

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 4-A-23-TOG Related File Number:
Application Filed: 3/9/2023 Date of Revision:
Applicant: ERIC MOSELEY, GREEN RIVER HOLDINGS

PROPERTY INFORMATION

General Location: Northwest side of Corridor Park Blvd across from the intersection with Innovation Dr
Other Parcel Info.:
Tax ID Number: 118 17312 & 17309 Jurisdiction: County
Size of Tract: 10.42 acres
Accessibility: Access is via Corridor Park Boulevard, a local road with a 25-ft pavement width inside a right-of-way that varies from 67 ft wide to 78 ft wide.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: N/A Density:
Sector Plan: Northwest County Sector Plan Designation: TP (Technology Park)
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Corridor Park 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: 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: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Approve the request for a Certificate of Appropriateness for a grading plan on Corridor Park Boulevard, subject to the following conditions:

1. Any further development of this site will require review and approval from the TTCDA Board.
2. Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
3. Meeting any applicable requirements of the Knox County Department of Engineering and Public Works.

Comments:

1. This is a request for a grading plan for a future project on Corridor Park Boulevard. The project will consist of two parcels directly across from the northern terminus of Innovation Drive. These are the last 2 lots directly fronting Corridor Park to have a development plan in place, as the other empty lots at the eastern terminus of Corridor Park Blvd have plans that were approved last year.
2. The site plans indicate that existing vegetation will remain along the rear shared property line with single family houses.
3. The majority of the site consists of topography with less than 15% slope, though there are some slopes with 15-25% grade and a small ridge with 25-40% in the middle of the site. The grading plan proposes to smooth the center of the site and will create a steeper slope at the rear of the site. The subject property sits at a lower elevation than the residential properties behind it (1050 FFE vs 1010 FFE), so the tree buffer along the property line should go a long way towards screening the view of the future development.
4. The Knox County Department of Engineering and Public Works has reviewed the plans and had no issues with the proposal. They would work with the applicant on any necessary stormwater improvements that may be required at such time as site plans for a development were submitted.
5. Site plans would require a separate review and approval by the TTCDA prior to future site development that may occur in addition to the proposed grading.

Action: Approved

Meeting Date: 4/10/2023

Details of Action:

Approve the request for a Certificate of Appropriateness for a grading plan on Corridor Park Boulevard, subject to the following conditions:

1. Any further development of this site will require review and approval from the TTCDA Board.
2. Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
3. Meeting any applicable requirements of the Knox County Department of Engineering and Public Works.

Summary of Action:

Date of Approval: 4/10/2023

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: