

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 9-A-25-TOB Related File Number:
Application Filed: 9/8/2025 Date of Revision:
Applicant: MATTHEW BAUMGARTNER OYSK 3 ARCHITECTS

PROPERTY INFORMATION

General Location: West side of Cogdill Rd, north of I-40 / I-75
Other Parcel Info.:
Tax ID Number: 131 C A 008 Jurisdiction: City and County
Size of Tract: 5.89 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: New construction of 65 x 120 feet pre-engineered building, based on the building package. Density:
Planning Sector: Northwest County Plan Designation: LI (City), BP (County)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10308 Cogdill Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-1/TO-1 /CB/TO
Former Zoning:
Requested Zoning:
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: Kelsey Bousquet

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff approved a Certificate of Appropriateness for a building permit on October 28th, 2025.

Comments: This is a request to revise a site plan that was previously approved in April 2025 (4-A-25-TOB). The proposed changes include moving the location of the building on the site and updating landscaping and lighting requirements to align with the new placement.

1. The footprint of the proposed warehouse increased from 6,500 sq ft to 7,800 sq ft. The ground area coverage, floor area ratio, and impervious area ratio are still in compliance with TTCDA requirements.
2. The proposed building height increased from 16 ft to 19 ft at the roof line.
3. The building material consists of a muted color steel siding, and landscaping has been adjusted to include a mix of shrubs and small trees to help break up the long, unbroken façade. The building will also be screened from the interstate by a mix of arborvitae and holly plantings. The landscaping plan meets the Design Guidelines.
5. The lighting plan meets all TTCDA guidelines for lighting intensity. Seven light poles with a dark color are being added to the property. The footcandles are 0-0.1 at the property lines.

Action: Approved

Meeting Date: 9/29/2025

Details of Action:

Summary of Action:

Date of Approval: 10/28/2025

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: