

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 11-A-24-TOB Related File Number:
Application Filed: 9/25/2024 Date of Revision:
Applicant: COLIN MCCARTHY CHEVRON PHILLIPS CHEMICAL PERFORMANCE PIPE

PROPERTY INFORMATION

General Location: South side of Lexington Dr, west of Cogdill Rd
Other Parcel Info.:
Tax ID Number: 131 G A 011 Jurisdiction: County
Size of Tract: 7.55 acres
Accessibility: Access is via Lexington Dr., a local road with a pavement width of 30' within a 55' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Industrial
Surrounding Land Use:
Proposed Use: N/A, no changes to the use are proposed Density:
Planning Sector: Northwest County Plan Designation: BP (Business Park)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10420 Lexington Dr
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: 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: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to two conditions:

- 1) Meeting all applicable requirements of the Knox County Engineering and Public Works.
- 2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

Comments:

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR BUILDING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

1. The proposal is for a new building for a bathroom that is 6,000 sq ft. The new building is in the middle of the existing property on Lexington Dr and Cogdill Rd. The existing 110,104 sq ft building is from 1963 and predates the Technology Overlay and will wrap around 3 sides of the proposed bathroom.
2. The bathroom building will be one-story and approximately 11 ft 8 in tall. The proposed materials are a dark grey metal roof and light brown metal wall panels. The building will be built on existing concrete. There will be no change to the Impervious Area Ratio for this property.
3. Since the proposed building location is in the center of the existing property, it will not affect the movement of existing vehicles or parking. If the building is approved and constructed, employees will now have access to a bathroom in this part of the property.
4. There are currently no plans to change the existing landscaping at the plant due to this project. The building will be blocked from the street since three sides of the existing building will wrap around it.
5. A photometric plan has been provided and no lighting will be on the outside of the building.
6. No signage has been provided at this time. Any future signage will be reviewed by this board for compliance with the guidelines.

B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.

1. This property is in Knox County and is zoned CB (Business and Manufacturing), TO (Technology Overlay). In general, uses permitted in the CB zone include a wide range of business and manufacturing uses. The existing pipe manufacturing business is consistent with the intent of the zone. A landscaping plan is not required for this small bathroom building. The parking areas have been screened from the rights-of-way by new landscaping or existing vegetation in the right-of-way.

C. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE.

1. This property is a part of the Skyview Heights Industrial Park subdivision, which has developed with a range of industrial, office and commercial uses. The additional employee bathroom will not affect the land use.

D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.

1. Knox County has no comments on this proposal.

Action: Approved

Meeting Date: 11/12/2024

Details of Action:

Approval of this request for a Certificate of Appropriateness for a building permit, subject to two conditions:

- 1) Meeting all applicable requirements of the Knox County Engineering and Public Works.
- 2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

Summary of Action:

Date of Approval: 11/12/2024

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: