

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 4-A-25-TOB Related File Number:
Application Filed: 2/27/2025 Date of Revision:
Applicant: MATTHEW BAUMGARTNER OYSK3 ARCHITECTS

PROPERTY INFORMATION

General Location: West side of Cogdill Rd, north of I-40/75
Other Parcel Info.:
Tax ID Number: 131 C A 008 Jurisdiction: City and County
Size of Tract: 5.89 acres
Accessibility: Access is via Cogdill Road, a minor collector street with 30 ft of pavement width within a 56 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Warehouse for building materials Density:
Planning Sector: Northwest County Plan Designation: BP (Business Park) - County, LI (Light Industrial) - City
Growth Policy Plan:
Neighborhood Context:

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

Street: 10308 Cogdill Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing), TO (Technology Overlay), C-H-1 (Highway Commercial), 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 two conditions:
1) Meeting all applicable City of Knoxville and Knox County Engineering and Public Works requirements.
2) Meeting all other applicable requirements of the City of Knoxville and Knox County Zoning Ordinances.

Comments: 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 proposal is for a new warehouse building that is 6,500 sq ft and 1-story tall at Cogdill Rd north of I-40. The new building is the third building on this storage yard property, which is accessed off of Cogdill Rd.
2. The proposed materials are board and batten metal siding with a metal roof and will both be a muted color. The proposed building would be 16 ft tall to the roof line. It does feature a long, unbroken facades, which is discouraged. However, in this instance, the building is not visible from the street. It would be mostly screened from the street by buffer yard landscaping of holly and arborvitae trees along Cogdill Rd and the interstate. Schipka Laurel evergreen shrubs will be planted around the front and entrance to the building. The landscaping plan meets the Design Guidelines.
3. The warehouse does not have office space, so new the building does not require any additional parking spaces beyond what is already on the site.
4. The site plan complies with the maximum ground area coverage, floor area ratio, and impervious area ratio would remain in compliance with the Design Guidelines with the addition of the new building. All three metrics are well below the maximum as the 3 buildings on the 5-acre property are relatively small.
5. The lighting plan meets all TTCDA guidelines for lighting intensity. Eight light poles with a dark color are being added to the property. The footcandles are 0-0.1 at the property lines.
6. No new signage has been provided at this time. This board will review any future signage to ensure compliance with the guidelines.

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 in Knox County and the City of Knoxville. The portion in Knox County is zoned CB (Business and Manufacturing), TO (Technology Overlay) and is zoned C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay) in the City. The CB and C-H-1 zones provide for a wide range of higher-intensity businesses with large automobile and truck traffic volumes, including storage yards.

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

1. The proposed warehouse building is not expected to adversely impact the surrounding area because the adjacent area consists of industrial, commercial and office uses.

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

1. Knox County and the City of Knoxville have no comments on this proposal.

Action: Approved with Conditions

Meeting Date: 4/7/2025

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

- 1) Meeting all applicable City of Knoxville and Knox County Engineering and Public Works requirements.
- 2) Meeting all other applicable requirements of the City of Knoxville and Knox County Zoning Ordinances.

Summary of Action:

Date of Approval: 4/7/2025

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: