

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 5-D-19-TOB Related File Number:
Application Filed: 4/8/2019 Date of Revision:
Applicant: SCOTT MCPHERSON

PROPERTY INFORMATION

General Location: Southeast side of Starkey Lane, northeast of Cogdill Road.
Other Parcel Info.:
Tax ID Number: 131 085 Jurisdiction: County
Size of Tract: 20225 square feet
Accessibility: Access is via Starkey Ln., a local street with a 16'-18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
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: 10308 Starkey Ln
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: A waiver is being requested from the landscape requirements of Sections 3.1.8 and 3.2 (landscaping for front yards and building entryways) of the Design Guidelines.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends APPROVAL of the requested Waiver from the landscape requirements of Sections 3.1.8 and 3.2 (landscaping for front yards and building entryways) of the Design Guidelines. Staff is recommending approval of the waiver due to existing site conditions and the access limitations that will impact the existing vegetation on the sides of 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) 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.
- 5) Proposed signage will require a separate TTCDA application and approval.

Comments:

- 1) This property was rezoned from OB (Office, Medical, and Related Services) / TO (Technology Overlay) to CB (Business and Manufacturing) / TO (Technology Overlay) by Knox County Commission on October 22, 2018.
- 2) There is an existing office with 1,248 square feet on the site that is located at the north end of the property. The applicant is proposing to construct an office/warehouse building behind the existing office. The proposed building has a total building area of 3,694 square feet which includes a small office area of 153 square feet with the remaining area being used for warehousing and service area.
- 3) The access to the site includes two existing curb cuts onto Starkey Lane. Due to the narrow width of the property, access to the office/warehouse building includes a 15' wide one-way driveway around the existing office building.
- 4) There will be 8 parking spaces on site which meets the minimum requirement of the Knox County Zoning Ordinance and the TTCDA Design Guidelines.
- 5) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 6) The applicant has requested a waiver from the landscape requirements of Sections 3.1.8 and 3.2 (front yard and building entryways) of the Design Guidelines due to existing site conditions and access limitations.
- 7) The building's exterior siding will include a mix of tan split face cmu and dark brown vertical metal siding. The overhead door that is located on the front of the building is set back into the building façade and will face the back of the office building. The buildings mechanical equipment will be located on the back of the building and will be screened from view from the street.
- 8) The proposed lighting for the new parking area and building includes full cut-off LED fixtures that will fall within the maximum intensity limits.
- 9) Any proposed signage will require a separate TTCDA application and approval.

Action: Approved

Meeting Date: 5/6/2019

Details of Action:

APPROVE the requested Waiver from the landscape requirements of Sections 3.1.8 and 3.2 (landscaping for front yards and building entryways) of the Design Guidelines. Approve the waiver due to existing site conditions and the access limitations that will impact the existing vegetation on the sides of the building.

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.
- 5) Proposed signage will require a separate TTCDA application and approval.

Summary of Action:

Date of Approval: 5/6/2019

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: