

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 9-C-19-TOB Related File Number:
Application Filed: 8/5/2019 Date of Revision:
Applicant: DANMAR DEVELOPMENT

PROPERTY INFORMATION

General Location: North side of Checkerboard Lane, west side of Simmons Road.
Other Parcel Info.:
Tax ID Number: 131 06804 AND 06805 Jurisdiction: County
Size of Tract: 4.42 acres
Accessibility: Access is via Checkerboard Lane, a local street with a 26' pavement width within a 50' right-of-way with access out to Simmons Road.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office/warehouse/storage yard Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Checkerboard Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing) / 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: Not applicable at this time.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA 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) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Installation of all sidewalks 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) Submitting a revised landscape plan to staff for approval that includes additional ornamental trees and shrubs on the eastern side and southeastern corner of the warehouse building in order to be in compliance with the Design Guidelines.
- 4) Installing all landscaping as identified on the revised 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.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Submitting a revised development plan that provides additional screening for both the mechanical equipment and dumpster area subject to staff approval.
- 7) Submitting a site lighting plan that is in compliance with the Design Guidelines subject to staff approval.
- 8) Any proposed signage will require a separate TTCDA application and approval.
- 9) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

- 1) This is a request for approval of a building permit to construct an office/warehouse facility including an outdoor storage yard for masonry materials on two adjoining lots in the Langley Business Park Subdivision. The two lots are located on the north side of Checkerboard Lane and west side of Simmons Road.
- 2) The site includes a 2,688 square foot office/showroom and a 9,000 square foot warehouse. The site will have a total of 15 parking spaces which meets the requirements of the Knox County Zoning Ordinance and the TTCDA Guidelines.
- 3) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 4) The exterior siding for the office/showroom building will include a mix of stone and brick veneers with additional masonry banding and window treatment. The warehouse building will include both split and smooth face CMU with vertical metal wall panels. The window and entrance areas include an aluminum storefront system finished in medium bronze. A suspended canopy will be provided over the main entrance. The roof system will be a standing seam galvalume roof.
- 5) The mechanical equipment areas are required to be screened from view from the public streets. Screening plans still need to be provided to staff for approval. Additional screening is also needed for the proposed dumpster location.
- 6) The proposed landscape plan needs to be modified to include additional ornamental trees and shrubs on the eastern side and southeastern corner of the warehouse building in order to be in compliance with the Design Guidelines.
- 7) While minimal lighting is proposed for this site, a site lighting plan is still required to show compliance with the Design Guidelines.
- 8) There is no signage proposed with this submittal.

Action: Approved

Meeting Date: 9/9/2019

Details of Action: 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 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) Submitting a revised landscape plan to staff for approval that includes additional ornamental trees and shrubs on the eastern side and southeastern corner of the warehouse building in order to be in compliance with the Design Guidelines.
- 4) Installing all landscaping as identified on the revised 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.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Submitting a revised development plan that provides additional screening for both the mechanical equipment and dumpster area subject to staff approval.
- 7) Submitting a site lighting plan that is in compliance with the Design Guidelines subject to staff approval.
- 8) Any proposed signage will require a separate TTCDA application and approval.
- 9) Meeting all applicable requirements of the Knox County Zoning Ordinance.

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: