

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 9-A-22-TOB                      Related File Number:  
Application Filed: 8/1/2022                      Date of Revision:  
Applicant: KARNS FIRE DEPT.

## PROPERTY INFORMATION

General Location: Northern terminus of Waterville Ln, north of Lovell Rd, east of Pellissippi Pkwy  
Other Parcel Info.:  
Tax ID Number: 104 115 & 11502                      Jurisdiction: County  
Size of Tract: 13.69 acres  
Accessibility: Access is via Waterville Lane, a local road with a 24-ft pavement width inside a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use:  
Proposed Use: Building permit for fire department headquarters                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: MDR/O (Medium Density Residential/Office) and H  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 0 Schaeffer Rd. & 0 Waterville Ln.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) / 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):** Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to three conditions:

- 1) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the City of Knoxville Engineering Department to guarantee such installation.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

**Comments:**

- 1) The applicant is requesting approval of a new fire station with an area of approximately 19,600 sq ft. An additional 1,925 square feet future expansion is identified on the plans in three separate areas ranging from 625-650 square feet. Upon completion, the building would contain approximately 21,525 square feet.
- 2) The 13.7-acre site is just off Schaeffer Road north of Lovell Road and near the Lovell Road exit of Pellissippi Parkway. It is zoned OB (Office, Medical and Related Services) / TO (Technology Overlay). The OB zone allows the same uses as the RB (General Residential) zone, so a fire station would be permitted by right. The site plans do not require Planning Commission approval.
- 3) Access is proposed off of Waterville Lane, a local road just off of Schaeffer Road, a major collector.
- 4) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines.
- 5) Parking is proposed in the front and rear of the building. A 20-ft landscaped buffer consisting of a row of shrubs behind a row of trees is provided between the parking areas and the street.
- 6) Parking was calculated using the initial building square footage of 19,600 square feet, which in the TTCDA, would allow a maximum of 69 spaces. The plans propose 69 spaces and are therefore in compliance with the Guidelines. An additional 6 spaces could be accommodated adjacent to the existing spaces, and this would be below the maximum number of spaces allowed for the project's planned expansion to 21,525 square feet (75 spaces).
- 7) There are three large garage doors facing Waterville Lane to provide an easy exit for fire trucks. These are angled away from Schaeffer Road and situated farther back than the main building, thereby minimizing the visibility of the doors from the main thoroughfare. Landscaping and a berm at the southern edge of the front parking area will also lessen the visibility of the doors.
- 8) The landscape plan meets the landscaping requirements of the TTCDA Guidelines. The notes on Sheet L100 provide a detailed description of compliance with the applicable standards.
- 9) The front façade of the building features a two-story entry canopy held aloft by brick columns and accented with a heavy timber canopy structure capped with a low-sloping, dark gray, standing seam metal roof matching that of the main structure behind it. The building has only one floor, so the exaggerated height provides a dramatic effect but is only for aesthetic purposes. The windows on the upper level of the front and back walls provide extra light for the interior much like an atrium. The walls are clad in brown brick on the top of the structure, interspersed with windows, then tan brick below the windows behind where foundation plantings will be planted. As mentioned previously, there are 3 large garage bays housing fire trucks. These are windowed, folding garage doors with dark gray accents. These are angled away from the main thoroughfare so they are not a prominent part of the front façade.
- 10) Accessory structures include a climbing tower and an exterior storage room, both of which have tan walls capped with a sloped, metal roof. The climbing tower is clad in split-face CMU; the storage building features metal panels.
- 11) A dumpster will be provided on-site, and the dumpster enclosure is made of split-face CMU painted to match the tan brick used elsewhere on the site. The enclosure has an aluminum, manually-operated gate to provide access.
- 12) The proposed lighting includes twelve light poles spread around the parking areas. The proposed light fixtures are full cut-off, utilize LED lighting, and meet the TTCDA Guidelines. Lighting levels likewise meet the TTCDA Guidelines.
- 13) Signage is proposed for the site and building and is a separate item on this agenda.

**Action:** Approved

**Meeting Date:** 9/6/2022

**Details of Action:** Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to three conditions:

- 1) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the City of Knoxville Engineering Department to guarantee such installation.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

**Summary of Action:**

**Date of Approval:** 9/6/2022

**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:**