

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 9-B-19-TOB

Related File Number:

Application Filed: 7/30/2019

Date of Revision:

Applicant: BARRY BYRD

PROPERTY INFORMATION

General Location: South side of Murdock Drive, east of Simmons Road.

Other Parcel Info.:

Tax ID Number: 118 17323 AND PART OF 17320

Jurisdiction: County

Size of Tract: 11 acres

Accessibility: Access is via Murdock Dr., a minor arterial street with a 40' pavement width within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business and vacant land

Surrounding Land Use:

Proposed Use: Office building

Density:

Sector Plan: Northwest County

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

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

Street: 10550 Murdock Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (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: Waiver to exceed the maximum number of parking spaces allowed for the proposed office building under the Design Guidelines (Design Guidelines Section 1.7.5) by allowing an increase from 159 spaces to 210 spaces as identified on the development plan.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends APPROVAL of the requested Waiver to exceed the maximum number of parking spaces allowed for the proposed office building under the Design Guidelines by allowing an increase from 159 spaces to 210 spaces as identified on the development plan.

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) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Installation of all sidewalks and walking trails as identified on the development plan, subject to meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
- 3) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Any proposed signage will require a separate TTCDA application and approval.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 7) Obtaining a use on review approval from the Planning Commission for the proposed office development (10-A-19-UR) that will be before the MPC on October 10, 2019.

Comments:

- 1) This is a request for approval of a building permit for a 35,200 square foot two story office building for Mesa Associates, Inc. Access for the site will be through the existing Mesa office building site that adjoins this property on the west that has access out to both Murdock Drive and Simmons Road. There is no direct access from this property out to Murdock Drive.
- 2) The development plan includes 210 parking spaces which meets off-street parking requirements for the Knox County Zoning Ordinance. The TTCDA Design Guidelines allows a maximum of 159 parking spaces for the proposed office building. The applicant is requesting a waiver approval from the Board to allow the increase to the proposed 210 parking spaces based on the parking needs for the existing office facility. Staff supports the requested waiver.
- 3) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 4) The landscape plan is consistent with the Design Guidelines.
- 5) The proposed lighting for the parking lot and building includes full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.
- 6) The exterior materials for the building will match the existing design and materials on the main Mesa office building located just west of this site. The mechanical equipment will be located on the roof of the building and will be screened from view from the street.
- 7) There is no signage proposed with this submittal.
- 8) The use on review application (10-A-19-UR) for the proposed office development will be before the Planning Commission on October 10, 2019.

Action: Approved

Meeting Date: 9/9/2019

Details of Action: APPROVE the Waiver to exceed the maximum number of parking spaces allowed for the proposed office building under the Design Guidelines by allowing an increase from 159 spaces to 210 spaces as identified on the development plan.

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

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Installation of all sidewalks and walking trails as identified on the development plan, subject to

meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.

- 3) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Any proposed signage will require a separate TTCCA application and approval.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 7) Obtaining a use on review approval from the Planning Commission for the proposed office development (10-A-19-UR) that will be before the MPC on October 10, 2019.

Summary of Action:

Date of Approval: 9/9/2019

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: