

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 8-A-22-TOA **Related File Number:**
Application Filed: 6/21/2022 **Date of Revision:**
Applicant: CUTHBERTSON REAL ESTATE, LLC CUTHBERTSON REAL ESTATE, LLC

PROPERTY INFORMATION

General Location: Northwest side of Horseshoe Bend Ln., east of Pellissippi Pkwy
Other Parcel Info.:
Tax ID Number: 89 22207 & 22208 **Jurisdiction:** County
Size of Tract: 7.99 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office-warehouse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP (Technology Park), SP (Stream Protection), &
Growth Policy Plan:
Neighborhood Context:

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

Street: 3065 Horseshoe Bend Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology Park), F (Floodway), and 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: The waivers approved in March 2021 (3-C-21-TOB) would still be applicable, but they are no longer required. The lighting plan has been revised and is now in compliance with TTCDA Guidelines, the foundation landscaping is more than 50% of the front and side facades, and the previously approved metal panels are discouraged, not prohibited.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

APPLICATION APPROVED July 20, 2022, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:

- 1) Replatting of the lots to combine them into 1 lot. Buildings cannot cross property lines, so the property needs to be one-lotted into to meet side setback requirements (plat is currently in review).
- 2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 3) Installation of all landscaping as shown on development plan 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.
- 4) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Meeting all applicable requirements of the Knox County Fire Marshall's office.
- 7) Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
- 8) No signage is requested at this time. If signage is desired in the future, a signage package would need to be submitted and would be required to meet all applicable requirements of the TTCDA.

Comments:

Action: Approved with Conditions

Meeting Date: 8/8/2022

Details of Action:

APPLICATION APPROVED July 20, 2022, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:

- 1) Replatting of the lots to combine them into 1 lot. Buildings cannot cross property lines, so the property needs to be one-lotted into to meet side setback requirements (plat is currently in review).
- 2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 3) Installation of all landscaping as shown on development plan 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.
- 4) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Meeting all applicable requirements of the Knox County Fire Marshall's office.
- 7) Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
- 8) No signage is requested at this time. If signage is desired in the future, a signage package would need to be submitted and would be required to meet all applicable requirements of the TTCDA.

The waivers approved in March 2021 (3-C-21-TOB) would still be applicable, but they are no longer required. The lighting plan has been revised and is now in compliance with TTCDA Guidelines, the foundation landscaping is more than 50% of the front and side facades, and the previously approved metal panels are discouraged, not prohibited.

Summary of Action:

Date of Approval: 7/20/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: