

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 12-C-18-TOB Related File Number:
Application Filed: 11/13/2018 Date of Revision:
Applicant: BRIAN NICHOLSON

PROPERTY INFORMATION

General Location: Southeast side of Checkerboard Lane, northwest side of Dutchtown Road, southwest of Simmons Road.
Other Parcel Info.:
Tax ID Number: 131 068 Jurisdiction: County
Size of Tract: 1.03 acres
Accessibility: Access is via a future public street (Checkerboard Ln.) with a 26' pavement width within a 50' right-of-way with access out to Simmons Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Automobile Service Facility Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 10630 Checkerboard Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing) / 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: Waiver to exceed the maximum number of parking spaces allowed for the automobile service facility (Other Non-Residential Uses) under the Design Guidelines by allowing an increase from 14 spaces to 20 spaces as identified on the development plan.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends APPROVAL of the requested Waiver to exceed the maximum number of parking spaces allowed for the automobile service facility (Other Non-Residential Uses) under the Design Guidelines by allowing an increase from 14 spaces to 20 spaces as identified on the development plan.

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) Installing all landscaping as identified on the landscape plan within six months of completion of the parking lot, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 4) Revising the site lighting plan to bring the intensity of the lighting into compliance with the Design Guidelines (Section 1.8.5).
- 5) The mechanical equipment areas shall be screened from view from the public streets.
- 6) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 7) Proposed signage will require a separate TTCDA application and approval.

Comments:

- 1) This is a request for approval of a building permit to construct a 4,000 square foot building for an automobile service facility. The 1.03 acre lot is located on the southeast side of Checkerboard Lane, northwest side of Dutchtown Road, southwest of Simmons Road.
- 2) There are a total of 20 parking spaces being provided for the facility which is in compliance with the zoning but it exceeds the maximum limits of the TTCDA Design Guidelines. The closest category of use under the Design Guidelines is "other non-residential use". The applicant has provided a letter requesting a waiver from Design Guidelines standard. Staff supports the requested waiver.
- 3) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 4) The building's exterior siding will include a mix of red, black and gray metal wall panels with a mix of fluted and fixed panels. The entrance includes thin masonry stone finish with a black storefront system. The roof system will be a standing seam metal roof.
- 5) The mechanical equipment areas shall be screened from view from the public streets.
- 6) The proposed landscape plan is consistent with the Design Guidelines.
- 7) The proposed site lighting will be full cut-off LED fixtures. The proposed site lighting plan still needs to be adjusted in order to fall within the maximum intensity limits.
- 8) There is no signage proposed with this submittal.

Action: Approved

Meeting Date: 12/10/2018

Details of Action:

APPROVE the requested Waiver to exceed the maximum number of parking spaces allowed for the automobile service facility (Other Non-Residential Uses) under the Design Guidelines by allowing an increase from 14 spaces to 20 spaces as identified on the development plan.

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) Installing all landscaping as identified on the landscape plan within six months of completion of the parking lot, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 4) Revising the site lighting plan to bring the intensity of the lighting into compliance with the Design Guidelines (Section 1.8.5).

- 5) The mechanical equipment areas shall be screened from view from the public streets.
- 6) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 7) Proposed signage will require a separate TTCDA application and approval.

Summary of Action:

Date of Approval: 12/10/2018

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: