

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 3-B-22-TOB                      Related File Number:  
Application Filed: 1/31/2022                      Date of Revision:  
Applicant: PARTNERS DEVELOPMENT

## PROPERTY INFORMATION

General Location: Northwest terminus of Kemp Fain Ln.  
Other Parcel Info.:  
Tax ID Number: 103 E A 011                      Jurisdiction: County  
Size of Tract: 12.15 acres  
Accessibility: Access is via Kemp Fain Lane, a local road with a 25-ft pavement width inside a 60-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use:  
Proposed Use: Manufacturing facility                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: TP (Technology Park)  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 10601 Kemp Fain Ln.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Park)  
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) 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.
- 2) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) 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 a manufacturing facility in the BP (Business and Technology Park) / TO (Technology Overlay) zones.
- 2) The site is at the northeast side of the cul-de-sac bulb at the end of Kemp Fain Lane. This street has not experienced a lot of development and many properties are still vacant.
- 3) The proposed building would be one-story with a proposed area of 41,512 square feet.
- 4) Access is at the southeast corner of the site just below the cul-de-sac bulb.
- 5) The proposed ground area coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR), are in compliance with the Design Guidelines.
- 6) Proposed parking is in compliance with the TTCDA Guidelines, which allows a range of 47-70 spaces for a manufacturing facility of this size. The proposed parking consists of 60 spaces.
- 7) Parking is located along the building front and rear, but based on the building's orientation, the front parking is on the side lot line. Parking placement meets TTCDA Guidelines.
- 8) There are two loading docks on the rear of the building. This is the preferred placement of loading dock doors so they are not visible from the street. In this case, the loading dock doors face towards a residential area. However, there is substantial existing vegetation 102 feet deep along the rear lot line, and this is proposed to be retained. The development is not expected to be visible from residential properties post-construction.
- 9) The building facades are clad in brick veneer, vertical metal panels, horizontal decorative metal panels, and horizontal sun shade awnings. The building is to have a flat standing seam metal roof.
- 10) Vertical metal panels are discouraged within the TO zones, but not prohibited. Trees, shrubs, and plantings are proposed along all the south and west facing the street and will soften the effect of the metal panels.
- 11) The pedestrian entry is juxtaposed at an angle on the southwestern corner of the building to face the street. This corner of the building has a mix of materials to provide visual interest, and there is more robust landscaping at the entry.
- 12) The landscape plan meets the landscaping requirements of the TTCDA Guidelines.
- 13) The proposed lighting includes 12 building-mounted fixtures, some of which are activated by motion sensors for security. There are 16 light poles along the perimeter of the parking and drive aisle areas, and two ground-mounted lights at the entry. The proposed light fixtures meet the TTCDA Guidelines.
- 14) Sidewalks within the development are located within parking areas or are at the building entry, so the parking area and building entry footcandle allotment was used in determining compliance with those areas instead of the sidewalk requirement. Lighting levels are in compliance with TTCDA 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: 3/7/2022

Details of Action:

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

- 1) 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.

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

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

4) 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.

**Summary of Action:**

**Date of Approval:** 3/7/2022

**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:**