

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 11-A-21-TOB                      Related File Number:  
Application Filed: 10/4/2021                      Date of Revision:  
Applicant: CHRIS SHARP / URBAN ENGINEERING, INC.

## PROPERTY INFORMATION

General Location: East side of Horseshoe Bend Ln, south side of Morgan Elizabeth Ln, east of Pellissippi Pkwy  
Other Parcel Info.:  
Tax ID Number: 89 22217                      Jurisdiction: County  
Size of Tract: 1.9 acres  
Accessibility: Access is via Horseshoe Bend Ln., a local road with a 26.5-ft pavement width inside a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use:  
Proposed Use: New building and site plan                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: TP (Technology Park) / HP (Hillside Overlay)  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 0 Horseshoe Bend Ln.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

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

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

- Variations Requested:**
- 1) Waiver to increase the ground area coverage (GAC) to a 25.4% ratio.
  - 2) Waiver to decrease the perimeter landscaping to 19.3% of the area of the front and side facades.
  - 3) Waiver to increase the allowable footcandles to 1.6 fc along sidewalks.
  - 4) Waiver to increase the allowable footcandles to 3.4 fc in parking areas.
  - 5) Waiver to increase the allowable footcandles to 2.0 fcs on the driveways.

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTEDA ACTION AND DISPOSITION

**Planner In Charge:** Michelle Portier

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Based on the application and plans as submitted and revised, Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) Approve the waiver to allow a 25.4% GAC.
- 2) Approve the waiver to decrease the perimeter landscaping to 19.3% of the area of the front and side facades.
- 3) Approve the waiver to increase the allowed lighting levels along sidewalks from 1.0 fc to 1.6 fc to increase safety and minimize trip hazards.
- 4) Approve the waiver to increase the allowed lighting levels in parking areas from 2.5 to 3.4 fc to increase safety and minimize trip hazards.
- 5) Approve the waiver to increase the allowed lighting levels in the driveway from 0.5 fc to 2.0 fc to increase safety and security.

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) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5) Meeting all applicable requirements of the Knox County Fire Marshall's office.
- 6) Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
- 7) No signage is requested at this time. If signage is desired in the future, a signage package would need to be submitted and would be required to meet all applicable requirements of the TTEDA.
- 8) Obtaining staff approval of garage doors designed to complement the building in such a way that a gate would not be required.

**Comments:**

- 1) The applicant is requesting approval of an office/warehouse in the BP (Business and Technology Park) / TO (Technology Overlay) zones.
- 2) The site is located on a parcel comprising 1.9 acres along Horseshoe Bend Lane between Morgan Elizabeth Lane and Faith Promise Lane, with frontage on all three streets. All three streets are classified as local roads.
- 3) The proposed building faces the main frontage, Horseshoe Bend Lane. It is a one-story building with a proposed area of 21,076 square feet.
- 4) Access is proposed off of Horseshoe Bend Lane. That is the easiest access point due to the topography of the site. While relatively flat, the site does have small areas with significant slope along the front property line of the two side streets.
- 5) The site is in the Hillside and Ridgetop Protection Area. However, the slope analysis shows the majority of the site is relatively flat with a slope in the 0-15% range. The areas of the site where significant slope occurs is along the side street property lines and the slope is limited to the perimeter of the site. The site plan does not propose disturbance of these sloped areas.
- 6) The proposed ground area coverage (GAC) is 21, 076 sq ft. This exceeds the maximum GAC of 5,000 sq ft allowed in HP areas and the applicant is requesting a waiver to increase the allowable footprint from 5,000 square feet to 21,076 square feet. The proposed GAC is more in line with the maximum GAC of 25% required for properties outside of the HP area. The proposed 21,076 sq ft building yields a GAC ratio of 25.4%. The 0.4% overage equates to 500 sq ft of building area. This is minimal and staff supports the waiver request since the property is also more in line with areas outside

the HP area.

7) The proposed Impervious Area Ratio (IAR) and Floor Area Ratio (FAR) calculations comply with the Design Guidelines.

8) The maximum disturbed area recommended by the slope analysis is 1.72 acres. The site plan proposes to disturb 1.68 acres.

9) Parking is located at the front and sides of the site. All three parking areas are between the building and the street, so the building setback for all three frontages is 60 feet. 20 feet of landscaped area is suggested between parking areas and rights-of-way. The proposed building placement meets all setback requirements; however, the parking along Horseshoe Bend Lane is located within the 20 feet of suggested landscaped area. Since the landscaped area is not a requirement, no waiver is required.

10) Proposed parking is in compliance with the TTCDA Guidelines. A range of 31 to 46 spaces is allowed; proposed parking consists of 43 spaces.

11) Pervious pavers are proposed for both side parking areas. This aids in stormwater management and with the TTCDA impervious area ratio requirement.

12) Due to the three street frontages, the steeper topography along the two side street property lines, and the shallow depth of the lot from front to rear, the loading dock areas are located on the front façade. The TTCDA Guidelines allow for loading docks to be located on front facades if a side or rear position is not feasible as long as adequate screening is provided. In this case, the loading dock doors are located across from an intersection with a direct line of sight to the dock on one side, and in a prominent corner of the building on the other. To mitigate this, the applicant has proposed a gate to hide the docks when they are not in use. Since the gates are a screening feature visible from the street, and because they are attached to the building, they will need to complement the building in materials and color scheme.

13) The building features a combination of stacked stone and metal panels on the walls topped by a standing seam metal roof. The entry will be capped with an aluminum canopy directly overhead with a larger, slanted aluminum canopy above that. Metal panels are discouraged within the TO zones, but not prohibited. Trees, shrubs, and plantings are proposed along all three street frontages, which will soften the effect of the metal panels.

14) Section 3.3.3 requires 4,216 square feet of landscaping; 1,628 square feet of landscaping is proposed along the front building perimeter. The landscaping plan will require a waiver of Section 3.3.3 to reduce the planting area around the perimeter of the building from a minimum of 50% of the area of the front and side facades to 19.3%. The site is somewhat constrained due to the multiple frontages and steeper slopes along perimeter lot lines. To protect the steeper slopes on the sides of the property, the parking is located outside of those slopes, which affects the amount of space left for perimeter landscaping. The applicant has proposed additional landscaping beyond what is required in the southeast corner of the site to offset the difference. The area of the additional landscaping equals a larger planting bed than what would have been provided by simple application of the standard. Staff finds this an adequate compromise and supports the waiver request.

15) The proposed lighting consists of 5 light poles around the perimeter of the parking areas, and 4 building-mounted lights for security.

16) The lighting plans will require three waivers:

a) Waiver of Section 1.8.5(B) requirements to allow 3.4 footcandles (fc) within parking areas to provide additional safety and security within the parking areas (versus the 2.5 maximum allowed in the Guidelines).

b) Waiver of Section 1.8.5(C) requirements to allow 1.6 footcandles (fc) along sidewalks to provide additional safety along sidewalks (versus the 1.0 maximum allowed in the Guidelines).

c) Waiver of Section 1.8.5(D) requirements to allow 2.0 fc at the driveway entrance to increase safety on the site (vs. the 0.5 fc max allowed).

17) No signage is proposed at this time. Should signage be desired, it should be submitted in a separate application at a future time.

**Action:** Approved

**Meeting Date:** 11/8/2021

**Details of Action:** Approval of the following required waivers from the Design Guidelines:

1) Waiver to allow a 25.4% GAC.

2) Waiver to decrease the perimeter landscaping to 19.3% of the area of the front and side facades.

3) Waiver to increase the allowed lighting levels along sidewalks from 1.0 fc to 1.6 fc to increase safety and minimize trip hazards.

4) Waiver to increase the allowed lighting levels in parking areas from 2.5 to 3.4 fc to increase safety and minimize trip hazards.

5) Waiver to increase the allowed lighting levels in the driveway from 0.5 fc to 2.0 fc to increase safety and security.

Approval of this request for a Certificate of Appropriateness for a building permit, subject to 7 conditions recommended by staff and an 8th condition added at the meeting:

1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.

2) Installation of all landscaping as shown on development plan within six months of the issuance of an

occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

- 3) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5) Meeting all applicable requirements of the Knox County Fire Marshall's office.
- 6) Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
- 7) No signage is requested at this time. If signage is desired in the future, a signage package would need to be submitted and would be required to meet all applicable requirements of the TTCDA.
- 8) Obtaining staff approval of garage doors designed to complement the building in such a way that a gate would not be required.

**Summary of Action:**

**Date of Approval:** 11/8/2021      **Date of Denial:**      **Postponements:**  
**Date of Withdrawal:**      **Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

<b>Date of Legislative Action:</b>	<b>Date of Legislative Action, Second Reading:</b>
<b>Ordinance Number:</b>	<b>Other Ordinance Number References:</b>
<b>Disposition of Case:</b>	<b>Disposition of Case, Second Reading:</b>
<b>If "Other":</b>	<b>If "Other":</b>
<b>Amendments:</b>	<b>Amendments:</b>
<b>Date of Legislative Appeal:</b>	<b>Effective Date of Ordinance:</b>