

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 9-A-24-TOB Related File Number:
Application Filed: 7/23/2024 Date of Revision:
Applicant: STUART ANDERSON GEORGE ARMOUR EQART ARCHITECT

PROPERTY INFORMATION

General Location: North side of Discovery Lane, north west side of Dutchtown Road
Other Parcel Info.:
Tax ID Number: 118 17307 Jurisdiction: County
Size of Tract: 2.48 acres
Accessibility: Access is via Discovery Ln, a local street with a divided median and a pavement width of 17 ft within a right-of-way width ranging from 58-70 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land
Surrounding Land Use:
Proposed Use: Construction of a one-story 25,000 sq ft speculative warehouse shell Density: building and associated site work.
Planning Sector: Northwest County Plan Designation: Business Park
Growth Policy Plan:
Neighborhood Context:

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

Street: 830 Discovery 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

VariANCES Requested:

- 1) To exceed the maximum number of parking spaces by 9 spaces
- 2) To waive the 20 ft landscaped yard on the east side fronting Pellissippi Parkway

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) To waive the 20 ft landscaped yard on the east side fronting Pellissippi Parkway because of the existing berm and tree line along the Pellissippi Parkway right-of-way.
- 2) To exceed the maximum number of parking spaces by 9 spaces, if pervious pavement is used.

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

- 1) Resolving the location of the KUB utility lines prior to the issuance of a grading permit. Redesigning the site could require TTCDA and Planning Commission approval.
- 2) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into an MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.
- 3) Meeting all applicable requirements of the Knox County Engineering and Public Works and Knoxville Utility Board.
- 4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 5) Obtaining Planning Commission approval of the development plans (Case# 9-C-24-DP).

Comments:

The proposal is for a new office warehouse that is 24,309 sq ft and approximately 24 ft tall. The 2.49-acre site is at the Dutchtown Rd interchange with Pellissippi Pkwy. There is one driveway access on Discovery Ln.

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 lot has frontage along 3 sides and has driveway access off of Discovery Lane. The building is oriented so that the front entrance faces Dutchtown Road and the rear of the building where the loading docks are located faces the Pellissippi Parkway ramp.
2. The office/warehouse building will be one story and is approximately 24 ft tall. The proposed materials consist of dark grey brick veneer and white and grey alternating insulated metal paneling, which is compatible with the other brick buildings in the business park. The roof is a silver standing seam metal roof. The Dutchtown Road elevation has the main entrance centered just off to the west and has an aluminum storefront window system with white frame and grey tinted windows. The Discovery Lane elevation has an entrance on the far east end and the faux recessed windows with smooth plaster finish inset light grey aluminum windowsill to emulate look on Dutchtown. Both entrances will have white aluminum canopies.
3. This minimum parking required is 22 spaces and the maximum is 33 spaces. The applicant is requesting a waiver for 42 parking spaces citing the large size of the building and that any future tenant would need more parking. Guideline 1.7.10 parking above the minimum number of spaces allowed may be permitted if the parking surface is pervious, or structured parking is used. The applicant does not wish to provide pervious spaces.
4. The applicant is requesting a waiver to Section 3.1.8, the required 20 ft landscaped yard on Pellissippi Parkway side. – There is an existing tree line with a berm in the Pellissippi Parkway right-of-way and the other 2 front yards meet the landscape guidelines. All other landscape guidelines have been met including planting around 50% of the building and landscaping at the site entrance and building entrances.
5. All lights are fully cut-off wall packs with a dark finish. The lighting plan meets all TTCDA guidelines for lighting intensity. For example, lighting levels are less than 0.5 foot-candles at the property lines and light poles are 18 ft in parking lots.
6. No signage has been provided at this time. Any future signage will be reviewed by this board for

compliance with the guidelines.

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). In general, uses permitted in the PC zone include office, commercial services and light distribution centers. This office/warehouse proposal is consistent with the intent of the PC zone. The landscaping plan shall include but not be limited to approaches to building entrances, appropriate visual screens and any parking areas. The parking areas have been screened from the rights-of-way by new landscaping or existing vegetation in the right-of-way. The PC zone requires Planning Commission approval of plans, and this request is scheduled to be heard at the September 12, 2024 Planning Commission meeting (9-C-24-DP).

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

1. This property is a part of the Technology Center Park subdivision, which has developed with a range of office and commercial uses. The office/warehouse is consistent with intensive uses of the area and has direct interstate access.

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

1. Knox County has no comments on this proposal.
2. There is a KUB gas line where the detention pond is located. The relocation issue will be discussed with KUB during permitting. If the site needs to be redesigned, this could require another approval by Tennessee Technology Corridor Development Authority (TTCDA) and Planning Commission.

Action: Approved with Conditions **Meeting Date:** 9/9/2024

Details of Action: Actions on the required waivers from the Design Guidelines:
1) To waive the 20 ft landscaped yard on the east side fronting Pellissippi Parkway because of the existing berm and tree line along the Pellissippi Parkway right-of-way.
2) To exceed the maximum number of parking spaces by 9 spaces because the Impervious Area Ratio is met.

Approval of this request for a Certificate of Appropriateness for a building permit, subject to five conditions:
1) Resolving the location of the KUB utility lines prior to the issuance of a grading permit. Redesigning the site could require TTCDA and Planning Commission approval.
2) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into an MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.
3) Meeting all applicable requirements of the Knox County Engineering and Public Works and Knoxville Utility Board.
4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
5) Obtaining Planning Commission approval of the development plans (Case# 9-C-24-DP).

Summary of Action:

Date of Approval: 9/9/2024 **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:**