

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: Access is via Horseshoe Bend Ln., a local road with a 26.5-ft pavement width inside a 50-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Undeveloped 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: 3049 & 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: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCCA 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 TTCCA.

Comments:

- 1) The applicant is requesting approval of a revised set of plans for an office warehouse facility on a 7.99-acre site accessed off of Horseshoe Bend Lane, a local road. Site plans were approved in March 2021 (Case 3-B-21-TOB). The proposed revisions are minor and can be approved administratively by staff.
- 2) The site is currently comprised of 2 parcels on the northwest side of Horseshoe Bend Lane towards the end of the cul-de-sac. However, the applicant has submitted a plat combining the lots per a condition of the original approval.
- 3) FEMA has designated a large portion at the rear of the site as a floodway or as 100- and 500-year floodplains. When the previous plans were reviewed in 2021, Knox County's Engineering Department identified the no-fill line, beyond which no infill of the property would be allowed (see sheet C1.0). No building or infill is to occur beyond that area, and no building or development will occur in the floodway or floodplain areas of the site.
- 4) A small portion of the site is in the Hillside and Ridgetop Protection Area. As was stated in the previous staff report for Case 3-B-21-TOB, minor grading will occur in this portion of land designated HP, but that is only to install the driveway. However, the slope on this area of land is within the 0-15% range, and is relatively flat.
- 5) The original plans showed a primary structure centrally located on the lot with an area of 55,000 square feet and a training facility to the rear of the developed portion of the site that was not readily visible from the street. The proposed plans break this down into 2 phases. The proposed revision incorporates Phase 1 at 31,560 sq ft. Phase 2 would add 23,440 sq ft, which would bring the square footage back to the original 55,000 sq ft already approved.
- 6) The previously approved plans included 4 waivers, two in increase lighting levels, 1 to reduce foundation landscape plantings from 50% to 46.5%, and one to allow metal panels on the building facade. Typically, approved waivers would still be applicable for a revised set of plans, but in this case, they are no longer required. The lighting plan has been revised and is now in compliance with TTCCA Guidelines, the foundation landscaping is more than 50% of the front and side facades, and the previously approved metal panels are discouraged, not prohibited, and are mitigated with the foundation plantings.
- 7) No signage is proposed at this time. Should signage be desired, it should be submitted in a separate application at a future time.
- 8) Changes consist of the following:
 - a. Reduction in the depth of the building, resulting in a smaller footprint, and lower Impervious Area Ratio (IAR), Floor Area Ratio (FAR), and Ground Area Coverage (GAC).
 - b. Redistribution of rolling dock doors – the previous plans included a total of 10 dock doors, and the revised plans also include a total of 10. However, these have been redistributed among the side and rear facades increasing the dock doors on the rear façade by 2 and reducing the dock doors on the

east and west (side) façades by 1 each.

c. Installation of a single driveway instead of two driveways, further reducing the IAR.

d. Slight change in the number of parking spaces, going from 56 spaces approved to 55 spaces proposed now.

e. Slight alteration of plantings to accommodate the driveway changes. The rest of the landscaping plan remains unchanged.

f. The fuel island that was approved in the original plans has been moved nearer the dumpster.

9) The rest of the development plans remain unchanged.

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:

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: