

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 2-A-24-TOB Related File Number:
Application Filed: 12/29/2023 Date of Revision:
Applicant: RONALD W WATKINS

PROPERTY INFORMATION

General Location: West side of Lovell Road, south side of Yarnell Road
Other Parcel Info.:
Tax ID Number: 118 H A 03202 Jurisdiction: County
Size of Tract: 5.09 acres
Accessibility: Access is via Lovell Rd, a minor arterial, with a pavement width ranging from 68 ft to 78 ft within a right-of-way of 86 ft to 104 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land
Surrounding Land Use:
Proposed Use: Commercial Strip Center Density:
Planning Sector: Northwest County Plan Designation: MU-SD, NWCO-4 (Saddlebrook Mixed Use Special District)
Growth Policy Plan:
Neighborhood Context:

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

Street: 1315 Lovell Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), 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 100-ft rear setback for property adjacent to residential zones to 63 ft along the southwest property line where the property abuts houses on Grantham Lane.
 2. Waiver to not require a floor plan because tenants have not been identified.

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 seven conditions:

- 1) Implementing the recommendations of the Traffic Impact Study for Lovell Crossing Development by Ajax Engineering, May 2024, as revised and approved by Planning, Knox County Engineering and Public Works and Tennessee Department of Transportation staff (see Exhibit B). A Memorandum of Understanding with Knox County Engineering and Public Works for completing off site road improvements may be required per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).
- 2) Access to Yarnell Rd must meet the minimum sight distance 400 ft. Otherwise, this driveway must be right in only.
- 3) Providing a sidewalk along the entire Yarnell Rd frontage per the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code).
- 4) Meeting all applicable requirements of Knox County Engineering and Public Works and Tennessee Department of Transportation (TDOT).
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) 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.
- 7) Obtaining Planning Commission approval of the development plans (Case# 3-A-24-DP).

Comments: The proposal is for a new office/retail building at Lovell Rd and Yarnell Rd. The proposed building is 26,600 sq ft and 22 ft tall on this 5-acre lot. There is no floor plan as this is a shell building.

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. There are 3 proposed driveways. The Yarnell Rd driveway will be right-in only, if sight distance cannot be met. There are 2 driveways on Lovell Rd, a TDOT roadway. The driveway closest to the intersection of Yarnell Rd and Lovell Rd will be right in, right out only. The second driveway on Lovell Rd will have full access. Lovell Rd has existing sidewalks and bike lanes. Per the Knox County Sidewalk Ordinance, a sidewalk will be required along the frontage of Yarnell Rd.

2. The Traffic Impact Study (Ajax Engineering, May 2024) recommends reconfiguring the signal timing with the optimized signal timings to reduce the current considerable vehicle delays experienced at the westbound and eastbound approaches on Bob Gray Rd and Yarnell Rd. Additional vehicle storage should be provided for the eastbound approach on Yarnell Road by shifting the bay taper and approach taper further so that the approach taper would begin at the driveway entrance to Lovell Crossing Apartments. This would potentially require adding a few feet of pavement to the inner curve of Yarnell Road's south side to provide the full width for the through lanes plus the center transition for the left-turn lane. Lastly, the construction of a separate southbound right-turn lane on Lovell Road for vehicles entering the proposed full access driveway for Lovell Crossing Development is necessary.

3. The building will be one-story and two-story and is approximately 22 ft tall. The proposed materials consist of brick veneer and precast concrete cornice. The building will have large storefront windows.

4. The parking lot has 118 parking spaces, including 12 bicycle parking spaces. This meets the TTCDA guidelines for a 80-space minimum and 120-space maximum.

5. The applicant is requesting two waivers. A waiver to Section 2.3. requiring a floor plan. This is a shell building and the floor plans will be determined based on tenants needs. Staff supports this waiver based on the justification provided by the applicant and because the only requirement for floor plans required by the Guidelines is to dimension openings and label floor plans. This would be done during the permitting stage, and plans would be required to meet building codes and ADA requirements. The second waiver is for Section 1.4.1 pertaining to the 100-ft setback required when the abutting property is a residential use. The rear of the building is approximately 63 ft from the property line adjacent to a single-family residential subdivision. The applicant has stated that the irregular shape of the lot requires a small portion of the building (2,360 sq ft) to be within the 100-ft setback. This property sits approximately 60 ft above the subdivision below. Because of the large grade difference, it is important for the rear of this property to provide landscaping to buffer the view from the residential development. Landscaping has been provided along the rear.

6. Additionally, lighting levels at the shared property line with residential properties shall be 0 footcandles (fc). This issue would be corrected with installation of light shields onto the fixtures, which block the light source from being visible and help prevent light from shining directly onto a neighboring property. The fc issue is generally more related to light trespass and how far the fixture is from the lot line. A photometric plan has been submitted showing no lights along the rear of the building, with 0 fc along the shared residential lot line. The lighting plan meets all TTCDA guidelines for lighting intensity. Staff will support this waiver for 2,360 sq ft of the rear of the building to be 63 ft from the property line instead of the 100 ft minimum abutting the residential subdivision because the photometric plan shows zero footcandles and landscaping has been provided.

7. The landscape plan meets all guideline requirements. Both streets Lovell Rd and Yarnell Rd are screened with landscaping.

8. No signage has been proposed at this 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.

PC (Planned Commercial), TO (Technology Overlay):

1. PC zone: It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. This retail/office building proposal is consistent with the intent of the PC zone.

2. Properties in the PC zone require development plan approval by the Planning Commission. This case is scheduled to be heard at the June 13, 2024 Planning Commission meeting (3-A-24-DP).

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

1. This development will provide the neighborhood with retail and office services in close proximity. A sidewalk will be required along Yarnell Rd. Right in, right out entry and exit will be required along Yarnell Rd entrance if sight distance cannot be met, and only one full access driveway will be allowed on Lovell Rd.

2. The landscape buffer will help to minimize the view of this development from the neighboring residential neighborhood.

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

1. This development will provide a sidewalk along the entire Yarnell Rd frontage per the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code).

2. Roadway improvements required by Knox County Engineering and Public Works during permitting, as outlined in the Traffic Impact Study for Lovell Crossing Development prepared by Ajax Engineering May 2024 will be conditioned on the approval.

Action: Approved

Meeting Date: 6/10/2024

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

1) Implementing the recommendations of the Traffic Impact Study for Lovell Crossing Development by Ajax Engineering, May 2024, as revised and approved by Planning, Knox County Engineering and Public Works and Tennessee Department of Transportation staff (see Exhibit B). A Memorandum of

Understanding with Knox County Engineering and Public Works for completing off site road improvements may be required per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).

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Summary of Action:

Date of Approval: 6/10/2024 **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: