

# CASE SUMMARY

APPLICATION TYPE: TTCD

## BUILDING PERMIT



File Number: 5-B-20-TOB      Related File Number:  
Application Filed: 3/30/2020      Date of Revision:  
Applicant: HARDIN VALLEY HOLDINGS, LLC

### PROPERTY INFORMATION

General Location: East side of Cherahala Boulevard, north of Hardin Valley Road  
Other Parcel Info.:  
Tax ID Number: 103 E A 017      Jurisdiction: County  
Size of Tract: 1.9 acres  
Accessibility: Cherahala Blvd. is a minor collector. It has two lanes of travel in each direction, separated by a grass median in this section of the road close to Hardin Valley Rd. It has a pavement width of 30 feet with a right-of-way of approximately 50 feet, measured separately for each travel direction.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot  
Surrounding Land Use:  
Proposed Use: Child Day Care Center      Density:  
Sector Plan: Northwest County      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 2326 Cherahala Blvd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / 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:**

1. Waiver to allow a 13.4-ft landscaping depth between the parking and the right-of-way on the northern portion of the parking lot frontage (20-ft minimum required, Section 1.7.9).
2. Waiver to allow no landscaping immediately surrounding the building (50% of the length of the façade required, Section 3.3.3).

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **TTCDA 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 APPROVAL of the requested waivers from the Design Guidelines:

1. Waiver to allow a 13.4-ft landscaping depth between the parking and the right-of-way on the northern portion of the parking lot frontage (20-ft minimum required, Section 1.7.9). Staff is recommending approval of the waiver due to the existing driveway that restricts layout of the parking lot.
2. Waiver to allow no landscaping immediately surrounding the building (50% of the length of the façade required, Section 3.3.3). Staff is recommending approval of the waiver due to the proposed landscaping around the perimeter of the outdoor playgrounds that provides screening from adjacent properties and provides a visual buffer to the building.

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. Obtaining approval from the Knoxville-Knox County Planning Commission for the proposed facility (5-M-20-UR).
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Fire Prevention Bureau including any site design changes that may be needed to meet access requirements of the International Fire Code for access around the building.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. Restricting the eight parking spaces located between the front property line and the internal shared access driveway for employees only.
9. Meeting all applicable requirements of the Development Corporation, since the property is located in the Pellissippi Corporate Center.

**Comments:**

1. The applicant is proposing to develop a child day care facility ("Primrose School") on a 1.9 acre tract located on the west side of Cherahala Boulevard, north of Hardin Valley Road. Access will be off of Cherahala Blvd.
2. The facility will be a one-story building with approximately 12,068 sq ft. It will include four outdoor playground areas in addition to interior classroom space.
3. The proposed building will be located approximately 45 ft from the closest residential property to the east at the rear of this property. There are two properties zoned CA/TO but are a single family dwelling and a private garden behind this site.
4. The building proposed for this site meets requirements for Ground Area Coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR).
5. The applicant is proposing a total of 42 parking spaces, which meets the requirements of the Knox County Zoning Ordinance and TTCDA Design Guidelines.
6. The landscaped buffer between the proposed parking lot and the right-of-way is 28.9 ft on the right side of the parking lot frontage, and 13.4 ft on the left side of the parking lot frontage. A waiver is being sought to allow the 13.4 ft landscaping depth on the left side of the parking lot frontage in lieu of the required 20 ft (Section 1.7.9)

7. With the placement of the outdoor play areas around the sides and back of the building, there is no landscaping immediately surrounding the building to meet the 50% requirement (Section 3.3.3). A waiver from this requirement is being requested.

8. The proposed landscape plan is otherwise consistent with the Design Guidelines.

9. The proposed lighting for the site will be full cut-off fixtures, with the exception of the flagpole lighting. Proposed site lighting falls within the maximum intensity limits.

10. The proposed building features brick and Hardie board-and-batten siding with vinyl shutters and a standing metal seam roof. Proposed colors are neutral shades of gray and brown. Dumpster enclosure will be screened from view from public streets with fencing and shrubs.

11. Proposed signage includes a wall sign and yard sign. The wall sign is green with a white logo and letters. It has a routed aluminum face with push-through letters and logo, halo lighted with LED lamps. It is proposed at 9.6 sq ft. The monument sign is a 6-ft tall cabinet set back 20 ft from the right-of-way. It is clad in Hardie siding to match the building and has a 2-in capstone and base. The sign material of the message area matches that of the wall sign. Both are consistent with the Design Guidelines.

12. A daycare facility requires use on review approval by the Knoxville-Knox County Planning Commission in the CA zone. The Planning Commission will consider this request (5-M-20-UR) on May 14, 2020.

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

**Details of Action:** APPROVAL of the requested Waiver to:

1. Allow a 13.4-ft landscaping depth between the parking and the right-of-way on the northern portion of the parking lot frontage (20-ft minimum required, Section 1.7.9).
2. Allow no landscaping immediately surrounding the building (50% of the length of the façade required, Section 3.3.3).

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

1. Obtaining approval from the Knoxville-Knox County Planning Commission for the proposed facility (5-M-20-UR).
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Fire Prevention Bureau including any site design changes that may be needed to meet access requirements of the International Fire Code for access around the building.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. Restricting the eight parking spaces located between the front property line and the internal shared access driveway for employees only.
9. Meeting all applicable requirements of the Development Corporation, since the property is located in the Pellissippi Corporate Center.
10. Fencing material will be subject to administrative approval by staff and will not be uncoated chain-link fencing.

**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:**

**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:**