

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 8-E-18-TOB

Related File Number:

Application Filed: 7/2/2018

Date of Revision:

Applicant: MENCERS

## PROPERTY INFORMATION

General Location: East side of Dutchtown Rd., southeast side of Lexington Dr.

Other Parcel Info.:

Tax ID Number: 131 06201

Jurisdiction: City

Size of Tract: 3.43 acres

Accessibility: Access is via Dutchtown Rd., a local street with a 24' pavement width within a 65' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot

Surrounding Land Use:

Proposed Use: Tree Service Business

Density:

Sector Plan: Northwest County Sector Plan Designation:

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-3 (General Industrial) / TO-1 (Technology Overlay)

Former Zoning:

Requested Zoning: NA

Previous Requests:

Extension of Zone:

History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

Variances Requested: Not applicable at this time.

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTEDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

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) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knoxville Department of Engineering.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project.
- 5) Proposed signage is also subject to compliance with the Knoxville sign regulations.

Comments:

- 1) This is a request for approval of a building permit to construct a 6,167 square foot building for a tree service business on this 3.43 acre parcel located on the east side of Dutchtown Rd. and southeast side of Lexington Dr. The proposed building will be set back approximately 60' from Dutchtown Rd., and approximately 35' from Lexington Dr. The building will include office and warehouse space for the business. An existing office trailer on the site will remain.
- 2) This site was previously occupied by a business specializing in stormwater and sanitary sewer pipes with approximately two thirds of the property covered in pavement or gravel for outdoor storage. A portion of the gravel area behind the proposed building will be used for mulch storage in three 20' x 20' storage bin areas and a parking area for the company vehicles.
- 3) There are a total of 11 required parking spaces being provided for the business which are in compliance with the zoning and TTEDA Design Guidelines requirements.
- 3) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 4) The building's exterior siding will include a base of split face CMU broken into sections with a 7'-4" or 12'-4" height. The upper portion of the building includes aluminum 8" siding broken into sections with a horizontal or vertical orientation. The buildings siding will include a brownstone and light brownstone color. The southwest corner of the building includes a tower feature that will be aluminum 6" vertical siding in green. A Galvalume metal roof system is proposed.
- 5) The mechanical equipment area will be screened from view from the public streets
- 6) The proposed landscape plan is consistent with the Design Guidelines.
- 7) The proposed site lighting will be full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.
- 8) Building signs are proposed for this site with the signs to be located on the tower feature of the building. Based on the linear frontage of the building along Dutchtown Rd. and Lexington Dr. a maximum sign area of 160 square feet can be considered. A Mencer's Tree Service sign is proposed on all four sides of the tower. With a sign area of 34.86 square feet per sign, the total sign area would be 139.44 square feet. Each building sign will be aluminum channel letters. The face of the letters will be red with the letters being back lit.

Action: Approved

Meeting Date: 8/6/2018

Details of Action:

APPROVE the request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knoxville Department of Engineering.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project.
- 5) Proposed signage is also subject to compliance with the Knoxville sign regulations.

Summary of Action:

Date of Approval: 8/6/2018

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: