

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 5-A-21-TOB                      Related File Number:  
Application Filed: 4/2/2021                      Date of Revision:  
Applicant: STUART ANDERSON, AIA

## PROPERTY INFORMATION

General Location: Northeast side of Cogdill Road south of Starkey Lane  
Other Parcel Info.:  
Tax ID Number: 131 088                      Jurisdiction: County  
Size of Tract: 11.56 acres  
Accessibility: Cogdill Rd is a minor collector with a 20-ft pavement width inside a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Two office warehouses are located on this property  
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: 10315 Cogdill Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial) / TO (Technology Overlay) and CB (Business and Manufacturing) / 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 3.8 fcs on sidewalks.
  - 2) Waiver to allow 4.7 fc in parking areas.
  - 3) Waiver of the requirement listing 60 feet as the maximum distance from any parking stall to a medium or large tree, due to the existing surface conditions and the fact that the parking is not visible from the public street.

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCCA ACTION AND DISPOSITION

**Planner In Charge:** Michelle Portier

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

**Staff Recomm. (Full):** Based on the application and plans as submitted and revised, Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) APPROVE the waiver to allow 3.8 fcs along sidewalks to increase safety and because the building is not readily visible from the street or surrounding properties.
- 2) APPROVE the waiver to allow 4.7 fcs in parking areas to increase safety and because the building is not readily visible from the street or surrounding properties.
- 3) APPROVE the waiver of the requirement for a large or medium canopy tree to be located with 60 feet of all parking spaces due to the existing surface conditions.

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) Installing all landscaping as identified on the approved 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.
- 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) Any proposed dumpster or mechanical equipment screening may require a separate TTCCA application and approval.
- 6) Any proposed signage will require a separate TTCCA application and approval.

**Comments:**

- 1) This is a request for approval of a building permit for a 27,000 square foot one-story office/warehouse facility. The proposal is a revised plan of a building and site plan that was approved by the TTCCA at the March 9, 2020 meeting. That approval included two waivers: a waiver to reduce the minimum required parking spaces from 15 spaces to 5 spaces, and a waiver to allow an impervious area ratio (IAR) of 91.6% versus the maximum of 70%.
- 2) The waiver for parking is no longer needed, as the proposed parking complies with TTCCA Guidelines. The waiver to increase the IAR to 91.6% is still needed.
- 3) The proposed office /warehouse facility is located on an 11.56 acre site that includes four existing larger buildings with a total building area of 44,674 square feet. With the proposed new building, the total building area would be 71,674 square feet for a total Ground Area Coverage and Floor Area Ratio of 14.4% which is within the limits of the Design Guidelines.
- 4) The existing site is almost devoid of any vegetation and currently has an Impervious Area Ratio (IAR) of approximately 89.7%. The maximum allowed by the Design Guidelines is 70%. The impervious area includes buildings, asphalt/concrete and gravel. The gravel areas account for approximately 70% of the impervious area coverage. In an effort to reduce the impervious areas, the area labelled "Disturbed/Piled Dirt and Gravel" behind the loading area will be converted to pervious concrete pavement and gravel areas at the street frontage will be replaced with landscaping beds. With these proposed site improvements, the IAR would be approximately 91.5% which requires a waiver from the Design Guidelines. As stated previously, a waiver to approve a 91.6% IAR was approved by the TTCCA at its March 2020 TTCCA meeting. The COA expires on March 9, 2022 so the waiver is still in effect.
- 5) As part of that approval, the site was to include landscaping where it was possible to do so. The TTCCA board acknowledged the difficulty this would present due to the existing surface conditions of the site. During that meeting, board members discussed possible solutions with the applicant and all parties agreed on possible locations for landscaping beds. These beds were to be located on the northwest and southwest corners of the site along the Cogdill Road frontage and would replace gravel beds at these locations. Additional landscaping was to be provided around the existing building at the

front of the site to create more landscaping where it would be visible from the road. Additional suggestions included landscaping around the perimeter of the new building to mitigate the use of prefabricated metal on the facades.

6) The proposed landscaping plan has added landscaping in these areas per the recommendations of the board. With the exception of the following requested waiver, the landscaping complies with TTCDA Guidelines.

a. Waiver of the requirement listing 60 feet as the maximum distance from any parking stall to a medium or large tree, due to the existing surface conditions and the fact that the parking is not visible from the public street.

7) Access for the site will be from Cogdill Road.

8) There are 28 new parking spaces proposed for the new office/warehouse building. Proposed parking complies with the TTCDA Guidelines, which requires between 27 and 41 spaces.

9) The proposed lighting for the parking lot and building includes full cut-off LED fixtures. The applicant is requesting two waivers from the lighting requirements.

a. A waiver of section 1.8.B to increase the allowable footcandles to 3.8 fcs along sidewalks (vs. the 1.0 fc max allowed) due to the need for increased safety and security and because this project is not readily visible from the street or surrounding residential properties.

b. A waiver of section 1.8.C to increase the allowable footcandles to 4.7 fc in parking areas (versus the 2.5 maximum allowed in the Guidelines) due to the need for increased safety since this project is not readily visible from the street or surrounding residential properties.

10) The applicant will be using prefinished vertical metal siding on all four sides of the building. The use of non-decorative metal siding is not in keeping with the building design guidelines. However, the majority of the proposed building will not be readily visible from the public right-of-way. The applicant is using color breaks (white, grey and tan) to add visual interest to the building facades. The proposed trees on the west side of the building help to screen the view from the street, and the shrubs around the perimeter of the building help soften the effect of the metal facades.

11) Waste management will be addressed once a tenant has been identified. This is a speculative shell building, so mechanical equipment and garbage collection needs are relatively unknown. The applicant has acknowledged that TTCDA has required standards for these items and will comply. Should dumpster or mechanical screening be required, the proposed screening may need TTCDA approval, which likely could be an administrative review by staff.

12) There is no signage proposed with this submittal.

**Action:** Approved with Conditions

**Meeting Date:** 5/10/2021

**Details of Action:**

1) APPROVAL of the waiver to allow 3.8 fcs along sidewalks to increase safety and because the building is not readily visible from the street or surrounding properties.

2) APPROVAL of the waiver to allow 4.7 fcs in parking areas to increase safety and because the building is not readily visible from the street or surrounding properties.

3) APPROVAL of the waiver of the requirement for a large or medium canopy tree to be located with 60 feet of all parking spaces due to the existing surface conditions.

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) Installing all landscaping as identified on the approved 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.

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) Any proposed dumpster or mechanical equipment screening may require a separate TTCDA application and approval.

6) Any proposed signage will require a separate TTCDA application and approval.

**Summary of Action:**

**Date of Approval:** 5/10/2021

**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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**