

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 2-C-19-TOB Related File Number:
Application Filed: 1/14/2019 Date of Revision:
Applicant: MICHAEL BRADY INC.

PROPERTY INFORMATION

General Location: Northeast side of Cherahala Blvd., northwest side of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 104 00603 Jurisdiction: County
Size of Tract: 16.25 acres
Accessibility: Access is via Hardin Valley Dr., a minor arterial street with 4 lanes and a center median within 190' of right-of-way and Cherahala Blvd., a local street that serves the Pellissippi Corporate Center.

GENERAL LAND USE INFORMATION

Existing Land Use: Research and development facility
Surrounding Land Use:
Proposed Use: Mechanical equipment for facility Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 2350 Cherahala Blvd
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: 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, 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 the issuance of an occupancy permit for this project, 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.

Comments:

1) The TTCDA Board had approved the application for this research and development facility (7-C-16-TOB) on September 6, 2016. The applicant is now requesting approval for two areas on the west and north side of the building to be used for outdoor mechanical equipment for the facility. The two areas will be fenced in with landscaping being provided to screen the equipment areas from adjoining property or the street.

Action: Approved

Meeting Date: 2/11/2019

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) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, 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.

Summary of Action:

Date of Approval: 2/11/2019

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: