

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 6-A-25-TOG Related File Number:
Application Filed: 5/6/2025 Date of Revision:
Applicant: GREEN RIVER HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Northwest side of Corridor Park Blvd across from the intersection with Innovation Dr
Other Parcel Info.:
Tax ID Number: 118 173.09, 173.12, 173.27 Jurisdiction: County
Size of Tract: 14.6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Manufacturing Density:
Planning Sector: Northwest County Plan Designation: BP (Business Park)
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Corridor Park Blvd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology), 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: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff approved this request for a Certificate of Appropriateness for a building permit on 5/28/2025.

Comments:

1) Grading plans have been previously approved on the property by the TTCDA board. Preservation or installation of a vegetated landscape buffer strip 25 ft in width along the rear portion of the property adjacent to residences, except for a narrower strip as 17 ft in width adjacent to addresses 1152 & 1148 Lovell View Dr, was previously approved (10-A-23-TOG, 10-B-23-TOG).

This proposal is to create two approximately 60,000 sq ft and one 18,750 sq ft building for manufacturing in the Corridor Park subdivision. Lots 21 and 23 will be combined to accommodate the two 60,000 sq ft buildings. The BP zone requires a development plan approval before any building permits can be given (6-O-25-DP). Elevations, floor plans, landscaping, lighting, and signage will be required before building permits can be issued in the TO zone.

2) The 18,750 sq ft building has frontage on Data Ln, and the 60,000 sq ft buildings have frontage on Corridor Park Blvd. The Corridor Park subdivision connects to Dutchtown Road, a major arterial with access to Pellissippi Parkway.

3) The proposed parking for the development meets the requirements of the TTCDA guidelines. The TTCDA Design Guidelines requires 139 and 208 spaces. There are 208 surface parking spaces proposed. Since parking is in front of the building, a 20 ft landscape buffer will be required when the landscaping plan is submitted.

4) GAC- 21.9%, FAR- 21.9%, IAR- 52%

5) Sidewalks are already along Corridor Park Blvd. Internal sidewalks have been proposed in front of each building. Loading docks are in the rear of the building. Garbage dumpsters in enclosures are proposed behind buildings.

Action: Approved

Meeting Date: 6/9/2025

Details of Action:

Summary of Action:

Date of Approval:

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: