

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 3-B-21-TOB

Related File Number:

Application Filed: 1/30/2021

Date of Revision:

Applicant: SERVPRO

PROPERTY INFORMATION

General Location: Northeast side of Horseshoe Bend Ln. near the end of the cul-de-sac

Other Parcel Info.:

Tax ID Number: 89 22207 & 22208

Jurisdiction: County

Size of Tract: 7.99 acres

Accessibility: Access is via Horseshoe Bend Ln., a local road with a 26.5-ft pavement width inside a 50-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Undeveloped land

Surrounding Land Use:

Proposed Use: Office/warehouse building

Density:

Sector Plan: Northwest County **Sector Plan Designation:**

Growth Policy Plan:

Neighborhood Context:

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

Street: 3049 & 0 Horseshoe Bend Ln.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay) / F (Floodway)

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

- Variances Requested:**
- 1) Waiver to allow metal panels on side and rear facades.
 - 2) Waiver to reduce the building perimeter planting area to 45.6%.
 - 3) Waiver to increase the footcandles at building entries to 1.5 fc.
 - 4) A waiver to increase the footcandles at the driveway entrance to 2.5 fc.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Based on the application and plans as submitted and revised, Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) Approve the waiver to allow metal panels on the side and rear facades since landscaping will buffer the view of the side facades from the street.
- 2) Approve the waiver to reduce the amount of square footage required to be planted around the perimeter of the building from 50% of the area of the front and side facades to 46.5% since there is ample vegetation elsewhere on the site and the plantings meet the overall intent of this section.
- 3) Approve the waiver to increase the allowed lighting levels at building entries from 1.0 fc to 1.5 fc to increase safety and minimize trip hazards.
- 4) Approve the waiver to increase the allowed lighting levels in the driveway from 0.5 fc to 2.5 fc to increase safety and security.

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) Replatting of the lots to combine them into 1 lot. Buildings cannot cross property lines, so the property needs to be one-lotted into to meet side setback requirements.
- 2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 3) 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.
- 4) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Meeting all applicable requirements of the Knox County Fire Marshall's office.
- 7) Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
- 8) No signage is requested at this time. 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. The site would also contain a small outbuilding for training, and a fuel island at the rear of the site. The Knox County Development Services Department has confirmed they would allow a small fuel island at the rear of the site as a secondary use in the BP zone. There is ample vegetation at the rear of the site in the floodplain area, so additional screening of the fuel island is not required.
- 2) The site is located on 2 parcels on the northwest side of Horseshoe Bend Lane towards the end of the cul-de-sac. The applicant will need to replat and combine the lots in order to develop the property as proposed.
- 3) The main structure is centrally located on the lot and has an area of 55,000 square feet. The training facility is to the rear of the developed portion of the site and is not readily visible from the street.
- 4) The site is accessed off of Horseshoe Bend Lane, a local road.
- 5) FEMA has designated a large portion at the rear of the site as a floodway or as 100- and 500-year floodplains. Knox County's Engineering Department has identified the no-fill line, beyond which no infill of the property would be allowed (see sheet C1.0). No building or infill is to occur beyond that area, and no building or development will occur in the floodway or floodplain areas of the site.
- 6) This application is for the site and building design only. A grading plan will be developed upon approval of the building and site plan. If significant changes in the building or site design occur during the grading plan process, those changes would need to come back to the TTCDA with the grading plan.
- 7) A small portion of the site is in the Hillside and Ridgetop Protection Area. Minor grading will occur in

this portion of land designated HP, and that is to install the driveway. However, the slope on this area of land is within the 0-15% range, and is relatively flat.

8) Ground Area Coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR) calculations comply with the Design Guidelines.

9) Proposed parking is in compliance with the TTCDA Guidelines. Proposed parking consists of 56 spaces at the front of the site. The proposed landscaping buffer meets TTCDA requirements.

10) The front façade features alternating EIFS-clad panels and smooth surfaced EIFS. The side and rear facades would utilize prefabricated metal panels, which would require a waiver of Section 2.2.2 requirements, which discourages use of metal panels. The west façade of the building is angled away from the street and is therefore not as visible. Plantings along the west side of the driveway will block view of that side of the building from the street. The east side of the building faces the cul-de-sac and would only be seen by those that travel the entire street, not by visitors to buildings coming before this one on the street. Additional plantings are provided on the east side of the site to block the view of the material from the street.

11) Section 3.3.3 requires 9,500 square feet of landscaping; 8,668 square feet of landscaping is proposed. The landscaping plan will require a waiver of Section 3.3.3 to reduce the planting area around the perimeter of the building from a minimum of 50% of the area of the front and side facades to 46.5%.

12) The lighting plans will require two waivers:

a. Waiver of Section 1.8.5(a) requirements to allow 1.5 footcandles (fc) at building entries to minimize trip hazards and provide additional security.

b. Waiver of Section 1.8.5(c) requirements to allow 2.5 fc at the driveway entrance to increase safety and security on the site.

13) 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 with Conditions

Meeting Date: 3/8/2021

Details of Action: APPROVAL of the following waivers from the Design Guidelines:

1) Approve the waiver to allow metal panels on the side and rear facades since landscaping will buffer the view of the side facades from the street.

2) Approve the waiver to reduce the amount of square footage required to be planted around the perimeter of the building from 50% of the area of the front and side facades to 46.5% since there is ample vegetation elsewhere on the site and the plantings meet the overall intent of this section.

3) Approve the waiver to increase the allowed lighting levels at building entries from 1.0 fc to 1.5 fc to increase safety and minimize trip hazards.

4) Approve the waiver to increase the allowed lighting levels in the driveway from 0.5 fc to 2.5 fc to increase safety and security.

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

1) Replatting of the lots to combine them into 1 lot. Buildings cannot cross property lines, so the property needs to be one-lotted into to meet side setback requirements.

2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.

3) 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.

4) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.

5) Meeting all applicable requirements of the Knox County Zoning Ordinance.

6) Meeting all applicable requirements of the Knox County Fire Marshall's office.

7) Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.

8) No signage is requested at this time. 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: 3/8/2021

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: