

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 8-D-22-TOA Related File Number:
Application Filed: 6/28/2022 Date of Revision:
Applicant: DAMON FALCONNIER FALCONNIER DESIGN CO.

PROPERTY INFORMATION

General Location: Southern terminus of Omni Ln, north side of I-40/I-75
Other Parcel Info.:
Tax ID Number: 131 G A 00703 Jurisdiction: City
Size of Tract: 1.82 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant existing building
Surrounding Land Use:
Proposed Use: Small office building Density:
Sector Plan: Northwest County Sector Plan Designation: LI (Light Industrial)
Growth Policy Plan:
Neighborhood Context:

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

Street: 501 Omni Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use) / 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): APPLICATION APPROVED July 7, 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) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Comments:

1) The applicant is renovating the existing building at the southern terminus of Omni Lane. The renovation of the 4,550 sq ft building will entail interior renovations only and as such would not be subject to TTCDA approval.

2) The property is zoned I-MU (Industrial-Mixed Use) / TO-1 (Technology Park Overlay), which allows this use by right.

3) The access to the site will remain unchanged, as will the parking lot configuration, though the applicant will be adding striping to the existing asphalt.

4) Omni Lane terminates into the parking lot entry. Parking is proposed at the termination point of Omni Lane in front of the building. Since the parking lot and building are existing, and nothing new is being created, neither the parking lot nor the building is being reviewed with this application.

5) The landscape plan meets the landscaping requirements of the TTCDA Guidelines. Since the parking lot is existing, it is exempt from much of the Landscaping section of the Guidelines. The Plan proposes a small group of plantings at the site entry and foundation plantings along the front façade between the building and the sidewalk. Trees are planted in the corners where possible to come as close to compliance as is possible with the required spacing between a canopy tree and parking spaces.

6) The site has a little over 1 acre of yard space, which would require 10 large trees. The landscape plan proposes to retain 12 existing large trees along the southern lot line.

7) No lighting or 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: 8/8/2022

Details of Action:

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Summary of Action:

Date of Approval: 7/7/2022

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: