

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 7-A-23-TOA Related File Number:
Application Filed: 5/19/2023 Date of Revision:
Applicant: BUDDY CRUZE / JOHN H. COLEMAN CO.

PROPERTY INFORMATION

General Location: Eastern terminus of Corridor Park Blvd, northwest of Dutchtown Rd
Other Parcel Info.:
Tax ID Number: 118 17337 Jurisdiction: County
Size of Tract: 2.314 acres
Accessibility: Access is off of Corridor Park Boulevard, a local road with a 26-ft pavement width inside a 78-ft right-of-way.

GENERAL LAND USE INFORMATION

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

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

Street: 805 Corridor Park 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: 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): APPLICATION APPROVED June 28, 2023, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a building permit, subject to the following condition:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Comments:

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE TTCDA STAFF MAY REVIEW AND APPROVE MINOR CHANGES TO PREVIOUSLY APPROVED APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS FOR BUILDING, GRADING, AND SIGNS PERMITS, CONSISTENT WITH THE FOLLOWING REQUIREMENTS:

A. The proposed change complies with all relevant requirements of the Design Guidelines, Knoxville Zoning Ordinance and Knox County Zoning Ordinance, as appropriate. As such, waivers to the Design Guidelines and zoning variances would not be needed.

1) The applicant is requesting approval of minor revisions to the previously approved site plans. This is for an office warehouse that was approved by the TTCDA at the May 9, 2022 meeting (Case 5-A-22-TOB).

2) Site plan modifications include:

a. The addition of a parking area for service trucks in the rear of the building and a drive lane connecting it to the drive aisles in the public parking lot at the front of the site. The service trucks will be off site during the day doing service calls, so it is anticipated that they would only be parked on site during non-business hours. Because the service parking is not open to the public, it does not alter the number of parking spaces provided to the general public and the site plans remain in compliance with the maximum number of parking spaces allowed.

B. The addition of landscaping to screen the service vehicle parking from the Pellissippi Parkway right-of-way, as the interchange ramp abuts this property to the rear.

3) The impervious area ratio (IAR) was updated to include the new service vehicle area, and the new IAR is within the maximum amount allowed by the Guidelines. Because no changes were proposed to the building, the ground area coverage (GAC) and floor area ratio (FAR) remain unchanged.

4) All plans remain in accordance with the TTCDA Design Guidelines.

B. The proposed change does not result in an increase of more than 5% of the square footage, and any other changes resulting from such an increase will comply with all applicable requirements.

1) The building square footage did not change.

C. The proposed change complies with the requirements of the Knox County Zoning Ordinance for approval of minor changes in the TO zone. Article 5.90.11 of the Knox County Zoning Ordinance states that minor revisions to development plans may be approved by the TTCDA executive director, or designee, provided such changes: a) do not alter the basic relationship of the proposed development to adjacent property or streets and roads; b) do not alter the uses permitted; c) do not increase the area of development by more than 5% of the previously approved square footage; and d) do not require the approval of a waiver to the Tennessee Technology Corridor Design Guidelines, or a variance to the zoning ordinance for Knox County.

1) The proposed revision does not alter any of the above standards, does not require a waiver from the TTCDA or a variance from the Knox County Zoning Ordinance, and is therefore in compliance with the TO zone requirements for minor changes to previously approved plans.

Action: Approved

Meeting Date: 7/5/2023

Details of Action:

APPLICATION APPROVED June 28, 2023, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following condition:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Summary of Action:

Date of Approval:

6/28/2023

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: