

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 12-A-24-TOB                      Related File Number:  
Application Filed: 10/28/2024                      Date of Revision:  
Applicant: STUART ANDERSON, AIA GEORGE ARMOUR EWART ARCHITECT

## PROPERTY INFORMATION

General Location: West side of Mabry Hood Rd, south of Dutchtown Rd  
Other Parcel Info.:  
Tax ID Number: 118 17711                      Jurisdiction: City  
Size of Tract: 6.81 acres  
Accessibility: Access is via Investment Dr, a local street with a pavement width of 35 ft within 50 ft of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Office building                      Density:  
Planning Sector: Northwest County                      Plan Designation: MU-SD, NWCO-2  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 10010 Investment Dr.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park), 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

Variations Requested: N/A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCCA ACTION AND DISPOSITION

Planner In Charge:

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 City of Knoxville Engineering and Public Works requirements.
- 2) Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

Comments:

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCCA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCCA 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 office building that is 83,000 sq ft and approximately 3 stories tall at Dutchtown Rd/Pellissippi Pkwy interchange. The new building is a part of Century Park's business park and will be accessed off Investment Dr, the existing private right-of-way in the office park. A turning template has been provided, which shows trucks can adequately maneuver the drive aisles.
2. The office building will be three stories and approximately 50 ft-10 in tall. The proposed materials are brick veneer with an aluminum frame storefront system. There will be some metal wall panels and columns breaking up the window system.
3. The minimum parking standards have been met. A sidewalk is being proposed from the building to the Investment Dr and Century Park Blvd roundabout.
4. The landscaping plan meets the guidelines, and a landscape buffer has been proposed all along Mabry Hood Rd. Some screens include keeping a 10-foot vegetated buffer of existing trees. A tree protection fence will be installed before the groundbreaking to preserve trees along Mabry Hood Rd. Turkey Creek runs through the northern portion of the property, and a 35-ft stream buffer has been provided. A plat of the property shows a sinkhole in the middle of the property (instrument # 200312230064514), and the building has been placed just outside of the sinkhole buffer.
5. All lights are entirely cut-off wall packs with a dark finish. The lighting plan meets all TTCCA guidelines for lighting intensity. For example, lighting levels are less than 0.5 foot-candles at the property lines, and light poles are 20-ft tall in parking lots.
6. No signage has been provided at this time. This board will review any future signage to ensure 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 OP (Office Park) and TO-1 (Technology Park Overlay). The Office Park Zoning District is intended to accommodate large office developments and office parks/campuses. This property is a part of Century Park's subdivision, which has developed with a range of office uses.

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

1. The proposed office building is not expected to adversely impact the surrounding area because the adjacent area consists of office uses.

### 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:** 12/9/2024

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

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

**Summary of Action:**

**Date of Approval:**

12/9/2024

**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:**