

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 3-A-24-TOB Related File Number:
Application Filed: 1/12/2024 Date of Revision:
Applicant: JOSH SHAFFER SPARKMAN & ASSOCIATES ARCHITECTS, INC

PROPERTY INFORMATION

General Location: North side of Technology Dr, west side of Cogdill Rd, west of Pellissippi Pkwy
Other Parcel Info.:
Tax ID Number: 118 20601 Jurisdiction: City
Size of Tract: 4.82 acres
Accessibility: Access is via Technology Dr, a local road with a pavement width of 25 ft within a right-of-way range of 47-76 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Lincoln Memorial University building
Surrounding Land Use:
Proposed Use: Renovation of an existing building. Density:
Sector Plan: Northwest County Sector Plan Designation: TP (Technology Park)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10330 Technology Drive
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park), TO-1 (Technology Park Overlay)
Former Zoning:
Requested Zoning: OP (Office Park), TO-1 (Technology Park Overlay)
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 two 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.

Comments:

This is a request for a renovation of an existing stand-alone building for Lincoln Memorial University (LMU). The renovation includes design of classrooms, associated systems, recladding of exterior metal panels, new entrance addition, and new pre-engineered metal building addition. The building is approximately 33,275 sq ft at the intersection of Cogdill Road and Technology Drive on 4.54 acres.

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 building is getting 2 minor additions. On the west side of the building, there will be a new steel-framed main entrance, which will increase the building footprint by 372 sq ft. In December 2022, a parking lot with an additional 110 spaces to the south of this lot was approved along with a driveway and sidewalk connection to Cogdill Rd (12-A-22-TOB). On the east side, a new, pre-engineered metal building addition is being constructed, which will enclose the existing loading dock area of 3,090 sq ft for new classroom space.
2. The new exterior metal panels will be gray or khaki. This will be similar to the current color white/gray.
3. Existing lighting consists of one gray light pole in the upper parking lot and two gray light poles in the lower lot. New lights will be added along the exterior to replace and complement the existing light fixtures, which meet the lighting standards.
4. The landscaping plan will not change. No trees or plants on the property will be removed from the site, and the existing HVAC will remain screened by the current landscaping. The parking lot with 81 existing spaces will also remain unchanged.
5. The floor plan shows new classroom space, office space, a gymnasium, locker rooms, storage, conference room, and lounge space.
6. There is no new signage 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.

1. This property is zoned OP (Office Park) / TO-1 (Technology Park Overlay). The OP zone is intended to accommodate large office developments and office parks/campuses. The district is oriented toward larger-scale complexes that may include accessory services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of office as a more campus-like environment. This proposal is consistent with the intent of the OP zone.
2. The applicant does not wish to replat the property, so the Subdivision Regulations are not applicable.

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

1. The building expansion is minor. The minor additions will not alter the ground area ratio, floor area ratio, impervious area ratio to any great extent. The impervious area ratio is 43%, which is well within the 70% maximum. The interior will be a complete renovation for LMU anatomy classrooms. Planning does not anticipate any adverse impacts from this proposal.

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

1. The City of Knoxville Engineering and Public Works has no comments as there are only minor changes to the building footprint.

Action: Approved **Meeting Date:** 3/4/2024

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

Summary of Action:

Date of Approval: 3/4/2024 **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:**