

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 3-A-22-TOB                      Related File Number:  
Application Filed: 1/31/2022                      Date of Revision:  
Applicant: URBAN ENGINEERING

## PROPERTY INFORMATION

General Location: Northeast side of Schaeffer Rd., north of Lovell Rd. and east of Pellissippi Pkwy  
Other Parcel Info.:  
Tax ID Number: 104 120                      Jurisdiction: County  
Size of Tract: 2.2 acres  
Accessibility: Schaeffer Rd is a major collector with an 18-ft pavement width inside a 46-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use:  
Proposed Use: Office-warehouse development                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: MDR/O (Medium Density Residential/Office)  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 1620 Schaeffer Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Park)  
Former Zoning:  
Requested Zoning: N/A  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

- Variences Requested:**
- 1) Waiver to decrease the parking lot setback from 20 ft to 4.6 ft.
  - 2) Waiver to increase the allowable footcandles (fc) to 5.4 fc in parking areas.
  - 3) Waiver to increase the allowable fc to 4.8 fc along sidewalks.
  - 4) Waiver to increase the allowable fc to 1.6 fcs on the driveway.
  - 5) Waiver to increase the allowable fc to 5.9 at building entries on Building A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

**Planner In Charge:** Michelle Portier

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) Approve the waiver to decrease the parking lot setback due to the unique shape of the lot and the lack of depth in that area of the property.
- 2) Approve the waiver to increase the allowed lighting levels along sidewalks from 1.0 fc to 1.8 fc to increase safety and minimize trip hazards.
- 3) Approve the waiver to increase the allowed lighting levels in parking areas from 2.5 to 3.2 fc to increase safety and security.
- 4) Approve the waiver to increase the allowed lighting levels on the driveway from 0.5 to 1.6 fc to increase security and safety.
- 5) Approve the waiver to increase the allowed lighting levels at building entries at Building A from 5.0 to 5.9 fc to increase security and safety.

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

- 1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) If signage is desired in the future, a signage package would need to be submitted and would be required to meet all applicable requirements of the TTCDA.

**Comments:**

- 1) The applicant is requesting approval of an office/warehouse in the BP (Business and Technology Park) / TO (Technology Overlay) zones.
- 2) The subject property is shaped like an "L" and comprises 2.2 acres. Two buildings are proposed on the property – one closer to Schaeffer Road on the south side of the property and the other situated a little farther back from the road on the north side of the property.
- 3) The property is located on Schaeffer Road. Schaeffer Road can be accessed off of Pellissippi Parkway and off of Lovell Road. Schaeffer Road is a major collector.
- 4) Both buildings are to be one-story buildings with a proposed area of 11,700 sq ft for the building on the southern end of the site (Building A) and 11,250 sq ft for the building on the northern end of the site (Building B). The combined square footage is 22,950 sq ft.
- 5) Access is proposed on the northern side of the site farther away from the Pellissippi Parkway/Schaeffer Road interchange.
- 6) The proposed ground area coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR), are in compliance with the Design Guidelines.
- 7) Proposed parking is in compliance with the TTCDA Guidelines, which requires between 30 and 45 spaces total for the square footage proposed for both office-warehouse buildings. Since tenants have not yet been identified, the applicant is proposing 45 spaces, the maximum number of spaces allowed.
- 8) Parking is located in front of both buildings. The parking lot setback requirement when parking is located between a building and the street is 20 feet. The applicant is requesting a waiver to decrease the parking lot setback to 4.6 ft for Building A. The shape of the lot is unique and this portion of the lot is not very deep, so staff supports this waiver from the parking setback.
- 9) Both buildings have loading docks facing Schaeffer Road. The TTCDA Guidelines allow for loading docks to be located on front facades of public streets if a side or rear position is not feasible as long as adequate screening is provided. In this case, the property sits higher than the road, and a row of 5-ft tall shrubs along the front property line would screen Schaeffer Road from Building A loading dock

doors (see Sheet C-3 for line of sight profiles), and a row of trees on the east side of the property would screen the approach to the building from Lovell Road. Building B is directly across from the driveway entry into the site, so it is more visible than Building A. However, it is located 178 ft from the right-of-way, placing it farther from the line of sight. In past cases where loading dock doors were across from driveways, applicants were required to install awning above the loading dock doors so to cast a shadow over the doors and help to camouflage them. If the TTCDA decides to require awnings for this development, they could match those used above the pedestrian doors.

10) Both building facades feature stone veneer placed below metal panels, topped by a flat, standing seam metal roof. Storefront system doors and windows are used on the front facades with metal awnings above. Metal panels are discouraged within the TO zones, but not prohibited. The shrubs along the front property line will screen Building A from the street. As stated previously, Building B is situated farther back and is less prominent. A mix of shrubs and plantings are proposed along the fronts of both buildings, which will help to soften the effect of the metal panels at ground level.

11) The landscape plan meets the landscaping requirements of the TTCDA Guidelines.

12) The proposed lighting includes 10 light poles along the southern edge of the parking lot along Murdock Drive and Dutchtown Road, and building-mounted lights on both buildings for security. The proposed light fixtures meet the TTCDA Guidelines.

13) Lighting levels exceed the maximum footcandles (fc) allowed by the TTCDA Guidelines, and the proposed plan requires four waivers from the lighting section:

- a) Waiver of Section 1.8.5(B) requirements to allow 5.4 footcandles (fc) within parking areas to provide additional safety and security within the parking areas (versus the 2.5 maximum fc allowed in the Guidelines).
- b) Waiver of Section 1.8.5(C) requirements to allow 4.8 fc along sidewalks to provide additional safety along sidewalks (versus the 1.0 maximum fc allowed in the Guidelines).
- c) Waiver of Section 1.8.5(D) requirements to allow 1.6 fc within the driveway to provide additional safety in this area (versus the 0.5 fc maximum allowed in the Guidelines).
- d) Waiver of Section 1.8.5(A) requirements to allow 5.9 fc at building A entries to provide additional security (versus the 5.0 fc maximum allowed in the Guidelines).

14) No signage is proposed at this time. Should signage be desired, it should be submitted in a separate application at a future time.

**Action:** Approved

**Meeting Date:** 3/7/2022

**Details of Action:** Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) Approve the waiver to decrease the parking lot setback due to the unique shape of the lot and the lack of depth in that area of the property.
- 2) Approve the waiver to increase the allowed lighting levels along sidewalks from 1.0 fc to 1.8 fc to increase safety and minimize trip hazards.
- 3) Approve the waiver to increase the allowed lighting levels in parking areas from 2.5 to 3.2 fc to increase safety and security.
- 4) Approve the waiver to increase the allowed lighting levels on the driveway from 0.5 to 1.6 fc to increase security and safety.
- 5) Approve the waiver to increase the allowed lighting levels at building entries at Building A from 5.0 to 5.9 fc to increase security and safety.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to five conditions:

- 1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Installation of additional landscaping in the form of shrubs along the entrance driveway and two trees within the central parking island in front of Building B.
- 3) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5) If signage is desired in the future, a signage package would need to be submitted and would be required to meet all applicable requirements of the TTCDA.

**Summary of Action:**

**Date of Approval:** 3/7/2022

**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:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**