

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 8-B-21-TOB Related File Number:
Application Filed: 7/15/2021 Date of Revision:
Applicant: STOWERS MACHINERY CORPORATION

PROPERTY INFORMATION

General Location: Southeast corner of Dutchtown Rd and Lexington Drive
Other Parcel Info.:
Tax ID Number: 131 06201 Jurisdiction: City
Size of Tract: 3.43 acres
Accessibility: The site is accessed from Dutchtown Road, which is classified as a local road at this location. Dutchtown Road has a pavement width of 26 ft inside a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Equipment and material storage for Stowers Machinery Corp.
Surrounding Land Use:
Proposed Use: Equipment and material storage for Stowers Machinery Corp. Density:
Sector Plan: Northwest County Sector Plan Designation: GC (General Commercial)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10752 Dutchtown Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial) / 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: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plans as submitted and revised, staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Installing all landscaping as identified on the approved landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the City of Knoxville Department of Engineering to guarantee such installation.
- 2) Meeting all applicable requirements of the City of Knoxville Department of Engineering .
- 3) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 4) Any proposed signage or lighting would require a separate TTCDA application and approval.

Comments:

- 1) This is a request for a 337 square foot mechanical building to replace the existing mobile office building on the site. The proposed building is smaller than the existing 951 square foot mobile building.
- 2) The building would feature concrete masonry walls with a standing seam metal roof. While concrete masonry is a discouraged material within TTCDA, it is acceptable for a small mechanical building. Landscaping with small ornamental trees and plants is proposed along the front façade that faces inward and the side façade that faces the right-of-way. The plantings would limit visibility of the concrete block from the right-of-way.
- 3) Due to the building's small size, it is not necessary to apply requirements regarding variation of material or building plane.
- 4) The proposed structure is just under 13 ft tall, which meets TTCDA Guidelines.
- 5) The site meets the ground area coverage, floor area ratio, and impervious area ratio requirements.
- 6) The landscaping plan is in compliance with TTCDA Guidelines.
- 7) No lighting is currently proposed for the site, but the applicant is likely to propose lighting in the near future. Any proposed lighting would require a lighting plan in compliance with TTCDA Guidelines and TTCDA approval. This may be an administrative review depending on the complexity of the lighting plans.
- 8) The existing access point is to be retained and meets the County's access requirements. (Dutchtown Road and Lexington Drive are County roads, while the property is located in the City of Knoxville.)
- 9) The property is zoned I-G (General Industrial) / TO (Technology Overlay), which allows outdoor storage of machinery and equipment as a permitted use. The Northwest County Sector Plan shows this property as GC, which does not support the I-G zoning. However, since the use is permissible by right and not as a use on review, a plan amendment is not needed for this project to continue.
- 10) The grading plan and a general site plan proposing to regrade and resurface the lot while retaining a mobile office building were approved administratively by staff in April 2021 (4-A-21-TOA). The graded and graveled area has not changed since that approval. The approval also included a review of the existing detention basin by the City of Knoxville Engineering Department.
- 11) For the administrative approval in April 2021, the City's Plans Review and Inspections Department determined that the use "outdoor storage of machinery and equipment " did not require parking spaces. Since the new building would not be staffed by employees but would house mechanical equipment for the site, the use remains the same and no formal parking spaces would be required.
- 12) There is no signage proposed with this submittal. Any signage would require TTCDA approval as a separate application.

Action: Approved with Conditions

Meeting Date: 8/9/2021

Details of Action:

Based on the application and plans as submitted and revised, staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Installing all landscaping as identified on the approved landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the City of Knoxville Department of Engineering to guarantee such installation.
- 2) Meeting all applicable requirements of the City of Knoxville Department of Engineering .
- 3) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 4) Any proposed signage or lighting would require a separate TTCDA application and approval.

Summary of Action:

Date of Approval: 8/9/2021

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: