

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT

File Number: 3-A-11-TOB
Application Filed: 1/31/2011
Applicant: STUART ANDERSON

Related File Number:
Date of Revision:



PROPERTY INFORMATION

General Location: Northwest side of Hardin Valley Road, northeast of Cherahala Blvd.
Other Parcel Info.:
Tax ID Number: 104 008.04 Jurisdiction: County
Size of Tract: 1.09 acres
Accessibility: Access is via an access drive from Hardin Valley Road, a four-lane, median divided, minor arterial street at this location. Center turn lanes are provided at intersections.

GENERAL LAND USE INFORMATION

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

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

Street: 0 Hardin Valley Rd
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: BP (Business and Technology)/TO (Technology Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested:

- 1) Variance to reduce the size of a typical parking stall, from 200 sq. ft. to 162 sq. ft. (9 ft. by 18 ft.)
- 2) Waiver to increase the allowable size of the sign face (including message area) from 94.5 sq. ft. to 144 sq. ft.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Buz Johnson

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plans as submitted, the staff recommends APPROVAL of a Certificate of Appropriateness for a Building Permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 2) Meeting all relevant requirements of the Knox County Health Department.
- 3) Meeting all relevant approval conditions of the companion MPC use-on-review request (3-E-11-UR.)
- 4) Prior to the release of any approved Certificate of Appropriateness, review and approval of the plans by the pipeline company controlling the gas line easement crossing a portion of the site. This shall include consideration of the second building and parking area as conceptually depicted on the plan.
- 5) Prior to the submission of any plans for additional construction on the site, the property owner shall pursue with Knox County Engineering the acquisition of excess right-of-way across the Hardin Valley Road frontage, or provide evidence as to why this right-of-way cannot be obtained. This will provide additional setback for the purpose of landscaping (see attached Exhibit A.)
- 6) Placing all electrical service and telephone lines underground, as required by the Design Guidelines. (Sec. 1.9.1, page 20.)
- 7) Variance to reduce the size of the typical parking stall, from 200 sq. ft. to 162 sq. ft. (9 ft. by 18 ft.) This has become a routine variance request due to actual size requirements for parking vehicles. In theory, less pavement is required to meet parking space requirements.
- 8) Waiver to increase the allowable area of the sign face (including message area) for both sides, from 94.5 sq. ft. to 144 sq. ft. The proposed square footage of the sign structure is below the allowable maximum size limit of 150 sq. ft. However, based on the amount of building frontage for the dental office, only 94 sq. ft. would be allowed. It is staff's opinion that the structure as proposed would not be out of character with the surrounding area. There may also be the opportunity to include other business names on this one sign as they are developed on other lots in this development.
- 9) Revise the landscape plan to incorporate from 5 to 10 deciduous canopy trees, as listed in Appendix B, Tables 1 thru 3, of the Design Guidelines. (See Sec. 3, for specific guidance.) These may be mixed with the white pines as shown on the plan. At least two of these trees should be planted in the area adjacent to the parking area. A revised landscape plan shall be reviewed by staff prior to the issuance of the Certificate of Appropriateness to ensure compliance with this condition.

Comments:

- 1) This is a request for the approval of plans for the construction of a dental office on the north side of Hardin Valley Road, east of Cherahala Blvd. The office will include approximately 2583 sq. ft. of space. The plan shows the outline of a slightly larger building that will be built at a later date.
- 2) The building will be clad in beige, synthetic stucco and will have a gray, standing seam metal roof.
- 3) The dental office will include 12 parking spaces, with a typical stall size of 9 ft. by 18 ft. Two handicapped spaces are also shown. The number of spaces and stall size meet Design Guideline requirements, but a variance will be needed for stall size.
- 4) Variances have been approved to allow parking in the required front and side yards, to reduce the front yard landscaping setback, from 50 ft. to 5 ft. and the side yard landscaping setback, from 40 ft. to 5 ft., and to reduce the rear building setback from 30 ft. to 15 ft. (Approved by BZA, 1/28, 2011)
- 5) A companion development plan request will be considered at the March 10, 2011, MPC meeting (file# 3-E-11-UR.)

Action: Approved

Meeting Date: 3/7/2011

Details of Action:

- 1) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 2) Meeting all relevant requirements of the Knox County Health Department.
- 3) Meeting all relevant approval conditions of the companion MPC use-on-review request (3-E-11-UR.)
- 4) Prior to the release of any approved Certificate of Appropriateness, review and approval of the

plans by the pipe line company controlling the gas line easement crossing a portion of the site. This shall include consideration of the second building and parking area as conceptually depicted on the plan.

5) Prior to the submission of any plans for additional construction on the site, the property owner shall pursue with Knox County Engineering the acquisition of excess right-of-way across the Hardin Valley Road frontage, or provide evidence as to why this right-of-way cannot be obtained. This will provide additional setback for the purpose of landscaping (see attached Exhibit A.)

6) Placing all electrical service and telephone lines underground, as required by the Design Guidelines. (Sec. 1.9.1, page 20.)

7) Variance to reduce the size of the typical parking stall, from 200 sq. ft. to 162 sq. ft. (9 ft. by 18 ft.) This has become a routine variance request due to actual size requirements for parking vehicles. In theory, less pavement is required to meet parking space requirements.

8) Waiver to increase the allowable area of the sign face (including message area) for both sides, from 94.5 sq. ft. to 144 sq. ft. The proposed square footage of the sign structure is below the allowable maximum size limit of 150 sq. ft. However, based on the amount of building frontage for the dental office, only 94 sq. ft. would be allowed. It is staff's opinion that the structure as proposed would not be out of character with the surrounding area. There may also be the opportunity to include other business names on this one sign as they are developed on other lots in this development.

9) Revise the landscape plan to incorporate from 5 to 10 deciduous canopy trees, as listed in Appendix B, Tables 1 thru 3, of the Design Guidelines. (See Sec. 3, for specific guidance.) These may be mixed with the white pines as shown on the plan. At least two of these trees should be planted in the area adjacent to the parking area. A revised landscape plan shall be reviewed by staff prior to the issuance of the Certificate of Appropriateness to ensure compliance with this condition.

Summary of Action:

Date of Approval: 3/14/2011

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: