

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 11-F-17-TOB Related File Number:
Application Filed: 10/2/2017 Date of Revision:
Applicant: ALICIA MCAULEY

PROPERTY INFORMATION

General Location: South end of Century Park Blvd., northeast side of Sherrill Blvd., west side of Mabry Hood Rd.
Other Parcel Info.:
Tax ID Number: 118 17716 Jurisdiction: City
Size of Tract: 23.65 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'. An access driveway is also proposed out to Sherrill Blvd., a major collector street with a four lane pavement section with a required right-of-way of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Financial Institution Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 10209 Sherrill Blvd
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:

Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variations Requested: A waiver is being requested from the Design Guidelines to increase the maximum light intensity limits for the parking lot (2.5 foot candles) and bank canopy area (10 foot candles) to the limits shown on the photometric plan.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCCA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends DENIAL of the waiver from the Design Guidelines to increase the maximum light intensity limits for the parking lot lighting from 2.5 foot candles to the limits shown on the photometric plan. The maximum limit of 2.5 foot candles has been applied to all requests since the update of the Design Guidelines in 2011.

Staff recommends APPROVAL of a waiver from the Design Guidelines to allow an increase in intensity of lighting for the canopy for the drive-thru and ATM area in order to be in compliance with the ATM Act for 24-hour banking.

Staff recommends APPROVAL of the request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Revising the site lighting plan to meet the Design Guidelines lighting intensity standards based on the TTCCA Board's action on the lighting plan.
- 2) Vehicular access to the site is limited to access to the extension of Century Park Blvd. and a single access out to Sherrill Blvd.
- 3) Implementation by the developer (Pellissippi Dutchtown General Partnership) of any recommended improvements identified in the Traffic Impact Study prepared by Cannon & Cannon Inc., dated November 28, 2017 and as revised and approved by the City of Knoxville Department of Engineering, Knox County Department of Engineering and Public Works and Planning Commission staff. The improvements shall be installed to the standards and schedule as approved by the City of Knoxville Department of Engineering and Knox County Department of Engineering and Public Works.
- 4) Installing the sidewalks as identified on the Site Layout Plan meeting the requirements of the Knoxville Department of Engineering and the Americans with Disabilities Act (ADA) requirements. The Knoxville Department of Engineering may approve a 10' wide asphalt sidewalk or greenway in-lieu-of the 5' wide concrete sidewalk.
- 5) Working with the Knox County Parks Planning & Development Manager on the possible greenway route for the Knox to Oak Ridge Greenway through the Century Park Development.
- 6) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project.
- 7) Meeting all applicable requirements of the Knoxville Department of Engineering.
- 8) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 9) Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Comments:

- 1) This is a request for the approval of a Certificate of Appropriateness for a Building Permit for the corporate office and a branch office for the Knoxville TVA Employees Credit Union on this 23.7 acre tract located in the Century Park office development.
- 2) Applications have also been submitted for the approval of a concept plan (11-SB-17-C) by the Planning Commission and a C-6 (General Commercial Park) staff development review (10-A-17-C6).
- 3) The site development includes a five story corporate office for the Credit Union with approximately 118,462 square feet and a one story branch office with approximately 5,289 square feet.
- 4) A Traffic Impact Study was prepared for the proposed development by Cannon & Cannon Inc. A traffic signal at the intersection of Century Park Blvd and Dutchtown Rd and off-site turn lane improvements are needed as a result of the existing and proposed development from this business park.
- 5) The combined parking being provided for the corporate and branch offices at this site is 381 spaces. The parking as proposed meets the TTCCA Design Guidelines for the minimum and maximum number of parking spaces. The proposed parking is also in compliance with the requirements of the Knoxville Zoning Ordinance.
- 6) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and

Impervious Area Ratio.

7) The corporate office building's exterior siding will include a mix of brick veneer, Arriscraft masonry panels, metal panels and storefront window and door systems. A flat roof system is proposed. The branch office building's exterior siding will include a mix of brick veneers, metal panels and storefront window and door systems. A flat roof and standing seam roof is proposed. The majority of the mechanical equipment will be located on the roof of the buildings and will be screened from view from the street. Any ground mounted equipment will also be screened.

8) The proposed landscape plan complies with the Design Guidelines.

9) The proposed lighting for the parking lot and main building includes full cut-off LED fixtures. The proposed site lighting in some areas exceeds the maximum intensity limits established in the Design Guidelines (see waiver discussion)

10) The applicant has expressed concerns (see attached letter) about the County's proposed Knox to Oak Ridge Greenway being routed through this site and the Century Park Development. It is staff's position that this site is an important link in making this greenway work and is recommending that the applicant work with the County on this project.

Action: Approved with Conditions

Meeting Date: 1/8/2018

Details of Action:

DENY the waiver from the Design Guidelines to increase the maximum light intensity limits for the parking lot lighting from 2.5 foot candles to the limits shown on the photometric plan. The maximum limit of 2.5 foot candles has been applied to all requests since the update of the Design Guidelines in 2011.

APPROVE the waiver from the Design Guidelines to allow an increase in intensity of lighting for the canopy for the drive-thru and ATM area in order to be in compliance with the ATM Act for 24-hour banking.

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

- 1) Revising the site lighting plan to meet the Design Guidelines lighting intensity standards based on the TTCDA Board's action on the lighting plan.
- 2) Vehicular access to the site is limited to access to the extension of Century Park Blvd. and a single access out to Sherrill Blvd.
- 3) Implementation by the developer (Pellissippi Dutchtown General Partnership) of any recommended improvements identified in the Traffic Impact Study prepared by Cannon & Cannon Inc., dated November 28, 2017 and as revised and approved by the City of Knoxville Department of Engineering, Knox County Department of Engineering and Public Works and Planning Commission staff. The improvements shall be installed to the standards and schedule as approved by the City of Knoxville Department of Engineering and Knox County Department of Engineering and Public Works.
- 4) Installing the sidewalks as identified on the Site Layout Plan meeting the requirements of the Knoxville Department of Engineering and the Americans with Disabilities Act (ADA) requirements. The Knoxville Department of Engineering may approve a 10' wide asphalt sidewalk or greenway in-lieu-of the 5' wide concrete sidewalk.
- 5) Working with the Knox County Parks Planning & Development Manager on the possible greenway route for the Knox to Oak Ridge Greenway through the Century Park Development.
- 6) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project.
- 7) Meeting all applicable requirements of the Knoxville Department of Engineering.
- 8) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 9) Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Summary of Action:

Date of Approval: 1/8/2018

Date of Denial:

Postponements: 11/6/2017

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: