

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 5-E-22-TOB Related File Number:
Application Filed: 2/21/2022 Date of Revision:
Applicant: LINCOLN MEMORIAL UNIVERSITY

PROPERTY INFORMATION

General Location: Landlocked parcel, southwest of Cogdill Road, south of Dutchtown Road
Other Parcel Info.:
Tax ID Number: 118 17607 Jurisdiction: City
Size of Tract: 3.85 acres
Accessibility: Access is off of Cogdill Road via parcel 118 17601. Cogdill Road is a minor collector with a 22.5-ft pavement width inside the Pellissippi Parkway right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Land
Surrounding Land Use:
Proposed Use: Expansion of the parking area behind the existing building. Density:
Sector Plan: Northwest County Sector Plan Designation: TP (Technology Park)
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Cogdill Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-1 (Highway 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: Increase the number of parking spaces allowed to 874 spaces.

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 increase the number of parking spaces allowed to 874 to allow the applicant to comply with the Knox County Zoning Ordinance.

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

- 1) Obtaining approval of a plat to combine the subject property with parcel 118 17601 (9737 Cogdill Road).
- 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.

Comments:

- 1) This is a request to expand the parking lot of Lincoln Memorial University into a vacant parcel behind the LMU building at 9737 Cogdill Road.
- 2) The subject parcel is zoned C-H-1, which allows stand-alone parking lots as a special use. The applicant will need to either replat to combine this property with the property containing the building, or obtain a special use approval from the Planning Commission prior to pulling permits for construction.
- 3) The impervious area ratio (IAR) was calculated solely on the 3.85-acre parcel housing the proposed parking addition. The proposed IAR is 0.51%, which is below the 70% maximum allowed.
- 4) Neither the TTCDA Guidelines nor the Knox County Zoning Ordinance addresses this particular use with regard to the number of parking spaces that would be required. In such cases, we use the closest use listed.
 - a. Following the TTCDA Guidelines, the Office land use was used in calculating the number of spaces required for this project and requires a minimum of 3 spaces and allows a maximum of 4.5 spaces per 1000 sq ft of GFA. The three-story buildings comprise a floor area of approximately 161,107 sq ft. A range of 484 to 725 parking spaces is required. The proposed addition of 232 spaces yields 874 spaces proposed overall and a waiver is required to exceed the maximum allowed by the TTCDA Guidelines.
 - b. Following the Knox County Zoning Ordinance, the Professional Office land use requires a minimum of 1 space for every 250 square feet of usable office space. Using this land use yields a minimum of 644 spaces with no maximum.
- 5) The only landscaping requirements that are applicable for this case are the sections pertaining to parking lot landscaping. The proposed landscape plan meets the TTCDA Guidelines.

Action: Approved

Meeting Date: 5/9/2022

Details of Action:

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- 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.

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: