

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 12-B-24-TOB                      Related File Number:  
Application Filed: 10/28/2024                      Date of Revision:  
Applicant: CHRIS SHARP URBAN ENGINEERING

## PROPERTY INFORMATION

General Location: North side of Checkerboard Ln, west side of Simmons Rd  
Other Parcel Info.:  
Tax ID Number: 131 06805                      Jurisdiction: County  
Size of Tract: 4.41 acres  
Accessibility: Access is via Checkerboard Lane, a local street with a 25-ft pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Commercial  
Surrounding Land Use:  
Proposed Use: N/A                      Density:  
Planning Sector:                      Plan Designation: BP (Business Park)  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 10625 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: 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:**
- 1) Reduce the front setback when parking is in the front yard from 60 ft to 56.3 ft for Building A (1.4.1).
  - 2) Reduce the parking lot setback from 20 ft to 16.4 ft for Building A (Guidelines 1.7.9 and 3.1.8).
  - 3) Reduce the parking lot setback from 20 ft to 9 ft for Building B (Guidelines 1.7.9 and 3.1.8).

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

**Planner In Charge:** Kelsey Bousquet

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) Approve the waiver to reduce the front setback when parking in the front yard from 60 ft to 56.3 ft to avoid encroaching on the drainage easement and because sufficient space remains for trees and shrubbery between the parking lot and the street. Furthermore, the request does not significantly deviate from the design standards.
- 2) Approve the waiver to reduce the parking lot setback for Building A from 20 ft to 16.4 ft to avoid encroaching on the drainage easement.
- 3) Approve the waiver to reduce the parking lot setback from 20 ft to 9 ft for Building B to avoid encroaching on the drainage easement.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to three conditions:

- 1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

**Comments:**

The applicant is requesting approval for two office warehouse buildings on a shared lot with an existing office warehouse building. Building A would be 11,700 sq ft, and Building B would be 11,600 sq ft, totaling 23,300 of new building area on this property. The total building square footage for all three buildings would be 35,420 sq ft.

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 property has driveway access from Checkerboard Lane. Building A is positioned at an angle relative to the right-of-way near the property's western side, and Building B is oriented parallel to Checkerboard Lane.
- 2) There are two loading docks. The loading dock at Building A is oriented toward the driveway entrance, while the loading dock at Building B faces Building A and runs parallel to the right-of-way. Four evergreen trees will be planted in the front yard of Building A to help screen the loading dock from the street. The retaining wall and office building will shield the loading dock at Building B.
- 3) With the addition of the two proposed buildings, the subject property is still in compliance with the Ground Area Coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) standards per Section 1.3. The subject property is allowed a GAC of 25%, FAR of 30%, and IAR of 70%. The proposed development has an 18.4% GAC, 18.4% FAR, and 45.6% IAR.
- 4) The TTCDA Guidelines require a minimum of 12 parking spaces and a maximum of 18 spaces per building. The applicant is proposing 12 spaces for Building A and 13 spaces for Building B, which meet the minimum parking requirements.
- 5) Both buildings feature long, unbroken facades clad in metal panels. While long, unbroken facades and use of metal panels and masonry blocks are allowed, they are generally discouraged. Foundation planting can soften the facade and reduce the visual impact of the materials used. The landscape plans include Spartan Junipers and Dwarf Crepe Myrtles in the landscape bedding along the building foundation, which is recommended for exposed walls to help soften the long, unbroken façade. Other materials include a brick veneer on the exterior walls with a stone veneer trim along the foundation at the entrance to the office building, complemented by an aluminum canopy.
- 6) The applicant is requesting a waiver from Guideline 1.4.1 to reduce the 60-ft front building setback

that is required when parking is in the front of the yard to 56.3 ft for Building A. The waiver was requested due to the positioning of the building to avoid encroaching into the drainage easement. Furthermore, moving the building back from the right-of-way would require waivers from the side and rear setback requirements. Planning supports the requested waiver as the minimal reduction would limit disturbance near the drainage easement.

7) The applicant is requesting a waiver from Guidelines 1.7.9 and 3.1.8 to reduce the parking lot setback from 20 ft to 16.4 ft for Building A and a reduction from 20 ft to 9 ft for Building B. The waiver was requested due to the existing swale, storm drain system, and drainage easement behind the proposed development, which precludes repositioning the buildings farther back on the site. Planning supports the waiver to reduce the parking lot setbacks for Buildings A and B to prevent encroaching on the existing swale and storm drain system and because sufficient space remains for trees and shrubbery between the parking lot and the street. All other landscape guidelines have been met, including planting around 50% of the building and landscaping at the entrances and parking lots.

8) No lighting is proposed for this development.

9) No signage is proposed at this time. Should signage be desired in the future, it would need to be submitted in a separate application at a future time.

**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) The 4.4-acre site is zoned CB (Business and Manufacturing) and TO (Technology Overlay). Office warehouses are a permitted use (by right) in the CB zone.

2) The applicant is not subdividing, and the zone allows more than one primary use of a lot.

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

1) The subject property is surrounded by similar warehouse and office uses. The existing vegetation on the north side of the subject property is dense and is to be preserved, providing a visual buffer.

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

1) Access would be off of Checkerboard Lane and meets the Knox County Department of Engineering and Public Works standards.

2) Knox County Engineering's stormwater division had no comments on the plans. A stormwater detention area on the lot to the northwest is deemed sufficient to serve the proposed development.

**Action:** Approved **Meeting Date:** 12/9/2024

**Details of Action:** Actions on the required waivers from the Design Guidelines:

1) Approve the waiver to reduce the front setback when parking in the front yard from 60 ft to 56.3 ft to avoid encroaching on the drainage easement and because sufficient space remains for trees and shrubbery between the parking lot and the street. Furthermore, the request does not significantly deviate from the design standards.

2) Approve the waiver to reduce the parking lot setback for Building A from 20 ft to 16.4 ft to avoid encroaching on the drainage easement.

3) Approve the waiver to reduce the parking lot setback from 20 ft to 9 ft for Building B to avoid encroaching on the drainage easement.

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

1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

2) Meeting all applicable requirements of the Knox County Zoning Ordinance.

3) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

**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:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**