

# CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 7-B-23-TOB                      Related File Number:  
Application Filed: 6/14/2023                      Date of Revision:  
Applicant: SANDERS PACE ARCHITECTURE

## PROPERTY INFORMATION

General Location: East side of Sanctuary Ln, northwest of Dutchtown Rd, south of Bob Gray Rd  
Other Parcel Info.:  
Tax ID Number: 118 07402                      Jurisdiction: County  
Size of Tract: 8.08 acres  
Accessibility: Access is via Sanctuary Lane, a local street with a 22-ft pavement width. Sanctuary Lane lies within the Pellissippi Parkway right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Office  
Surrounding Land Use:  
Proposed Use: New brewery                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: MU-SD (Mixed Use Special District)  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 940 Sanctuary Ln.  
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

Variations 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 six conditions:

- 1) Obtaining Planning Commission approval of the use on review case associated with this request prior to applying for permits. A request for development plan approval is on August 10, 2023. Planning Commission agenda (Case 8-C-23-UR).
- 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) Obtaining TTCDA approval of signage in a separate application if additional signage is desired in the future.
- 6) Revision of landscaping plans to provide a landscape bed with ornamental trees and plantings at the entry to the property, to be approved by staff prior to the issuance of a COA.

Comments:

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 in compliance with the Design Guidelines.
- 2) The TTCDA Guidelines require between 5 and 8 parking spaces for this building, and the applicant is proposing 8 new spaces.
- 3) The building facade features wood siding and cementitious stucco. The entry consists of a storefront system, and the building has a flat roof.
- 4) The landscape plan includes plantings in beds around the building in addition to 2 beds on each end of the newly proposed parking area. The proposed beds meet TTCDA requirements for square footage and use of evergreens. Only 2 trees are proposed, so the mix of tree sizes is not as critical to the site planting diversity. Typically, 10 trees are required per acre of yard space. The site is 8.08 acres, which after the impervious area is deducted, would require 80 yard trees. However, the TTCDA does allow reduction of trees when existing trees are preserved. There are numerous trees on the southeastern end of the site, as well as those that form a buffer between this and the adjacent single family residential neighborhood. Staff is allowing those trees to count toward the yard tree requirement per that subsection. However, no landscaping is provided at the entry to the site per Section 3.2.1. Staff recommends landscaping in this area be included, and has added a condition to this effect. Such a revision could be approved by staff prior to issuing the COA without the need for the plans to come back to the TTCDA.
- 5) The proposed lighting includes a mix of light poles in parking areas, building-mounted sconces along the building facades, and a pair of ground-mounted landscaping lights. The proposed light fixtures are full cut-off and utilize LED lighting. The plans identify the maximum lighting level on sidewalks as 4.1 footcandles (fc), which is below the maximum 5.0 fc permissible for building entry areas. The 4.1 fc occurs at the rear entry to the building. The lighting plan meets the TTCDA Guidelines.
- 6) Signage is shown on the building for reference only. 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 8.08-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay). A brewery is allowed in the PC zone, but site plans require approval by the Planning Commission. A request for development plan approval of these plans is on the September, 2023 Planning Commission agenda (Case 9-F-23-DP).
- 2) The applicant is requesting approval of a beer brewery with an area of approximately 2,123 sq ft. This would be an infill building sharing the site with an existing commercial building. Both buildings combined comprise an area of 5,148 sq ft. This is consistent with the Knox County Zoning Ordinance.

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

1) This development abuts a single family detached residential subdivision to the rear. The proposed building has a small footprint and deliveries would be made by smaller trucks or vans. The existing vegetation along the northeast property line shared with a single family residential neighborhood provides a visual buffer to the site. The proposed additional commercial building on an existing commercial site is not expected to have adverse impacts on the surrounding area.

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

- 1) Access would be off the Sanctuary Ln, a local road one that extends a short distance off Dutchtown Road, a minor arterial. The proposed 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.

**Action:** Approved **Meeting Date:** 8/7/2023

**Details of Action:** Approval of this request for a Certificate of Appropriateness for a building permit was approved, subject to six conditions.

- 1) Obtaining Planning Commission approval of the use on review case associated with this request prior to applying for permits. The development plans were approved at the August 10, 2023 Planning Commission meeting (Case 8-C-23-UR).
- 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) Obtaining TTCCA approval of signage in a separate application if additional signage is desired in the future.
- 6) Revision of landscaping plans to provide a landscape bed with ornamental trees and plantings at the entry to the property, to be approved by staff prior to the issuance of a COA.
  - Revised landscaping plans were submitted on 4/17/2024 and were approved by Planning staff on 4/22/2024.

**Summary of Action:**

**Date of Approval:** 8/7/2023 **Date of Denial:** **Postponements:** 7/5/2023

**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:**