

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 4-F-18-TOB                      Related File Number:  
Application Filed: 3/5/2018                      Date of Revision:  
Applicant: RUSSELL M. HOPPER, AIA

## PROPERTY INFORMATION

General Location: Southwest side of Simmons Rd., northwest of Dutchtown Rd.  
Other Parcel Info.:  
Tax ID Number: 131 PART OF 068                      Jurisdiction: County  
Size of Tract: 2.82 acres  
Accessibility: Access is via a future public street with a 26' pavement width within a 50' right-of-way with access out to Simmons Rd.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use:  
Proposed Use: Office/warehouse                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 721 Simmons Rd  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing) / TO (Technology Overlay)  
Former Zoning:  
Requested Zoning: NA  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

**Variances Requested:** Not applicable at this time.

## OTHER INFORMATION (where applicable)

**Other Bus./Ord. Amend.:**

## TTCDA ACTION AND DISPOSITION

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
- 5) The two future overhead doors identified on the front of the building are not approved under this application.
- 6) Proposed signage will require a separate TTCDA application and approval.

**Comments:**

- 1) This is a request for approval of a building permit to construct a 19,700 square foot building on this 2.82 acre parcel located on the northwest side of a proposed public street with access out to Simmons Rd. The proposed building which is setback approximately 60' from the new street will include four office warehouse units.
- 2) There are a total of 24 parking spaces being provided for the facility which is in compliance with the zoning and TTCDA Design Guidelines requirements.
- 3) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 4) The building's exterior siding will include a mix of red-brown brick veneer and light tan metal wall panels with a dark bronze storefront system. The roof and awnings will be light gray metal standing seam.
- 5) The mechanical equipment areas will be screened from view from the public streets
- 6) The proposed landscape plan is consistent with the Design Guidelines.
- 7) The proposed site lighting will be full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.
- 8) There is no signage proposed with this submittal.

**Action:** Approved with Conditions

**Meeting Date:** 4/9/2018

**Details of Action:**

Based on the application and plans as submitted and revised, APPROVE the request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
- 5) The two future overhead doors identified on the front of the building are not approved under this application.
- 6) The front building elevation is to be modified to eliminate the look of two overhead doors by continuing the brick veneer and metal panels across the front and eliminating the metal awning above those two areas.
- 7) The steel column supports for the metal awnings at each business entrance are to be wrapped with brick up to the height of the top course of brick on the wall sections under the awnings.
- 8) Proposed signage will require a separate TTCDA application and approval.

**Summary of Action:**

Date of Approval: 4/9/2018

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: