

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 4-B-21-TOA Related File Number:
Application Filed: 3/5/2021 Date of Revision:
Applicant: SIEMENS HEALTHINEERS

PROPERTY INFORMATION

General Location: East side of Innovation Drive, north side of Dutchtown Road and south side of Corridor Park Blvd.
Other Parcel Info.:
Tax ID Number: 118 17302 **Jurisdiction:** County
Size of Tract: 15.6 acres
Accessibility: This property is accessed off of Innovation Drive, Discovery Lane, and Corridor Park Boulevard, all of which are local roads. Innovation Drive has 25 ft of pavement width inside a 96-ft right-of-way; Discovery Lane has 41 ft of pavement width with a boulevard inside a 55-ft right-of-way; Corridor Park Boulevard has 25 ft of pavement width inside a 77-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Medical technology company
Surrounding Land Use:
Proposed Use: Expansion of parking lot **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

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

Street: 810 Innovation Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology Park) / 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.:

TTCCA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): APPLICATION APPROVED May 25, 2021, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:
1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.
2) Meeting ADA requirements for parking.

Comments:

Siemens Healthineers is adding a loading door to the existing facility, which was originally approved in 1985. The loading door will be located on the rear façade and will allow the facility to accept deliveries in an area less accessible to the current loading dock after some interior renovations are complete. The new loading area will not be the primary loading location.

- 1) The proposal includes the addition of a new heavy-duty asphalt pad connected to the existing northwest parking lot and leading to the proposed loading door on the northeast (rear) façade of the building in the northwest corner of the site and an extension of the asphalt on the northwest side of the parking lot along the street frontage to accommodate truck movements. Off-loading of trucks would be at the pavement level and no dock is planned.
- 2) The proposal adds 5,300 sq ft of asphalt to the property, for a total of 8.82 acres. The site comprises 15.6 acres, so the impervious area ratio (IAR) after the new asphalt is installed will be 56.5%. This is well below the maximum IAR allowed, which is 70%.
- 3) Knox County Engineering Department had no comments on the plans. The engineer noted that the proposal does not disturb any of the drainage easements and the additional impervious surface was negligible and caused no concerns.
- 4) Five decorative trees will be removed to make room for the new asphalt pad. Five new decorative trees will be planted to replace those removed.
- 5) The new trees will be planted along the length of the new asphalt pad and will buffer the view of the loading door from the rights-of-way and from the private reciprocal ingress/egress (the strip of pavement connecting Discovery Lane and Corridor Park Boulevard that runs behind the building crossing over the parcels it serves). While buffering from a private driveway is not required, it is beneficial in this case as the driveway functions more like a street. The proposed location of the loading dock door is not readily visible from Discovery Lane since it's so far away.
- 6) Siemens anticipates this new area will have minimal use, perhaps being utilized 4 times a year at most. Deliveries to this loading area would be scheduled in advance, and Siemens has stated they will designate portions of the existing parking lot as no parking areas on those delivery days.
- 7) The applicant does not expect to receive full 50-ft trailers but wanted the design to reflect a broader range of vehicles to cover a range of unforeseen circumstances. To that end, a WB-50 Truck was used for the turning movements, though it is unlikely a WB-50 would be used. The most likely truck size to traverse the site will be smaller box trucks or vehicles of similar size.
- 8) The truck turning display shows two potential paths of travel. One path displaces 15 parking spaces on the western façade of the building on the northern end, including 3 ADA spaces. Existing parking consists of 423 spaces. TTCCA regulations requires between 224 and 336 parking spaces for the facility, so even without the displaced spaces, the parking would meet the minimum number of spaces required. The overage would be permitted since the parking is existing and was approved in 1985.
 - a. ADA requires 9 spaces for the site. Existing parking includes 8 ADA spaces; proposed parking will include 9 ADA spaces. However, since the truck turning template displaces 3 of those spaces, 3 spaces need to be added, or the displaced ADA spaces need to be relocated, in order for the parking to meet ADA requirements at all times. However, this is not within the purview of this board and will be reviewed as part of the permitting process with Knox County.

Action: Approved

Meeting Date: 7/6/2021

Details of Action: APPLICATION APPROVED May 25, 2021, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of

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Summary of Action:

Date of Approval: 5/25/2021

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: