

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 5-A-20-TOB                      Related File Number:  
Application Filed: 3/10/2020                      Date of Revision:  
Applicant: MOMENTUM REALTY GROUP OF KNOXVILLE, LLC

## PROPERTY INFORMATION

General Location: Southeast side of Virginia Pine Way, east of Valley Vista Road, southwest side of Pellissippi Parkway  
Other Parcel Info.:  
Tax ID Number: 103 12014                      Jurisdiction: County  
Size of Tract: 4.39 acres  
Accessibility: Access is via Virginia Pine Way, a private street off of Valley Vista Rd. within the Vista Dei Monte development.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot  
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: 10710 Virginia Pine Way  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) (k) / TO (Technology Overlay)  
Former Zoning:  
Requested Zoning: No change  
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. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Installation of all sidewalks as identified on the development plan, subject to meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works. Staff is recommending that a greenway connection be provided to the existing greenway that runs along Pellissippi Parkway. The feasibility of that connection will be evaluated when the plans for Building 2 are presented to the Tennessee Technology Corridor Development Authority (TTCDA) for review.
3. 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and the TTCDA approval.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Building 2 will require a separate TTCDA application(s) for review and approval when the plans for that building and proposed signage are completed.

Comments:

1. This is a request for approval of a building permit for an office/warehouse development on this 4.33 acre lot within the Vista Dei Monte Subdivision. The site has access out to Valley Vista Road, a minor collector street via Virginia Pine Way.
2. The proposed development includes two buildings with a total building area of 20,032 square feet. Building 1 which is proposed at 10,000 square feet will be occupied by Clear Defense Pest Control. Building 2 which has a proposed building area of 10,032 square feet is identified as a future building. Staff has reviewed the general site layout for Building 2 under this application.
3. The development plan includes a total of 53 parking spaces with a future layout of a total of 65 spaces which may be modified when final plans are submitted for Building 2. The proposed parking meets off-street parking requirements for the Knox County Zoning Ordinance, and is within the minimum and maximum range of the TTCDA Design Guidelines.
4. The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
5. The proposed landscape plan is consistent with the Design Guidelines for Building 1, but will require modification when the detailed plans are submitted for Building 2.
6. The proposed overhead doors are oriented to the interior portions of the site so they will not be visible from the public street.
7. The exterior siding for the buildings will include a mix of ACM composite panels, aluminum corrugated siding and a metal panel system with the use of vertical and horizontal orientation. The entrance areas, canopies and windows are aluminum storefront systems. Proposed colors include two tones of grey and walnut. A flat roof systems will be used. The mechanical equipment areas will be located on the roof and will be screened from view from the public streets by a parapet wall.
8. The dumpster enclosure will be constructed of spilt face CMU with a wood gate and will be stained and painted to match colors used for the proposed building. Landscape screening will also be used.
9. The proposed site lighting will be full cut-off LED fixtures and is within the maximum intensity limits in the Design Guidelines.
10. The proposed signage for Clear Defense Pest Control includes two building signs, one for each of the two street frontages (Virginia Pine Way and Pellissippi Parkway) for this site. Each sign is approximately 96 square feet which is within the maximum of 100 square feet that is allowed based on the building frontage. The sign's logo will be a raised metal sign cabinet with channel letters for the name. The colors include white, grey and Carolina blue. There is no lighting proposed at this time. The proposed building signs meet the requirements of the Design Guidelines.
11. Building 2 will require a separate TTCDA application(s) for review and approval when the plans for that building and proposed signage are completed.

12. The use on review application (4-E-20-UR) for the proposed office/warehouse development was approved by the Planning Commission on April 9, 2020.

**Action:** Approved **Meeting Date:** 5/11/2020

**Details of Action:** APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

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2. Installation of all sidewalks as identified on the development plan, subject to meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works. Staff is recommending that a greenway connection be provided to the existing greenway that runs along Pellissippi Parkway. The feasibility of that connection will be evaluated when the plans for Building 2 are presented to the Tennessee Technology Corridor Development Authority (TTCDA) for review.
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**Summary of Action:**

**Date of Approval:** 5/11/2020 **Date of Denial:** **Postponements:**  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

<b>Date of Legislative Action:</b>	<b>Date of Legislative Action, Second Reading:</b>
<b>Ordinance Number:</b>	<b>Other Ordinance Number References:</b>
<b>Disposition of Case:</b>	<b>Disposition of Case, Second Reading:</b>
<b>If "Other":</b>	<b>If "Other":</b>
<b>Amendments:</b>	<b>Amendments:</b>
<b>Date of Legislative Appeal:</b>	<b>Effective Date of Ordinance:</b>