

# CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 7-B-22-TOB      Related File Number:  
Application Filed: 6/2/2022      Date of Revision:  
Applicant: AVERITT EXPRESS

## PROPERTY INFORMATION

General Location: North and west sides of Cogdill Rd, north of I-40 and west of Pellissippi Parkway  
Other Parcel Info.:  
Tax ID Number: 131 08801, 082, 081, 08101, & OTHER: 08001      Jurisdiction: County  
Size of Tract: 34 acres  
Accessibility: Access is via Cogdill Road, a minor collector with a 23-ft pavement width inside the I-40/I-75 right-of-way to the south and the Pellissippi Parkway right-of-way to the east.

## GENERAL LAND USE INFORMATION

Existing Land Use: Averitt Express Transportation Services facility and vacant land  
Surrounding Land Use:  
Proposed Use: Modification to existing facility      Density:  
Sector Plan: Northwest County      Sector Plan Designation: LI (Light Industrial)  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 207 Cogdill Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay) in Knox County; I-G (General Industrial) / TO-1 (Technology Park Overlay) in the City  
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:** 1) Increase maximum IAR for the overall site to 77%.

## 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 the following required waivers from the Design Guidelines:  
1) Increase the maximum IAR allowed to 77% since the new construction is below the required standard and it is the existing facility that raises the entire development over the required amount.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to five conditions:

- 1) Planting of trees meeting the County's Type A Landscape Screen requirements in all areas of the site adjacent to single-family homes where the existing vegetation will not remain to create a buffer zone for adjacent single-family residences.
- 2) Installation any landscaping as described in condition 1 within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the City of Knoxville Engineering Department, as applicable.
- 4) Meeting all applicable requirements of the zoning ordinances of Knox County and the City of Knoxville, as applicable.
- 5) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

**Comments:**

- 1) The applicant is requesting approval to expand the existing transportation services facility. The expansion would entail additional vehicle storage of tractor-trailer beds on the adjoining lots to the north and a 25,700 square foot addition to the existing terminal structure. Post-construction, the new structure would have an area comprising approximately 66,700 sq ft.
- 2) The multiple-parcel site is just north of Pellissippi Parkway along the sharp curve at the southern portion of Cogdill Road, so that Cogdill Road wraps around the site. The rear of the site abuts residential properties on Starkey Lane. The properties into which this development is expanding have frontage on the Starkey Lane cul-de-sac bulb, but the site will not utilize Starkey Lane for access.
- 3) The existing facility is located within City limits and is zoned I-G (General Industrial) / TO-1 (Technology Park Overlay), which allows this use by right. The expanded properties are located in Knox County and are zoned PC (Planned Commercial) / TO (Technology Overlay). All development plans in the PC zone require approval by the Planning Commission regardless of whether the use is allowed by right, and this case is on the July 14, 2022 agenda (7-F-22-UR). The PC zone is a bit vague in the specific uses that are allowed, but it does state that light distribution centers are allowed, and staff finds this use to be similar to that.
- 4) Access is currently off of the southwestern and northeastern corners of the parcel at 10207 Cogdill Road. These access points are to be retained with no additional access points created with the expansion.
- 5) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) for the new properties in the County are in compliance with the Design Guidelines. However, when the site is looked at comprehensively, the IAR is slightly over the maximum required. The TTCDA caps the IAR at 70%, and the proposed IAR is 77%. The applicant is requesting a waiver for the 7% overage for the overall site. Staff supports this waiver since the new construction meets the standard and it's the existing section that brings the overall development over.
- 6) No new employee or visitor parking is proposed. The existing parking exceeds the maximum allowed in the TTCDA area, but is pre-existing non-conforming. The expansion shows vehicular storage areas, which differ in use and intent from visitor/employee parking. Staff did not review the vehicular storage area as a parking lot.
- 7) 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 at the southern entry point. The parking along the western edge of Cogdill Road is just shy of 20 feet, but this would be considered pre-existing nonconforming.
- 8) As mentioned previously, the newly integrated properties at the northern end of the site abut residential properties. There is existing vegetation along those shared lot lines, and much of this is to remain undisturbed. Any vegetation that is removed along those lot lines is to be replaced by Knox County's Type A Landscape Buffer (Knox County Ordinance, Section 4.10.11).
- 9) Within the City of Knoxville, existing sites are not required to comply with certain sections of the

zoning (landscaping and parking, for example) unless the cost of the renovation is in excess of 50% of the property's most recent tax-assessed value. Since the only change to the City property is the extension of the terminal, this does not trigger the need for additional landscaping on the City property. On the County property, the plans were reviewed as vehicle storage areas, so the parking section of the TTCDA Guidelines does not apply. Additionally, since no parking, buildings, or entries were introduced in these plans, the sections of the TTCDA Design Guidelines pertaining to those sections does not apply to these site plans. Existing vegetation can count towards the tree requirement, and the vegetation on the site meets the number of trees that would be required for the acreage of yard space.

10) The proposed structure matches the existing structure in materials and construction. The existing terminal/docking bay sequence continues from the existing building to add 28 spaces on each side of the building. When trucks are docked, the only portion of the structure that is visible is the roof, which is standing seam metal. The structure is not visible from the portion of Cogdill Road that runs to the east of the lots.

11) The proposed lighting includes eight light poles spread around the one of the vehicular storage lots. The proposed light fixtures are full cut-off, utilize LED lighting, and meet the TTCDA Guidelines. The photometric plan indicates lighting levels up to 4.1 footcandles (fc), which is above the maximum 2.5 fc required. The applicant has indicated they intend to meet the standard. It is therefore a condition of approval that a revised photometric plan be submitted to staff for verification prior to the issuance of the COA. Otherwise, a waiver would be required to allow the overage.

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:**

Staff recommends approval of the following required waivers from the Design Guidelines:

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**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:**