

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 11-B-21-TOB Related File Number:
Application Filed: 10/4/2021 Date of Revision:
Applicant: BLAKE RAMSEY / DK LEVY ARCHITECTURE AND DESIGN

PROPERTY INFORMATION

General Location: Northeast side of the Data Ln terminus; generally east of Lovell Rd and north of Murdock Dr
Other Parcel Info.:
Tax ID Number: 118 17318 Jurisdiction: County
Size of Tract: 3.87 acres
Accessibility: Access is off of Data Lane, a local road with a 25-ft pavement width inside a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office/warehouse
Surrounding Land Use:
Proposed Use: Expansion of existing building and use Density:
Sector Plan: Northwest County Sector Plan Designation: TP (Technology Park)
Growth Policy Plan:
Neighborhood Context:

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

Street: 1035 Data 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

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA 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 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) A signed letter of agreement shall be provided giving approval for the detention pond for lots 14 and 15 to be utilized by this lot as well, to be approved during permitting.
- 7) No signage is proposed at this time. If signage is desired in the future, it would require approval by the TTCDA via a separate application.

Comments:

- 1) This is a request for a new, additional structure for Mechman Alternators. The proposed structure would function as an extension of the existing building, providing additional space for offices, warehousing, and a research and development area. The new building is proposed on the western side of the site and would share the existing driveway off of Data Lane.
- 2) The existing building was built in 1996. However, there are no records of TTCDA approval.
- 3) The 3.87-acre site is at the northern terminus of Data Lane on the east side of the street, though Corridor Park Boulevard also terminates at this property in the southwestern corner.
- 4) The proposal meets all setback requirements. The adjacent lots to the north are single family residential, so a 100-ft setback is required at the rear of the site, and this has been met. This is greater than the 50-ft peripheral boundary required for the BP zone boundary at the rear of the site.
- 5) The proposed new building is approximately 9,193 sq ft in area. Combined with the square footage of the existing building, the total building footprint on the site is 17,242 sq ft.
- 6) The plans meet the development intensity metrics as noted below:
 - a) Ground area coverage (GAC): 10% (GAC standard maximum allowed = 25%)
 - b) Floor area ratio (FAR): 10% (FAR standard maximum allowed = 30%)
 - c) Impervious area ratio (IAR): 38% (IAR standard maximum allowed = 70%)
- 7) This property was originally platted as two separate parcels, and the existing detention pond was originally designed for one of those parcels and the adjacent property to the south (see Exhibit A, plat from 2005, lots 14 & 16). The pond will require modification to accommodate the additional land. A signed letter of agreement from the adjacent property owner to the south will be required during the design phase.
- 8) Based on the mix of office and warehouse uses within the new building, a minimum of 11 spaces is required and a maximum of 17 is allowed. The plans propose to add 10 spaces for the new building and utilize the parking at the existing building for any additional needs. The parking for the existing building is significantly over the maximum allowed, and staff believes sharing the parking is preferable to adding additional spaces for the new building.
- 9) The proposed landscaping is in compliance with TTCDA Guidelines. Most of the landscaping is to the rear and west side of the property. The rear of the property faces single family residences and the west side is visible from Corridor Park Boulevard, so more robust landscaping on those two sides of the building is appropriate.
- 10) The proposed building would feature painted split face masonry block on the walls and a flat roof. Use of masonry block on exterior facades is discouraged within the TO zones, but not prohibited. The building would not be readily visible from the Data Lane, and is located at the end of a street where traffic is limited, so staff has no issue with the selected material. The proposed building color coordinates with that of the existing office building.
- 11) Mechanical equipment is proposed on the roof and is not visible from the rights-of-way.
- 12) The proposed lighting plans and fixtures are in compliance with the TTCDA Guidelines.
- 13) No signage is proposed at this time. If signage were to be added in the future, it would require approval by the TTCDA.

Action: Approved with Conditions **Meeting Date:** 11/8/2021

Details of Action: 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 requirements for stormwater management as determined by Land Development Services and the Knox County Department of Engineering and Public Works .
- 7) No signage is proposed at this time. If signage is desired in the future, it would require approval by the TTCDA via a separate application.

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:

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: