

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 7-A-22-TOB

Related File Number:

Application Filed: 5/26/2022

Date of Revision:

Applicant: TREY BENEFIELD

PROPERTY INFORMATION

General Location: South side of Dutchtown Rd, west side of Century Park Blvd

Other Parcel Info.:

Tax ID Number: 118 17715

Jurisdiction: City

Size of Tract: 15.7 acres

Accessibility: Access is proposed off of Global Way, a private right-of-way with a 27-ft pavement width inside a 50-ft right-of-way yet to be platted in its entirety.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Office building

Density:

Sector Plan: Northwest County

Sector Plan Designation: MU-SD, NWCO-2 (Mixed Use Special District)

Growth Policy Plan:

Neighborhood Context:

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

Street: 10101 Global Way

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park) / TO-1 (Technology Park 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: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to four conditions:

- 1) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the City of Knoxville Engineering Department to guarantee such installation.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 4) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

Comments:

- 1) The applicant is requesting approval of an office building with an area of approximately 58,972 sq ft.
- 2) The 15.7-acre site is just off the Dutchtown Road exit of Pellissippi Parkway and is zoned OP (Office Park) / TO (Technology Overlay), which allows this use by right.
- 3) Access is proposed off of Global Way, a private right-of-way that connects to Century Park Boulevard.
- 4) The building faces Global Way, so the side of the building facing Century Park, the main road entering into this office park area, is a side façade.
- 5) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines.
- 6) Parking is proposed in the front of and to the side of the building. A 20-ft landscaped buffer consisting of a row of shrubs behind a row of trees is provided between the parking areas and the street.
- 7) There is a loading dock door on the west façade facing Pellissippi Parkway, which is a side façade. Landscaped areas containing trees are proposed along the paved areas and will help screen the door from Pellissippi Parkway and several planting areas between the building and the street will screen the door from Global Way. The plans show that a future subdivision is planned for the empty portion of the lot to the west. Future development in that location would further screen the doors from Pellissippi Parkway.
- 8) The landscape plan meets the landscaping requirements of the TTCDA Guidelines. The Plan proposes several rows of plantings between the building and the street and has foundation plantings along the front and side facades.
- 9) Building facades feature rectangular panels comprised of fiber cement, wood, or metal. The walls on the building façades that protrude the most feature composite wood panels applied vertically. Walls situated a little farther back feature the fiber cement panels applied horizontally, and these are the largest. The metal panels define multiple bays of windows on some of the facades, and the windows are also capped with spandrel panels. The building features a flat roof. The exterior loading dock door is a rolling garage door comprised of glass panels, but it will not be readily visible from the street.
- 10) A dumpster will be provided on-site, and the dumpster enclosure will be clad in brick with a gate for access. The gate will be metal roof decking with an inset panel of sheet metal featuring the apartment complex logo.
- 11) The proposed lighting includes seven light poles spread around the parking lot. The proposed light fixtures are full cut-off, utilize LED lighting, and meet the TTCDA Guidelines. Lighting levels likewise meet the TTCDA Guidelines.
- 12) No signage is proposed at this time. Should signage be desired in the future, it would need to be submitted in a separate application at a future time.

Action: Approved

Meeting Date: 7/11/2022

Details of Action: Approval of this request for a Certificate of Appropriateness for a building permit, subject to five conditions (fifth condition added by the TTCDA board):

- 1) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the City of Knoxville Engineering Department to guarantee such installation.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 4) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.
- 5) Adding a sidewalk connection to the sidewalk system and the sidewalk along Century Park Blvd.

provided it can be designed to be ADA compliant

Summary of Action:

Date of Approval:

7/11/2022

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: