

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 12-A-19-TOB Related File Number:
Application Filed: 11/4/2019 Date of Revision:
Applicant: AARON JERNIGAN

PROPERTY INFORMATION

General Location: Northwest side of Hardin Valley Road, northeast of Performing Arts Way.
Other Parcel Info.:
Tax ID Number: 103 103 Jurisdiction: County
Size of Tract: 4.1 acres
Accessibility: Access is via Hardin Valley Road, a minor arterial street with a 3 lane section with a 44' pavement width within an 80' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial Center
Surrounding Land Use:
Proposed Use: Commercial Center expansion (paint store) Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 10865 Hardin Valley 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: NA
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: Not applicable at this time.

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 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) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 4) Proposed signage will require a separate TTCDA application and approval.

Comments:

1) The TTCDA Board had approved the application for this shopping center (5-B-16-TOB) on June 20, 2016. The shopping center design included three buildings with the main building being parallel to Hardin Valley Rd., and two small buildings being perpendicular to the road. The approval granted at that time had included all site design requirements for the shopping center. The approval did not address the design details for the two smaller buildings. This application is for the smaller building on the western side of the site.

2) The proposed building's exterior siding will include a mix of brick veneer, EIFS siding and metal panels. The building is designed to match the existing buildings on site with materials and color.

3) the proposed building includes an overhead door on the west side of the building. However, the door access is located on the rear portion of the building and is set back so that it is not as visible from the street. The mechanical equipment will be located on the roof of the building and will be screened from view from the street.

4) Proposed signage will require a separate application and approval.

Action: Approved

Meeting Date: 12/9/2019

Details of Action:

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

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 4) Proposed signage will require a separate TTCDA application and approval.

Summary of Action:

Date of Approval: 12/9/2019

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: