colors and materials of the existing BAM office building. The blue doors shown on the floor plans are emergency exits and are not subject to the requirement to be a prominent feature since they are not entrances to the building.

10) 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.

11) There is no signage proposed with this submittal.

Action: Approved with Conditions

Meeting Date: 11/9/2020

Details of Action: Approval of the requested waivers from the following requirements:

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2) Waive the requirement for all spaces to be within 60 feet of a large, ornamental tree for the southwest corner of the Phase III building. With the approval of the requested waivers, and based on the application and plans as submitted, the proposal is in compliance with TTCDA Design Guidelines and 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) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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- 6) If any of the waivers are denied, the applicant shall submit revised plans demonstrating compliance with the TTCDA Guideline from which the waiver was denied for administrative review by staff prior to issuing the COA. Significant changes of design would require TTCDA approval.

Summary of Action:

Date of Approval: 11/9/2020 **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: