

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 4-C-22-TOB Related File Number:
Application Filed: 2/28/2022 Date of Revision:
Applicant: GREEN RIVER HOLDINGS

PROPERTY INFORMATION

General Location: Northern terminus of Corridor Park Boulevard, west of Dutchtown Rd
Other Parcel Info.:
Tax ID Number: 118 17322 Jurisdiction: County
Size of Tract: 2.347 acres
Accessibility: Access is off of Corridor Park Boulevard, a local road with a 26-ft pavement width inside a 78-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Land
Surrounding Land Use:
Proposed Use: Metal building shell for warehouse with parking, site lighting and landscaping on property 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: PC (Planned Commercial) / 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: 1) Waiver to increase the parking allowance to allow the plans to comply with the Knox County Zoning Ordinance.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends the following actions on the required waivers from the Design Guidelines:
1) Approve the waiver to increase the parking space allotment to 31 spaces.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to six conditions:

- 1) Obtaining Planning Commission approval of the use on review case associated with this request (4-K-22-SU).
- 2) 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.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all criteria of the Knox County Zoning Ordinance, Article 4.93 pertaining to enclosed and outdoor self-storage facilities.
- 5) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 6) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

Comments:

- 1) The applicant is requesting approval of an office-warehouse with an area of approximately 15,000 sq ft.
- 2) The 2.35-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay). Office warehouses are allowed in the PC zone, but site plans require approval by the Planning Commission, and this item is scheduled for the April 14th Planning Commission meeting (Case 4-K-22-UR).
- 3) Access would be off of Corridor Park Boulevard, a local road one block north of Dutchtown Road, a minor arterial.
- 4) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines.
- 5) The applicant is requesting a waiver from the Parking section of the TTCDA Guidelines in order to comply with the County's Zoning Ordinance requirement. TTCDA would require between 15 and 23 spaces, and the County would require a minimum of 16 spaces with no maximum. The applicant is proposing 31 spaces.
- 6) Most of the parking is proposed to the front of the building, though there are four additional spaces to side of the building near the loading dock. The proposal meets the front parking lot setback of 20 feet, which is required when parking is located in front of the building.
- 7) The warehouse facility would require truck deliveries, and there are three loading dock doors on the right side façade, which is angled away from the street so that the doors are not readily visible from the street. Two of the doors are elevated with wells, and these are located towards the back of the building at a lower elevation than the rest of the building. The middle dock door is at the same elevation as the driveway.
- 8) The building facade features split-face masonry block below metal panels in alternating sections of gray and light gray with dark gray trim separating the alternating sections. Storefront windows on the front façade are capped with black metal awnings, and the roof is dark gray standing seam metal. Exterior loading dock doors would be white.
- 9) The landscape plan meets the landscaping requirements of the TTCDA Guidelines. The Plan proposes plantings along the front foundation of the building and along the edge of the parking lot between the parking and the detention pond. A landscape island separates the loading dock doors, and additional trees are planted around the perimeter of the building. Trees were initially proposed along the right side of the driveway, but a sewer line is located along that lot line, and the utility company has asked that trees not be placed here because the root system could damage the lines. Additional types of plantings, such as shrubs or groundcover, would need to be dug up should there ever be issues with the sewer line; therefore, no plantings are proposed along this side of the driveway.
- 10) The proposed lighting includes one light pole at the edge of the parking area and another near the loading dock doors, and building-mounted lights around the perimeter of the front and right side facades for security. The proposed light fixtures are full cut-off and utilize LED lighting, thereby meeting the TTCDA Guidelines. Lighting levels likewise meet the TTCDA Guidelines.

11) No signage is proposed at this time. Should signage be desired in the future, it would need to be submitted in a separate application at a future time.

Action: Approved **Meeting Date:** 4/11/2022

Details of Action: Staff recommends the following actions on the required waivers from the Design Guidelines:
1) Approve the waiver to increase the parking space allotment to 31 spaces.
Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to six conditions:
1) Obtaining Planning Commission approval of the use on review case associated with this request (4-K-22-SU).
2) 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.
3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4) Meeting all criteria of the Knox County Zoning Ordinance, Article 4.93 pertaining to enclosed and outdoor self-storage facilities.
5) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
6) Obtaining TTCCA approval of signage in a separate application if signage is desired in the future.

Summary of Action:

Date of Approval: 4/11/2022 **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: