

CASE SUMMARY

APPLICATION TYPE: **TTCA**

BUILDING PERMIT



File Number: 3-B-24-TOB **Related File Number:**
Application Filed: 1/29/2024 **Date of Revision:**
Applicant: RYAN HOBBS DOBBS ORTHODONTICS

PROPERTY INFORMATION

General Location: South side of Dutchtown Rd, west side of Mabry Hood Rd
Other Parcel Info.:
Tax ID Number: 118 17719 **Jurisdiction:** City
Size of Tract: 2.58 acres
Accessibility: Access is via Dutchtown Rd, a minor arterial with a pavement width of 63 ft within a right-of-way range of 106-153 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land
Surrounding Land Use:
Proposed Use: New office development and signage **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD, NWCO-2 (Mixed Use-Special District, Cen
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Dutchtown Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park) / TO-1 (Technology Park Overlay)
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: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to four conditions:

- 1) Meeting all applicable requirements of the City of Knoxville Department of Engineering and Public Works.
- 2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 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) Utilization of a tree protection fence and retention of the existing vegetation as shown on the plans.

Comments: The proposal is for a new 9,405 sq ft office building on a 2.58-acre site at the intersection of Mabry Hood Rd and Dutchtown Rd.

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR BUILDING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

1. The building faces Dutchtown Rd and has 2 driveways access points off Dutchtown Rd. The parking lot in wraps around the front of the building to front Dutchtown Rd and Mabry Hood Rd. The floor plan shows 3 tenant spaces, each having roughly 3,000 sq ft of area and external entrances facing the parking lot.
2. The building will be one story and is 26 ft 4 ½ in tall. The proposed materials consist of white brick facing and gray fiber cement board and batten siding that alternate along the front and side facades. Both materials are present on the rear facade, but it is predominantly board and batten siding. The front and rear facades have a storefront window system, though the front windows also feature a grid muntin pattern. The building is capped with a gray standing seam metal roof.
3. The parking lot has 50 parking spaces, including 11 pervious pavement spaces. This meets the minimum requirement of 28 spaces, but is over the maximum number of spaces allowed, which is 42 spaces. Parking above the maximum may be permitted if the number of parking spaces over the maximum are pervious. In this case, 41 spaces are impervious, which brings the number of pervious parking spaces below the maximum allowed.
4. Turkey Creek runs along the rear west side of the property line, which has dense vegetation and trees that can be preserved to act as a buffer to the stream. A tree protection fence will be established before construction starts. The existing vegetation on the site should be preserved as much as possible to complement any new landscaping.
5. The parking lot also meets the 20-ft landscape buffer screening requirements along both rights-of-way. The landscape plan is comprehensive and adheres to all landscape requirements of TTCDA.
6. The lighting plan meets all TTCDA guidelines for lighting intensity. Light poles have full cut off with black finishes.
7. The sign plan is for a monument sign and one building sign. It reads "dobbs | orthodontics." The building sign is aluminum, dimensional white lettering with a matte finish. The sign size will be 22 sq ft. The maximum size allowed is based on the business frontage for multi-tenant buildings (1 sq ft allowed per linear ft of frontage). In this case, the business frontage is 61 ft, so the 22 sq ft proposed is well under the maximum allowed. The monument sign is 48 sq ft on each side for a total of 96 sq ft, which is based on the building frontage (175 sq ft), up to a maximum of 100 sq ft. The base masonry will be white brick with powder-coated aluminum matte dark gray cabinet. The monument sign has the address and name of the development "Dutchtown Place" in water jet-cut lettering with edge lighting. The tenant names will be listed in vinyl white lettering. The sign will be lit with ground mounted lighting.

B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE

KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.

1. This property is within the City of Knoxville and is zoned OP (Office Park), TO-1 (Technology Park Overlay). The OP Office Park Zoning District is intended to accommodate large office developments and office parks/campuses. The district is oriented toward larger-scale complexes that may include accessory services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of office as a more campus-like environment. This proposal is consistent with the intent of the OP zone.
2. The applicant does not wish to replat the property, so the Subdivision Regulations are not applicable.

C. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE.

1. This area has developed with a range of office and commercial uses, so the office/retail space use is consistent with development along this corridor.
2. As stated previously, staff has reviewed the landscaping plans and supports the landscaping plan as proposed because it meets the TTCDA standards.

D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.

1. The City of Knoxville has no comments on this proposal.

Action: Approved **Meeting Date:** 3/4/2024

Details of Action: Approval of this request for a Certificate of Appropriateness for a building permit, subject to four conditions:

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Summary of Action:

Date of Approval: 3/4/2024 **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:**