

# CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 7-A-23-TOB                      Related File Number:  
Application Filed: 6/14/2023                      Date of Revision:  
Applicant: GISELE BAAKLINI / GEORGE ARMOUR EWART ARCHITECT

## PROPERTY INFORMATION

General Location: Northwestern terminus of Corridor Park Blvd., east of Lovell Rd  
Other Parcel Info.:  
Tax ID Number: 118 17325                      Jurisdiction: County  
Size of Tract: 3.6 acres  
Accessibility: Access is via Corridor Park Boulevard, a local street with 26 ft of pavement width within a 68-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant  
Surrounding Land Use:  
Proposed Use: New Office-Warehouse 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: 0 Corridor Park Blvd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology Park) / 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) Waiver to increase the maximum number of parking spaces allowed from 23 to 30 spaces.

## 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 the following actions on the required waivers from the Design Guidelines:

1) Approve the waiver to increase the maximum number of parking spaces allowed from 23 to 30.

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

- 1) Obtaining Planning Commission approval of the use on review case associated with this request (7-C-23-DP).
- 2) 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.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5) Preservation of existing vegetation along shared lot lines with residential uses as identified on the site plans.
- 6) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

**Comments:**

The applicant is requesting approval of an office warehouse with an area of approximately 15,559 sq ft.

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 proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are within the maximum allowed by the Design Guidelines.
- 2) There is a loading dock on the southwest corner of the site facing the street, and there are trees planted at the entry to the site that will screen the dock doors from the street. This portion of Corridor Park Boulevard is situated off from the main portion of the street as it takes a sharp right turn and extends for one parcel before reaching the southern property line of the subject property, further keeping the dock doors from view of traffic.
- 3) There is another overhead garage door, but it is not designed as a loading dock door and would be for smaller vehicles than those using the loading dock. This door is on the northern end of the building further from the street, but is closer to the abutting single family detached residential subdivision. Staff has requested a 25-ft no-disturb area on this portion of the site to provide a visual buffer from this development.
- 4) The TTCDA Guidelines require between 16 and 23 parking spaces, and the applicant is proposing 30 spaces. The applicant is requesting a waiver to increase the maximum number of parking spaces allowed to 30 spaces. Staff supports the waiver since the increase is minimal and the plans are otherwise in compliance with the Guidelines.
- 5) The building facade features aluminum siding on all facades and on the loading dock doors. The main building entry consists of a storefront system capped with an aluminum canopy, and a secondary entry that is also on the front facade is capped with a smaller aluminum canopy. The building is slightly taller in the front than in the back, so the roof slopes slightly from front to back, but is otherwise flat.
- 6) Use of metal panels and masonry block is not prohibited but is discouraged. Foundation plantings are proposed to screen the materials used. The landscape plans call for a series of Emerald Arborvitae, a narrow, vertical tree, that will help to soften the building's appearance and provide visual interest to an otherwise blank facade.
- 7) The landscape plan meets the landscaping requirements of the TTCDA Guidelines.
- 8) The subject property abuts single family residential neighborhood on the north, and an apartment complex is under construction on the west. A Type A Dense landscape screen is required between commercial and residential areas. To meet this standard, the site plans identify a 15-ft non disturbance

area (the minimum required) on the western lot line, and a 30 ft non-disturbance area along the northern lot line (Planning had requested a minimum of 25 ft).

9) The proposed lighting includes 5 building-mounted fixtures for safety and security purposes. These are located along the front façade of the building along the parking lot and loading area. The proposed light fixtures are full cut-off and utilize LED lighting, thereby meeting the TTCDA Guidelines. The lighting levels exceed the maximum allowed by the TTCDA Guidelines.

10) No signage is proposed at this time. Should signage be desired in the future, it would need to be submitted in a separate application at a future 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) The 3.6-acre site is zoned BP (Business and Technology Park) / TO (Technology Overlay). Office warehouses are allowed in the BP zone, but site plans require approval by the Planning Commission, and this item is scheduled for the July 13, 2023 Planning Commission meeting (Case 7-C-23-DP).

2) The applicant is not subdividing and the zone allows more than one primary use on a lot.

C. Effect of the proposal on the subject property, surrounding property and the community as a whole.

1) As stated previously, Planning has requested a 25-ft no-disturb area on this portion of the site. The existing vegetation to be preserved is dense, which will provide a visual buffer and a higher degree of separation from this development than planting the Type A Landscape Screen.

D. Consistency of the proposal with the requirements of Knox County departments, as appropriate.

1) Access would be off the northwestern terminus of Corridor Park Boulevard, a local road one block northwest of Dutchtown Road, a minor arterial. Access meets the standards of the Knox County Department of Engineering and Public Works.

2) The stormwater division within Knox County Engineering had no comments on the plans. A stormwater detention area is existing and deemed sufficient to serve the proposed development.

**Action:** Approved **Meeting Date:** 7/5/2023

**Details of Action:** Staff recommends the following actions on the required waivers from the Design Guidelines:

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1) Obtaining Planning Commission approval of the use on review case associated with this request (7-C-23-DP).

2) 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.

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

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

5) Preservation of existing vegetation along shared lot lines with residential uses as identified on the site plans.

6) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

**Summary of Action:**

**Date of Approval:** 7/5/2023 **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:**