

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 4-D-22-TOB

Related File Number:

Application Filed: 2/28/2022

Date of Revision:

Applicant: KEVIN LAW

## PROPERTY INFORMATION

**General Location:** Southeast corner of the intersection of Hardin Valley Road and Gliding Hawk Lane

**Other Parcel Info.:**

**Tax ID Number:** 103 11509

**Jurisdiction:** County

**Size of Tract:** 1.14 acres

**Accessibility:** Access will be off of Gliding Hawk Lane, a local road with a 25-ft pavement width inside a 57-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant Land

**Surrounding Land Use:**

**Proposed Use:** Construction of a new development containing a dental office for Phase I

**Density:**

**Sector Plan:** Northwest County

**Sector Plan Designation:** MU-SD, NWCO-5 (Mixed Use Special District) & H

**Growth Policy Plan:**

**Neighborhood Context:**

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

**Street:** 10850 Hardin Valley Rd.

**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

**Variations Requested:**

- 1) Waiver to reduce the front parking lot setback to 6 feet.
- 2) Waiver to increase the allowed parking spaces to 52 spaces.

## 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 reduce the front parking lot setback to 6 feet so it is consistent with adjacent development and will allow the drive aisles to connect.
- 2) Approve the waiver from the TTCDA parking standards to increase the allowed parking spaces from 35 to 52 to allow the applicant to comply with Knox County zoning regulations.

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-J-22-UR).
- 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 applicable requirements of the Knox County Zoning Ordinance.
- 5) Obtaining TTCDA approval of the Phase 2 building at such time as the building is desired.
- 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 a dentist office comprising approximately 6,500 sq ft in area as Phase 1 of this development. Phase 2 would consist of a retail business, and plans for the Phase 2 development would be submitted at a later date.
- 2) The 1.14-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay). Dentist offices are allowed by right 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-J-22-UR).
- 3) The site is located at the southeast corner of Hardin Valley Road and Gliding Hawk Lane. This is the last parcel to be developed on this block. There is a curb cut located mid-block on Hardin Valley Road that provides access to three properties on the west side of this block. The two adjacent developments contain drive aisles that align with each other at the front of the sites to provide inter-development connectivity. The site plan proposes another front drive aisle that will align with those of the neighboring developments to foster continuity and facilitate access to those sites off of Gliding Hawk Lane. The applicant is requesting a waiver from the front parking lot setback in order to align the front drive aisle and parking with those that are adjacent to add an access point off of Gliding Hawk Lane that could serve multiple properties. Staff supports this waiver to allow for better consistency and connectivity within this block.
- 4) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines.
- 5) Parking is proposed throughout the site – in front of the dentist office, behind the dentist office, and around the Phase 2 building site. The site plan proposes to include the parking and drive aisles for both phases to complete the vehicular path through the site and provide access to neighboring properties. Therefore, plans for Phase 2 would be for the building only unless changes to the site are needed to accommodate unanticipated growth of the building size.
- 6) The TTCDA Guidelines requires between 24 and 35 spaces, and the County Zoning Ordinance requires a minimum of 43 spaces with no maximum. The applicant is requesting a waiver from the TTCDA parking requirements to comply with the parking requirements of the Knox County Zoning Ordinance and is proposing 52 spaces.
- 7) The landscaping plan is in compliance with the TTCDA Design Guidelines. The Plan proposes plantings along three sides of the building and along the edge of the parking lots on the northern and southern ends of the site. Additional landscaping separates this development from Matlock Tire to the east.
- 8) The proposed lighting includes six light poles at the edges of the parking areas and and building-mounted lights around the perimeter of the front and right side facades for security. Full cut-off light fixtures are proposed that utilize LED lighting and thereby meet the TTCDA Guidelines. Lighting levels likewise meet the TTCDA Guidelines.

9) Two wall enclosure systems are proposed to the side and rear of the building to hide unsightly elements and trash. These would be an aluminum fencing system with 4-6" W slats with a woodgrain veneer.

10) The front facade of the building features light tan stone veneer with dark bronze storefront windows. Side and rear facades contain a mix of light tan stone veneer and dark gray board and batten siding. The building is capped with a dark gray standing seam metal roof. The front façade ends in a two-story enclosure that wraps around the building. It has a separate roof line and contains a set of windows facing the street and the entry door which faces the east side of the site. This two-story edifice contains a wall sign above the windows facing the street that will be submitted as a separate application at a later date.

11) No signage is proposed at this time. Any signage desired would need to be submitted in a separate application.

**Action:** Approved

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

**Details of Action:**

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**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:**