

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 6-B-24-TOB

Related File Number:

Application Filed: 4/25/2024

Date of Revision:

Applicant: SCOTT SHARP

PROPERTY INFORMATION

General Location: West side of Centerpoint Blvd, north of Lovell Rd and east of Pellissippi Pkwy

Other Parcel Info.:

Tax ID Number: 118 01616

Jurisdiction: County

Size of Tract: 1.42 acres

Accessibility: Access is via Centerpoint Blvd, a local street with a pavement width of 55 ft within a right-of-way of 76 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial

Surrounding Land Use:

Proposed Use: Vehicle maintenance facility

Density:

Planning Sector: Northwest County Plan Designation: Sector Plan: Office; Comprehensive Plan: BP (Business Par

Growth Policy Plan:

Neighborhood Context:

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

Street: 1304 Centerpoint Blvd

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) Waive the requirement for areas around buildings equal to 50% of the area of each front and side elevation to be planted with ornamental trees, shrubbery and bedding plants.

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 the following actions on the required waivers from the Design Guidelines:
1) Staff recommends approval of the waiver to remove the requirement for areas around buildings equal to 50% of the area of each front and side elevation to be planted with ornamental trees, shrubbery and bedding plants.

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

- 1) Meeting all applicable requirements of Knox County Engineering and Public Works.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3) 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.
- 4) Obtaining Planning Commission approval of the development plans (Case# 6-C-24-DP).

Comments: The proposal is for a new 2,668 sq ft oil change facility on a 1.42-acre site at the intersection of Lovell Rd and Centerpoint Blvd.

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 faces Centerpoint Blvd and has one driveway access on Centerpoint Blvd. The parking lot fronts Lovell Rd and the west side of the property. The floor plan and elevations show 3 garage bays.
2. The building will be one story and is approximately 20 ft tall. The proposed materials consist of brick veneer, which is compatible with the other brick buildings in the business park. The roof is a standing seam metal roof.
3. The parking lot has 14 parking spaces. This meets the minimum requirement of 11 spaces, per the Knox County zoning ordinance. This also meets the TTCDA guidelines for a 10-space minimum and 17- space maximum.
4. The applicant is requesting a waiver to Section 3.3.3, which requires Areas around buildings to be planted with ornamental trees, shrubbery and bedding plants in a square footage equivalent to 50% of the area comprised by the front and side elevations. - There are no plantings around the building elevations. The applicant has stated that the front and rear elevations consist primarily of overhead garage doors and the primary building entry. Because of the circulation on the site, foundation plantings next to the building would be impractical. Staff supports the justification provided by the applicant. Additionally, the applicant will preserve approximately 1/3 of the site.
5. All lights are full cut off wall packs with a dark bronze finish. The lighting plan meets all TTCDA guidelines for lighting intensity. For example, lighting levels are 0 foot-candles at the property lines.
6. The sign plan proposes one monument sign and two building signs. The monument sign is comprised of channel lettering with a matte finish. It reads "Express Care Valvoline Quick Lube" and will be placed on the side of the building facing Lovell Rd. The sign is red, blue and white and will be lit by LED ground- mounted lighting. The sign size will be 41 sq ft on each side, totaling 84 sq ft for both sides. The maximum size allowed is based on the business frontage of the building (1 sq ft allowed per linear ft of frontage, and a maximum of 100 sq ft). In this case, the business frontage is 72.33 ft on Centerpoint Blvd and 36 ft on Lovell Rd, so the 84 sq ft proposed is under the 100 sq ft maximum

allowed. The building signs are white channel letters directly mounted to the brick with a matte finish. The two building signs are identical and read, "Express Care Valvoline." Their colors are the same as the monument sign. The building signs are 44 sq ft each, which in total is under the 100 sq ft maximum.

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 in Knox County and is zoned PC (Planned Commercial), TO (Technology Overlay). The PC zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. The PC zone requires Planning Commission approval of plans, and this request is scheduled to be heard at the June 13, 2024 Planning Commission meeting (6-C-24-DP). About 1/3 of the property will not be disturbed and a landscape plan is included and will screen the parking area.

2. Development plans for properties in the TO zone must comply with the TTCDA Guidelines. With approval of the requested waiver, submitted plans are in compliance with the Guidelines as previously described.

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

1. This area has developed with a range of office and commercial uses. Next door is a gas station and convenience store with access to Lovell Rd. The oil change facility is consistent with auto-oriented development along Lovell Rd.

2. Based on the scale of this development, a traffic study was not required.

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

1. Knox County has no comments on this proposal.

Action: Approved **Meeting Date:** 6/10/2024

Details of Action: Approve the waiver from the Design Guidelines (revised from applicant's request):
1) Approval of a waiver to remove the requirement for areas around the front façade to be planted with ornamental trees, shrubbery and bedding plants in an area equal to 50% of the front elevation. The two sides without garage doors shall still be planted with ornamental trees, shrubbery and bedding plants in an area equal to 50% of the applicable side elevations.

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

- 1) Meeting all applicable requirements of Knox County Engineering and Public Works.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3) 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.
- 4) Obtaining Planning Commission approval of the development plans (Case# 6-C-24-DP).

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: