

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 6-A-20-TOB                      Related File Number:  
Application Filed: 5/21/2020                      Date of Revision:  
Applicant: BARRY BYRD / BARRY BYRD ARCHITECTURE

## PROPERTY INFORMATION

General Location: Southeast side of Murdock Drive, northeast of Simmons Road.  
Other Parcel Info.:  
Tax ID Number: 118 17320                      Jurisdiction: County  
Size of Tract: 11.37 acres  
Accessibility: Murdock Drive is a minor arterial with a pavement width of 37.3 ft and a right-of way width of 88 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant on this portion of the parcel; office building on the southern portion of the parcel that juts out and fronts on Simmons Rd.  
Surrounding Land Use:  
Proposed Use: New office building                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 10550 Murdock Dr.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology), PC (Planned Commercial), and 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:** Waiver to exceed the maximum number of parking spaces allowed for the proposed office building under the Design Guidelines (Design Guidelines Section 1.7.5) by allowing an increase from 198 spaces to 210 spaces as identified on the development plan, approved by the board in September 2019.

## 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 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) Installation of all sidewalks and walking trails as identified on the development plan, subject to meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
- 3) 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. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Any proposed signage will require a separate TTCDA application and approval.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 7) Obtaining a use on review approval from the Planning Commission for the proposed office development (6-E-20-UR) that will be before the Planning Commission on June 11, 2020.

**Comments:**

- 1) This is a request for approval of a building permit for a 43,900 square foot two story office building for Mesa Associates, Inc. Access for the site will be through the existing Mesa office building site that adjoins this property on the west that has access out to both Murdock Drive and Simmons Road. There is no direct access from this property out to Murdock Drive.
- 2) This project was originally approved in October 2019 (#9-B-19-TOB) for a 35,200 square foot two-story building. The applicant is adding a basement level, which amends the total square footage. The change is visible on the south elevation, which shows the basement level (not there in previous plans). Additional site grading will need to occur to reveal this new entry point.
- 3) Other changes include elimination of a third driveway connection between this and the neighboring Mesa property and a slight change to the west elevation. There are still two connections between the Mesa office building properties, so staff has no issues with elimination of that third connection point. The west elevation eliminates the exterior access door and replaces it with a window.
- 4) The development plan includes 210 parking spaces which meets off-street parking requirements of the Knox County Zoning Ordinance and TTCDA Design Guidelines. The previous plan required a waiver to allow this many spaces. The added square footage of the basement level brought the number of parking spaces closer to compliance with the TTCDA's requirements, but the maximum allowed by TTCDA's Guidelines is 198, so the project still requires the waiver to allow additional spaces.
- 5) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 6) The landscape plan is consistent with the Design Guidelines.
- 7) The proposed lighting for the parking lot and building includes full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.
- 8) The exterior materials for the building will match the existing design and materials on the main Mesa office building located just west of this site. The mechanical equipment will be located on the roof of the building and will be screened from view from the street.
- 9) There is no signage proposed with this submittal.
- 10) The use on review application (6-E-20-UR) for the proposed office development will be before the Planning Commission on June 11, 2020.

**Action:** Approved

**Meeting Date:** 6/8/2020

**Details of Action:** 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) Installation of all sidewalks and walking trails as identified on the development plan, subject to meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
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**Summary of Action:**

**Date of Approval:** 6/8/2020

**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:**