

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 5-A-22-TOB Related File Number:
Application Filed: 4/4/2022 Date of Revision:
Applicant: JOSH E. BIDEN / JOHNSON ARCHITECTURE INC.

PROPERTY INFORMATION

General Location: Northeastern terminus of Corridor Park Boulevard
Other Parcel Info.:
Tax ID Number: 118 17337 Jurisdiction: County
Size of Tract: 2.314 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: Office and indoor workshop space for HVAC contractor Density:
Sector Plan: Northwest County Sector Plan Designation: TP (Technology Park)
Growth Policy Plan:
Neighborhood Context:

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

Street: 805 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 reduce the parking lot setback to 15 ft.

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 parking lot setback to 15 ft.

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

- 1) Obtaining Planning Commission approval of the use on review case associated with this request (4-B-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 applicable requirements of the Knox County Zoning Ordinance.
- 5) 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 14,763 sq ft.
- 2) The 2.31-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 May 9th Planning Commission meeting (Case 4-B-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) Parking is proposed in front of the building nestled between two driveways. The driveway on the right side of the site extends back to the loading area, which faces the street. The dock door is situated 63 ft behind the front façade of the building on the farthest corner of the building from the street. The building is angled away from Corridor Park Boulevard, so the loading dock door will not be readily visible from the bulb. There is an extension of Discovery Lane that approaches this building from the southeast, but it is a private right-of-way, and the Guidelines do not require screening from private rights-of-way.
- 6) The TTCDA Guidelines require between 28 and 42 spaces, and the applicant is proposing 42 spaces.
- 7) The applicant is requesting a waiver from the parking lot setback of the TTCDA Guidelines, which is required when parking is in front of the building. A landscaped area of 20 ft is required; 15 ft is proposed. This could be alleviated by removing the offending parking space, which could be done without bringing the parking out of compliance with the TTCDA Guidelines. However, the applicant has stated that their business model would require all of the proposed spaces. If all spaces are needed, staff supports the waiver since the increase is minimal and the plans are otherwise in compliance with the Guidelines.
- 8) The building facade features split-face masonry block below metal panels with storefront windows on the front façade. Entry doors are capped with dark red metal awnings, and the roof is dark gray standing seam metal. Exterior loading dock doors would be white.
- 9) Use of metal panels and masonry block is not prohibited but is discouraged. Foundation planting helps to soften the façade and mitigate the materials used.
- 10) The landscape plan meets the landscaping requirements of the TTCDA Guidelines. The Plan proposes plantings along the front and side foundations of the building, and along the front perimeter of the property. A landscaped area is between the street and the parking. Trees were initially proposed along the northwest lot line along the parking area, 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 site.
- 11) The proposed lighting includes six light poles along the perimeter of the parking lot and another near the loading dock doors. The proposed light fixtures are full cut-off and utilize LED lighting, thereby meeting the TTCDA Guidelines, and lighting levels likewise meet the TTCDA Guidelines.

12) 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:** 5/9/2022

Details of Action: Staff recommends the following actions on the required waivers from the Design Guidelines:
1) Approve the waiver to reduce the parking lot setback to 15 ft.

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

- 1) Obtaining Planning Commission approval of the use on review case associated with this request (4-B-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 applicable requirements of the Knox County Zoning Ordinance.
- 5) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

Summary of Action:

Date of Approval: 5/9/2022 **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:**