

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 2-A-23-TOB Related File Number:
Application Filed: 1/6/2023 Date of Revision:
Applicant: GISELE BAAKLINI GEORGE ARMOUR EWART ARCHITECT

PROPERTY INFORMATION

General Location: Southeast side of Virginia Pine Way, east of Valley Vista Rd and west of Pellissippi Pkwy
Other Parcel Info.:
Tax ID Number: 103 12014 Jurisdiction: County
Size of Tract: 4.29 acres
Accessibility: Access is via Valley Vista Road, a local road with a 43.8-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural, forestry, vacant
Surrounding Land Use:
Proposed Use: New office-warehouse building in existing office development Density:
Sector Plan: Northwest County Sector Plan Designation: MU-SD, NWCO-5 (Mixed Use-Special District, Car
Growth Policy Plan:
Neighborhood Context:

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

Street: 10710 Virginia Pine Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (k) (Planned Commercial with conditions) / 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: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): 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 landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5) No signage is requested at this time. If signage is desired in the future, a signage package would need to be submitted and would be required to meet all applicable requirements of the TTCDA.

Comments:

- 1) The applicant is requesting approval of an office-warehouse development in the PC (k) (Planned Commercial with conditions) / TO (Technology Overlay) zones. The applicant received approval for this development in 2020 (5-A-20-TOB). A use on review was approved by the Planning Commission a month prior (Case 4-E-20-UR).
- 2) At that time, TTCDA certificates of approval expired after 2 years, so the plans are expired and the applicant needs another COA. The proposed site plan has not changed from the previously approved plans, which includes two buildings on the site and building plans for Building 1.
- 3) This property was rezoned from BP (Business and Technology Park) to the PC zone in 2006 (Case 7-K-06-RZ), at which time several conditions (k) were placed on the property, all of which were met with the concept plan and use on review cases (10-SH-C-06 / 10-W-06-UR) that followed. This concept plan/use on review created Valley Vista Rd and the subdivision of the abutting property along both sides of Valley Vista. The only remaining condition was to limit the allowed uses to offices and those allowed in the BP zoning district, keeping the uses allowed at the time of the rezoning.
- 4) The plans propose 2 new office-warehouse buildings comprise 19,987 square feet on a 4.39 acre site along Valley Vista Rd.
- 5) Access is proposed off of Virginia Pine Way, a named access easement that connects the otherwise landlocked properties along Pellissippi Parkway to Valley Vista Rd.
- 6) KGIS shows the site to be in the Hillside and Ridgetop Protection (HP) Area. However, in 2007, the site was disturbed in its entirety, so staff considers the property exempt from the HP regulations.
- 7) The proposed development intensity metrics (Ground Area Coverage, Impervious Area Ratio, and Floor Area Ratio) all comply with the Design Guidelines.
- 8) Utilizing the office park land use, the TTCDA Guidelines require between 40 and 70 parking spaces. The plan proposes 70 spaces.
- 9) The site does not have road frontage; therefore the 20-ft parking lot buffer (between the building and the street) does not apply.
- 10) Each building is to have 2 loading docks for a total of 4 loading areas. Because the site does not have road frontage, it is set behind another building. The site ranges from 30-40 feet below the street elevation, so the buildings are not readily visible from the street.
- 11) The western side of the site is lined with retaining walls. The tallest of these is 8 ft, but the walls lead down into the site and are therefore would not be visible from the street.
- 12) Both buildings feature a combination of architectural metal panels on the walls of the main level. Panels resembling wood are applied in a decorative manner as an outer shell with a sculpted curve reaching from the ground to the far upper corner of the buildings, and this feature is on the longest, front-facing facades. Both buildings also feature a covered portico features slanted columns capped with a flat roof. Building 1 has a raised area emulating a second floor on the south side of the building where the building entry is located.
- 13) The proposed landscape plan features plantings around the subject building and site and within parking areas. The proposal meets the TTCDA Design Guidelines. A landscape plan for the phase 2 building will be submitted with building plans at a future time.
- 14) The proposed lighting consists of light poles in the parking islands and building-mounted lights for security. Lighting plans are in conformance with the TTCDA Design Guidelines.
- 15) No signage is proposed at this time. Should signage be desired, it should be submitted in a

separate application at a future time.

Action: Approved

Meeting Date: 2/6/2023

Details of Action: Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

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Summary of Action:

Date of Approval: 2/6/2023

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: