

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 6-B-19-TOB

Related File Number:

Application Filed: 5/6/2019

Date of Revision:

Applicant: MR. ERIC MOSELEY

PROPERTY INFORMATION

General Location: South side of Checkerboard Lane, north side of Dutchtown Road, west of Simmons Road.

Other Parcel Info.:

Tax ID Number: 131 06807 AND 06808

Jurisdiction: County

Size of Tract: 2.06 acres

Accessibility: Access is via Checkerboard Lane, a local street with a 26' pavement width within a 50' right-of-way with access out to Simmons Road.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lots

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: 0 Checkerboard 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:**
- 1) Waiver to allow a Ground Area Coverage of 31.94% (maximum requirement is 25%) for Lot 3. (Design Guidelines Section 1.3.1)
 - 2) Waiver to allow a Floor Area Ratio of 31.94% (maximum requirement is 30%) for Lot 3. (Design Guidelines Section 1.3.2)
 - 3) Waiver to allow overhead doors on the front of the two buildings. (Design Guidelines Section 2.5.3)

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCCA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends DENIAL of the requested waiver from Section 1.3.1 of the Design Guidelines to allow a Ground Area Coverage of 31.94% (maximum requirement is 25%) for Lot 3 for the reasons identified in comment #4 above.

Staff recommends DENIAL of the requested waiver from Section 1.3.2 of the Design Guidelines to allow a Floor Area Ratio of 31.94% (maximum requirement is 30%) for Lot 3 for the reasons identified in comment #4 above.

Staff recommends APPROVAL of the requested Waiver from Section 2.5.3 of the Design Guidelines to allow overhead doors on the Checkerboard Lane frontage of the two buildings for the reasons identified in comment #5 above.

Based on the application and plans as submitted and revised, and in consideration of the recommended actions on the requested waivers, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for building permits for the two buildings, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Installing all landscaping as identified on the landscape plan for each site within six months of the issuance of an occupancy permit for each site, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 4) Revising the site plan for Lot 3 to reduce the building area within the limits allowed by the Ground Area Coverage and Floor Area Ratio standards of the Design Guidelines
- 5) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 6) Proposed signage will require a separate TTCCA application and approval.

Comments:

- 1) This is a request for approval of building permits to construct an office/warehouse facility on two adjoining lots in the Langley Business Park Subdivision. The two lots are located on the south side of Checkerboard Lane at the western end of the Subdivision.
- 2) Lot 3 (Tax Parcel 68.08) which has a lot area of 0.981 acres will include a 1-story building with 13,650 square feet, and a total of 14 parking spaces. Lot 4 (Tax Parcel 68.07) which has a lot area of 1.079 acres will include a 1-story building with 11,000 square feet and a total of 11 parking spaces. Both lots meet the minimum parking requirements for an office/warehouse facility as identified under the TTCCA Design Guidelines. Since the required parking under the Knox County Zoning Ordinance varies for this type of building, the required parking will be evaluated by the Knox County Codes Department at the time they apply for a building permit. Each site is still subject to staying within the maximum parking limits of the TTCCA Design Guidelines.
- 3) The proposed development on Lot 4 is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 4) The proposed development on Lot 3 while it is within the limits for Impervious Area Ratio, it exceeds the maximum limit for Ground Area Coverage and Floor Area Ratio. Waivers are required for exceeding both of those standards. With a proposed building area of 13,650 square feet, the proposed Ground Area Coverage is 31.94% (maximum requirement is 25%) and the proposed Floor Area Ratio is 31.94% (maximum requirement is 30%). A copy of the applicant's waiver request is attached to this application. Staff does not support the requested waivers and is recommending denial. It is staff's position that there is no real justification for granting the waiver. The regulations will allow a building area of approximately 10,680 square feet on this smaller of the two lots.
- 5) The proposed buildings on these two lots include overhead doors on the Checkerboard Lane frontage for the buildings. Both lots have frontage on both Checkerboard Lane and Dutchtown Road

which makes it difficult to provide overhead door access into the buildings. Staff supports the proposal to include the overhead doors on the Checkerboard Lane frontage which is the lower classification street. The landscape plan submitted for this development includes a good mix of landscape materials to help reduce the visual impact of the proposed overhead doors.

6) The exterior siding for the buildings will include a mix of smooth and split face CMU in tan and taupe colors and beige ribbed vertical metal siding. The entrance area includes an aluminum storefront system finished in white. A suspended canopy will be provided over the entrance. The roof system will be a standing seam white metal roof.

7) The mechanical equipment areas will be located between the two buildings and will be screened from view from the public streets. The dumpster enclosures will be constructed of materials and colors used for the proposed buildings.

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

9) The proposed site lighting will be full cut-off LED fixtures and is consistent with the Design Guidelines.

10) There is no signage proposed with this submittal. The yard sign locations shown on the landscape plan are not part of this approval.

Action: Approved as Modified

Meeting Date: 6/10/2019

Details of Action: APPROVE the requested waiver from Section 1.3.1 of the Design Guidelines to allow a Ground Area Coverage of 31.94% (maximum requirement is 25%) for Lot 3.

APPROVE the requested waiver from Section 1.3.2 of the Design Guidelines to allow a Floor Area Ratio of 31.94% (maximum requirement is 30%) for Lot 3.

APPROVE the requested Waiver from Section 2.5.3 of the Design Guidelines to allow overhead doors on the Checkerboard Lane frontage of the two buildings.

Based on the application and plans as submitted and revised, and in consideration of the approved waivers, APPROVE the request for a Certificate of Appropriateness for building permits for the two buildings, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Installing all landscaping as identified on the landscape plan for each site within six months of the issuance of an occupancy permit for each site, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 4) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 5) Proposed signage will require a separate TTCD application and approval.

Summary of Action:

Date of Approval: 6/10/2019

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: