

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 6-B-25-TOB Related File Number:
Application Filed: 5/6/2025 Date of Revision:
Applicant: GREGORY S. CAMPBELL

PROPERTY INFORMATION

General Location: Northside of Centerpoint Blvd, West of Pellissippi Pkwy
Other Parcel Info.:
Tax ID Number: 118 01609 Jurisdiction: County
Size of Tract: 6.17 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: DR Horton office Density:
Planning Sector: Northwest County Plan Designation: BP (Business Park), RC (Rural Conservation), HP (Hillside)
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Centerpoint 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. This proposal is to create two approximately 29,200 sq ft office buildings, each in two phases, on Centerpoint Blvd west of Pellissippi Pkwy. Building elevations have been provided for the first building, which is closest to Pellissippi Parkway. Elevations, floor plans, and additional landscaping will be required for the Phase 2 building. This property is in the BP/TO zone and requires a development plan approval by the Planning Commission (6-M-25-DP).
2. The Phase I building is two stories tall. The building materials include brick and a variety of metal panels, including a standing seam metal roof. The main entrance faces the parking lot to the south and the courtyard to the east. The south facade has continuous break metal closure flashing between the storefront window and brick return at the window jamb to 1" from the face of the brick veneer. Continue breaking metal from the upper window, past the metal siding, and continue at the lower window, as a continuous piece of metal. The main entrance has a storefront butt glazing system. Mechanical equipment on the roof has been screened.
2. GAC- 11%, FAR- 22%, IAR- 37% for the Phase I building only.
3. The parking meets the requirements of the Knox County Zoning Ordinance, which in this case is more restrictive than the TTCDA guidelines. 1 parking space per 250 ft of usable office space. 118 spaces are required and 129 have been provided.
4. The lighting plan meets all TTCDA guidelines for lighting intensity.
5. The proposed landscape plan is in compliance with the Design Guidelines.
6. A sidewalk is required along the property's frontage per Knox County Engineering and Public Works. This will connect to the sidewalk to the west and the future greenway to the east, which may run along Pellissippi Parkway. Internal sidewalks are proposed around the buildings.
7. No new signage has been provided at this time. Signage will be reviewed when it is submitted.
8. The site has been previously disturbed, which would make it exempt from HP guidelines. Most of the clearing that occurred around 2003 (per KGIS aerial) in the HP area has been reforested. The grading plan proposes that 31% of the property will remain undisturbed.

Action: Approved

Meeting Date: 6/9/2025

Details of Action:

Summary of Action:

Date of Approval: 5/28/2024

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: