



## TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

# REPORT OF STAFF RECOMMENDATION

**Meeting Date:** 6/10/2019  
**File Number:** 6-B-19-TOB  
**Applicant:** MR. ERIC MOSELEY  
**Request:** BUILDING PERMIT

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**Address:** 0 Checkerboard Ln  
**Map/Parcel Number:** 131 06807 AND 06808  
**Location:** South side of Checkerboard Lane, north side of Dutchtown Road, west of Simmons Road.  
**Existing Zoning:** CB (Business and Manufacturing) / TO (Technology Overlay)  
**Proposed Zoning:** NA  
**Existing Land Use:** Vacant lots  
**Proposed Land Use:** Office/Warehouse  
**Appx. Size of Tract:** 2.06 acres  
**Accessibility:** Access is via Checkerboard Lane, a local street with a 26' pavement width within a 50' right-of-way with access out to Simmons Road.  
**Surrounding Zoning and Land Uses:**  
North: CB (Business and Manufacturing) / TO (Technology Overlay) - Vacant lots  
South: CB (Business and Manufacturing) / TO (Technology Overlay) - Mixed businesses  
East: CB (Business and Manufacturing) / TO (Technology Overlay) - Automobile service facility under construction  
West: CB (Business and Manufacturing) - Mixed businesses

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**Comments:**

- 1) This is a request for approval of building permits to construct an office/warehouse facility on two adjoining lots in the Langley Business Park Subdivision. The two lots are located on the south side of Checkerboard Lane at the western end of the Subdivision.
- 2) Lot 3 (Tax Parcel 68.08) which has a lot area of 0.981 acres will include a 1-story building with 13,650 square feet, and a total of 14 parking spaces. Lot 4 (Tax Parcel 68.07) which has a lot area of 1.079 acres will include a 1-story building with 11,000 square feet and a total of 11 parking spaces. Both lots meet the minimum parking requirements for an office/warehouse facility as identified under the TTCDA Design Guidelines. Since the required parking under the Knox County Zoning Ordinance varies for this type of building, the required parking will be evaluated by the Knox County Codes Department at the time they apply for a building permit. Each site is still subject to staying within the maximum parking limits of the TTCDA Design Guidelines.
- 3) The proposed development on Lot 4 is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 4) The proposed development on Lot 3 while it is within the limits for Impervious Area Ratio, it exceeds the maximum limit for Ground Area Coverage and Floor Area Ratio. Waivers are required for exceeding both of those standards. With a proposed building area of 13,650 square feet, the proposed Ground Area Coverage is 31.94% (maximum requirement is 25%) and the proposed Floor Area Ratio is 31.94% (maximum requirement is 30%). A copy of the applicant's waiver request is attached to this application. Staff does not support the requested waivers and is recommending denial. It is staff's position that there is no real justification for granting the waiver. The regulations will allow a building area of approximately 10,680 square feet on this smaller

of the two lots.

5) The proposed buildings on these two lots include overhead doors on the Checkerboard Lane frontage for the buildings. Both lots have frontage on both Checkerboard Lane and Dutchtown Road which makes it difficult to provide overhead door access into the buildings. Staff supports the proposal to include the overhead doors on the Checkerboard Lane frontage which is the lower classification street. The landscape plan submitted for this development includes a good mix of landscape materials to help reduce the visual impact of the proposed overhead doors.

6) The exterior siding for the buildings will include a mix of smooth and split face CMU in tan and taupe colors and beige ribbed vertical metal siding. The entrance area includes an aluminum storefront system finished in white. A suspended canopy will be provided over the entrance. The roof system will be a standing seam white metal roof.

7) The mechanical equipment areas will be located between the two buildings and will be screened from view from the public streets. The dumpster enclosures will be constructed of materials and colors used for the proposed buildings.

8) The proposed landscape plan is consistent with the Design Guidelines.

9) The proposed site lighting will be full cut-off LED fixtures and is consistent with the Design Guidelines.

10) There is no signage proposed with this submittal. The yard sign locations shown on the landscape plan are not part of this approval.

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**Design Guideline  
Conformity:**

Proposed development conforms to the Design Guidelines except for the three required waivers identified below.

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**Waivers and  
Variances  
Requested:**

- 1) Waiver to allow a Ground Area Coverage of 31.94% (maximum requirement is 25%) for Lot 3. (Design Guidelines Section 1.3.1)
- 2) Waiver to allow a Floor Area Ratio of 31.94% (maximum requirement is 30%) for Lot 3. (Design Guidelines Section 1.3.2)
- 3) Waiver to allow overhead doors on the front of the two buildings. (Design Guidelines Section 2.5.3)

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**Staff Recommendation:**

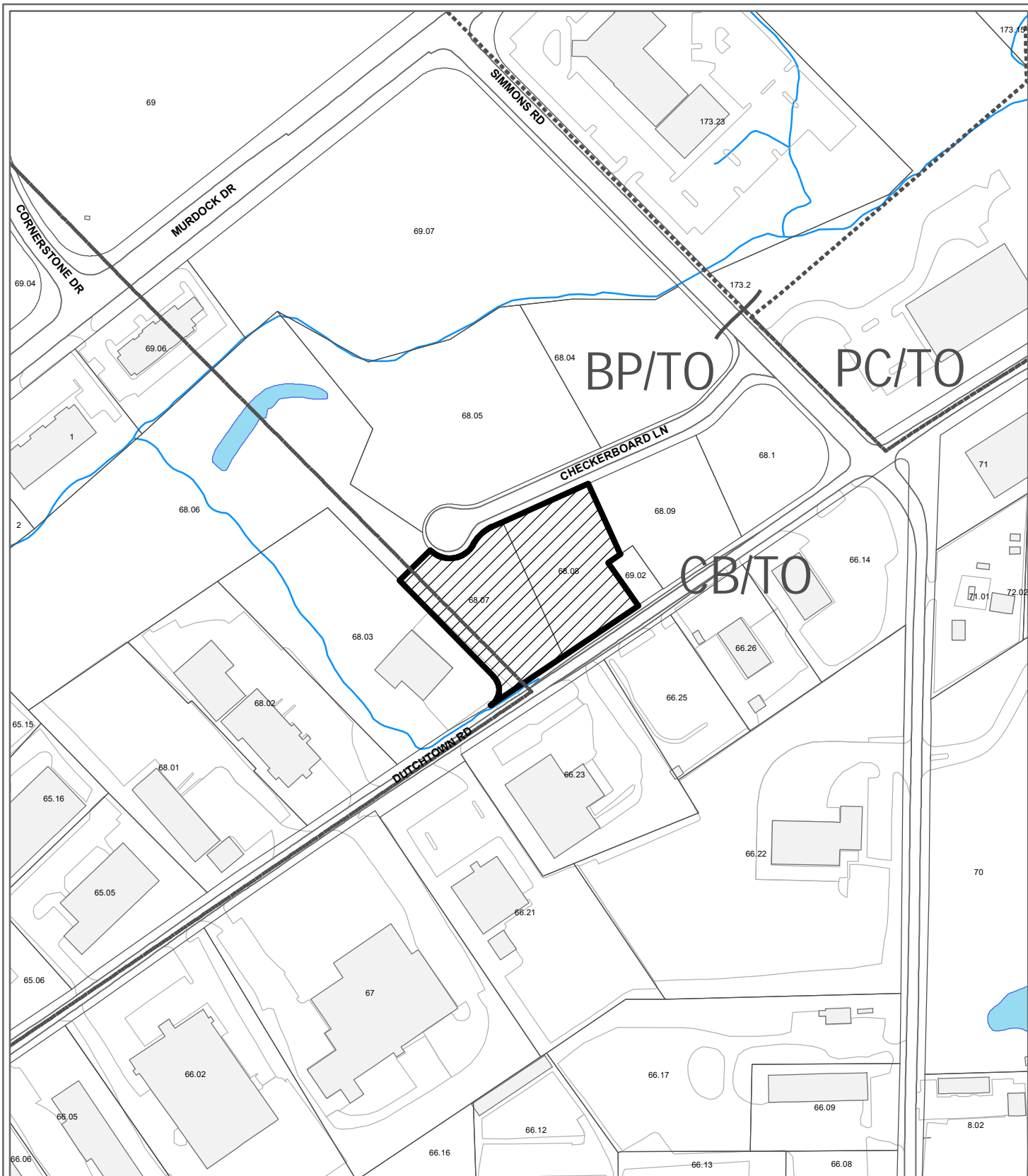
Staff recommends DENIAL of the requested waiver from Section 1.3.1 of the Design Guidelines to allow a Ground Area Coverage of 31.94% (maximum requirement is 25%) for Lot 3 for the reasons identified in comment #4 above.

Staff recommends DENIAL of the requested waiver from Section 1.3.2 of the Design Guidelines to allow a Floor Area Ratio of 31.94% (maximum requirement is 30%) for Lot 3 for the reasons identified in comment #4 above.

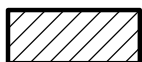
Staff recommends APPROVAL of the requested Waiver from Section 2.5.3 of the Design Guidelines to allow overhead doors on the Checkerboard Lane frontage of the two buildings for the reasons identified in comment #5 above.

Based on the application and plans as submitted and revised, and in consideration of the recommended actions on the requested waivers, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for building permits for the two buildings, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Installing all landscaping as identified on the landscape plan for each site within six months of the issuance of an occupancy permit for each site, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 4) Revising the site plan for Lot 3 to reduce the building area within the limits allowed by the Ground Area Coverage and Floor Area Ratio standards of the Design Guidelines
- 5) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 6) Proposed signage will require a separate TTCD application and approval.



**6-B-19-TOB**  
**CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Building Permit - New Construction

Original Print Date: 5/21/2019  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Moseley, Mr. Eric

Map No: 131  
Jurisdiction: County

0 250  
Feet





May 30, 2019

6-B-19-TOB

Tom Brechko  
Knoxville-Knox County Planning  
400 Main Street  
Suite 403  
Knoxville, TN 37902

Re: Checkerboard Lane Industrial Buildings

Dear Mr. Brechko:

As part of the review process for the proposed industrial buildings on Checkerboard Lane, we are requesting waivers from the TTCDA requirements for some site related conditions. The waivers requested are for the Ground Area Coverage (GAC) and the Floor Area Ration (FAR). Both requests are related to the proposed construction on Lot 3 of the development.

These waivers are being requested to accommodate required tenant space for the proposed project. The lot where the building is located is also a non-standard shape with challenging topography which contribute to request.

The type of construction as well as similar waivers have been granted for other similar construction projects with this Dutchtown Road area. The proposed development of this project meets those similarly granted criteria, so we believe we are consistent with area.

We appreciate your review of the project. Please let us know should you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "A. Gray", with a long horizontal flourish extending to the right.

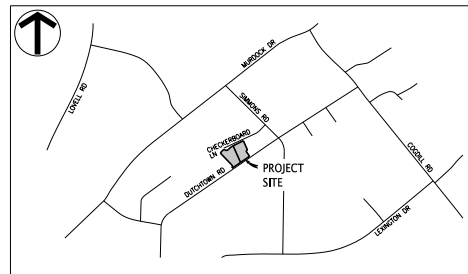
Aarron M. Gray, P.E.

cc: Eric Moseley (developer)

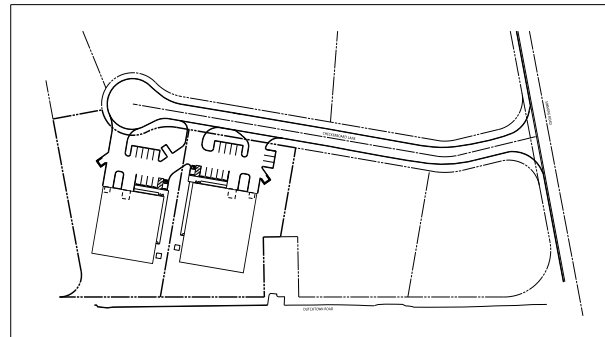
# CHECKERBOARD INDUSTRIAL BUILDINGS

## SIMMONS ROAD

### KNOXVILLE, TENNESSEE 37923



LOCATION MAP  
(NOT TO SCALE)



OVERALL PLAN  
(NOT TO SCALE)

## DRAWING INDEX

SHEET NO.	REV. NO.	ISSUE DATE	TITLE
C1	B	05/31/19	COVER SHEET AND INDEX
C2	B	05/31/19	SITE LAYOUT AND PAVING PLAN
C3	B	05/31/19	GRADING PLAN
A1.1	0	04/30/19	FLOOR PLANS - BLDG. "A" & "B"
A4.1	1	05/28/19	ELEVATIONS - BLDG. "A"
A4.2	0	04/30/19	ELEVATIONS - BLDG. "B"
L1.0	1	05/31/19	CONCEPTUAL LANDSCAPE PLAN
SE1.1	1	05/31/19	SITE ILLUMINATION PLAN

6-B-19-TOB  
Revised: 5/31/2019



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CHECKERBOARD INDUSTRIAL  
BUILDINGS  
SIMMONS ROAD  
KNOXVILLE, TENNESSEE 37923

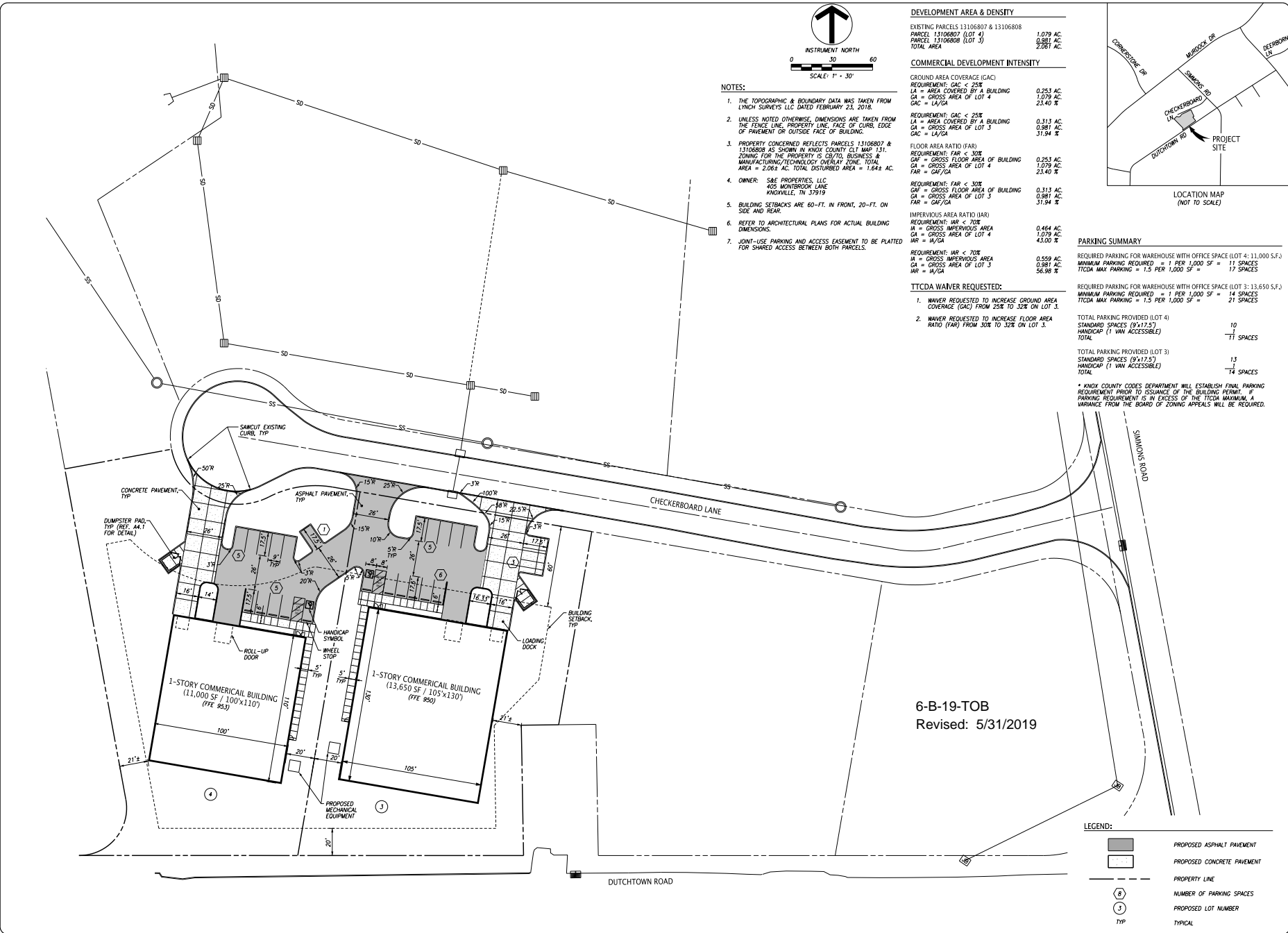
S&E PROPERTIES, LLC  
KNOXVILLE, TN  
KNOXVILLE, TN 37919  
CONTACT: MR. ERIC MOSELEY  
TELEPHONE NO.: 865.539.1112  
EMAIL: ERICMOSELEY@BELLSOUTH.NET

COVER SHEET AND INDEX

Project	Sheet	Date	Scale
330.014	C1	05/06/19	1"=30'

DESIGNED BY	AMC	DATE	REVISION/ISSUE
AMC		05/21/19	REVISED PER TCOM COMMENTS
		05/06/19	ISSUED FOR TCOM SUBMITAL

NO.	REVISION/ISSUE
1	



10330 HARDEN VALLEY ROAD  
 SUITE 201  
 KNOXVILLE, TN 37932  
 OFFICE: 865.690.6419  
 FAX: 865.690.6448  
 www.fulghummacindoe.com

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**CHECKERBOARD INDUSTRIAL  
 BUILDINGS**  
 SIMMONS ROAD  
 KNOXVILLE, TENNESSEE 37923

**S&E PROPERTIES, LLC**  
 405 MONTEBROOK LANE  
 KNOXVILLE, TN 37919  
 CONTACT: MR. ERIC MOSELEY  
 TELEPHONE NO.: 865.539.1112  
 EMAIL: ERICMOSELEY@BELLSOUTH.NET

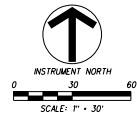
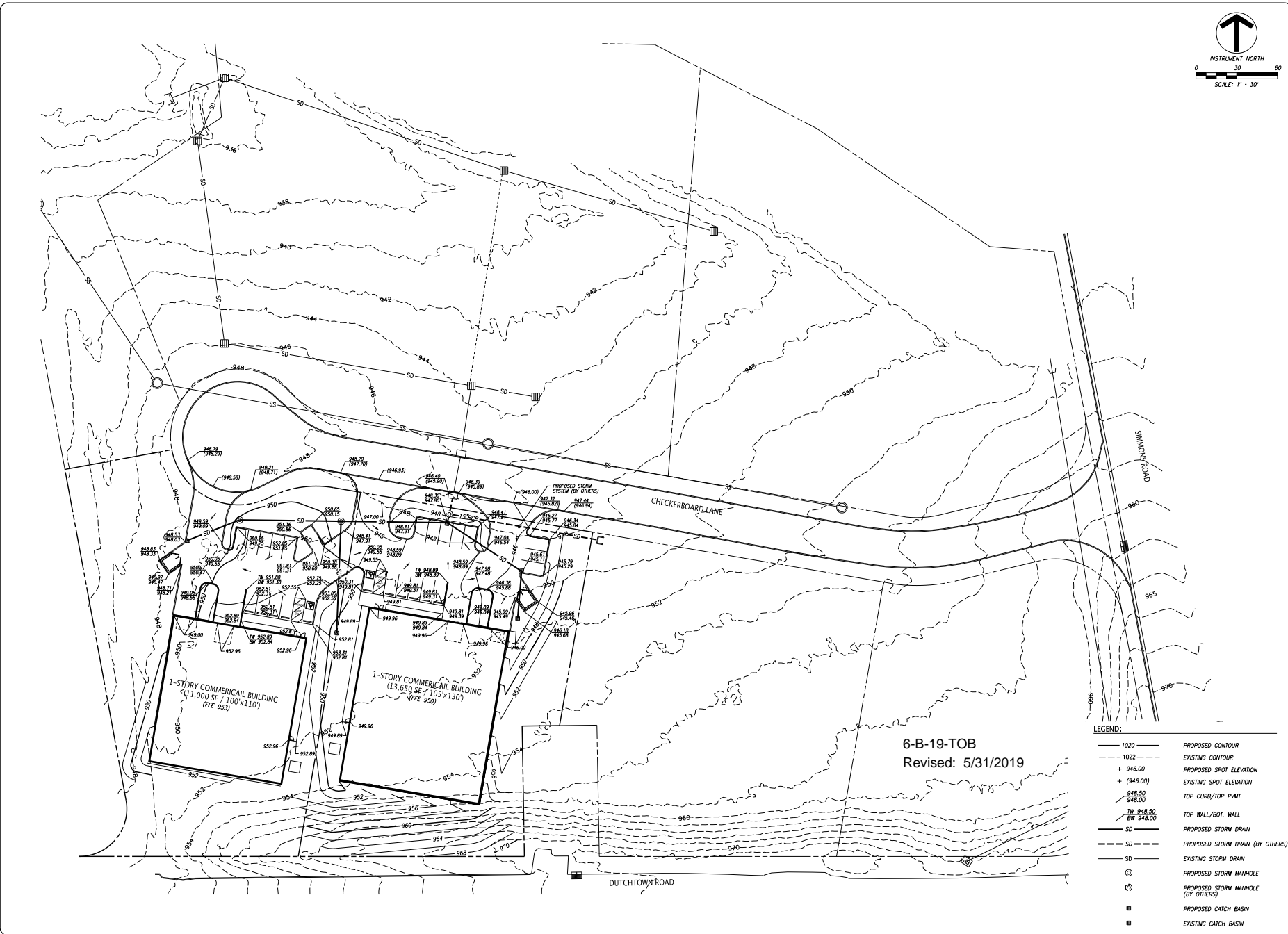
**SITE LAYOUT  
 AND PAVING PLAN**


PROJ. NO.	DESIGNED BY	AMC	DATE
330.014	AMC	05/31/19	05/06/19

REVISIONS

No.	Revision/Issue	Date
1	REVISED PER TTCCA COMMENTS	05/31/19
2	ISSUED FOR TTCCA SUBMITTAL	05/06/19

Project: 330.014  
 Sheet: **C2**  
 Date: 05/06/19  
 Scale: 1"=30'





**FULGHUM  
MACINDOE  
& ASSOCIATES, INC.**

10330 HARDEN VALLEY ROAD  
 SUITE 201  
 KNOXVILLE, TN 37932  
 OFFICE: 865.690.6419  
 FAX: 865.690.6448  
 www.fulghummacindoe.com

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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

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**CHECKERBOARD INDUSTRIAL  
BUILDINGS**

SIMMONS ROAD  
 KNOXVILLE, TENNESSEE 37923

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**S&E PROPERTIES, LLC**  
 10330 HARDEN VALLEY  
 KNOXVILLE, TN 37932  
 CONTACT: MR. ERIC MOSELEY  
 TELEPHONE NO.: 865.539.1112  
 EMAIL: ERICMOSELEY@BELLSOUTH.NET

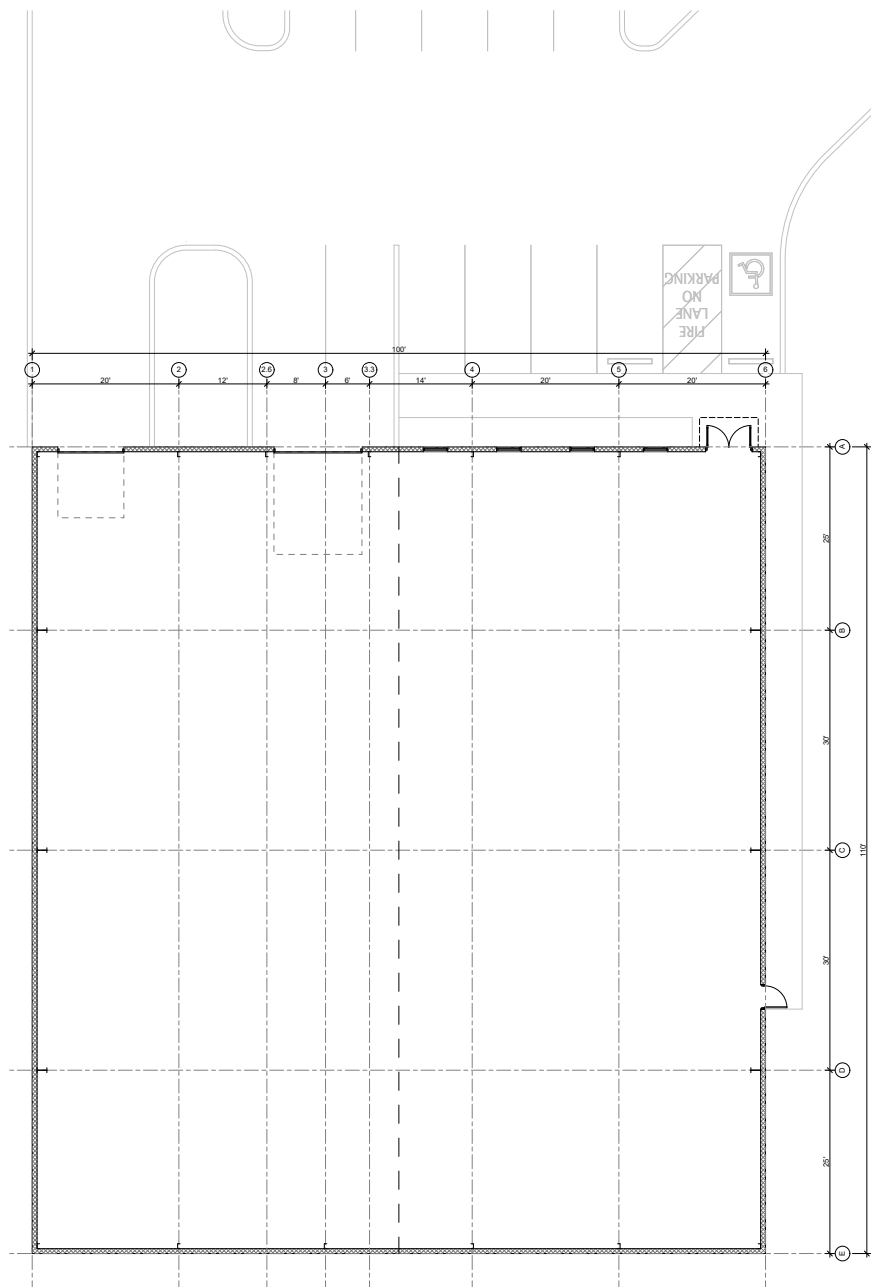
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**PRELIMINARY SITE  
GRADING PLAN**

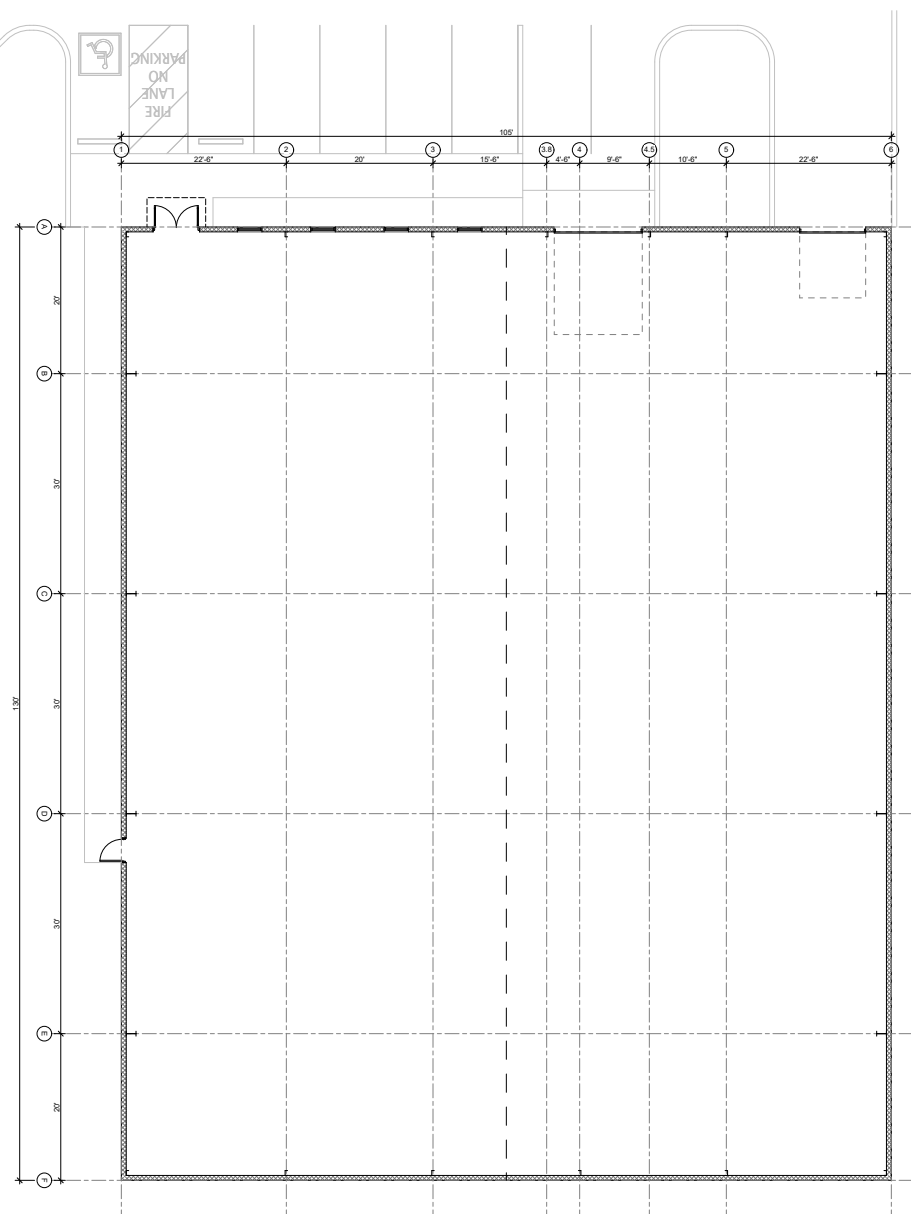
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REV.	DATE	BY	CHECKED BY	DESIGNED BY	SCALE	SHEET	DATE
1	05/31/19	AMC	AMC	AMC	1"=30'	330.014	05/31/19
2	05/06/19	AMC	AMC	AMC	1"=30'	330.014	05/06/19

**C3**



1 FLOOR PLANS  
A1.1 SCALE: 1/8" = 1'-0"



6-B-19-TOB  
Revised: 5/31/2019



**GEORGE  
ARMOUR  
EWART  
ARCHITECT**  
404 Bearden Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
www.georgeewart.com

NEW BUILDINGS AT  
**CHECKERBOARD LANE**  
FOR S&E PROPERTIES  
KNOX COUNTY, TN



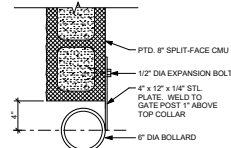
TTODA SITE REVIEW ONLY

FLOOR PLANS - BLDG. 'A' & 'B'

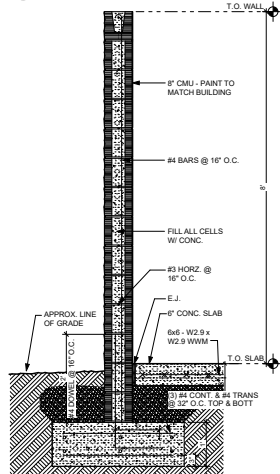
DATE: 30 APR 2019  
PROJECT NO.: 19024  
PROJECT MGR.: STUART

**A1.1**

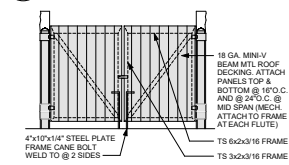




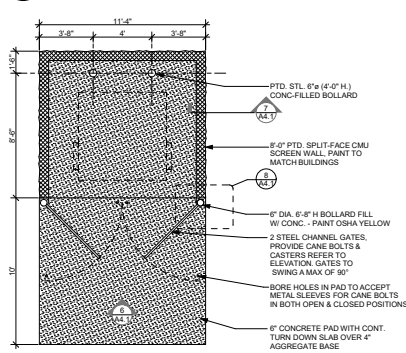
**8 GATE DETAIL**  
SCALE: 1 1/2\"/>



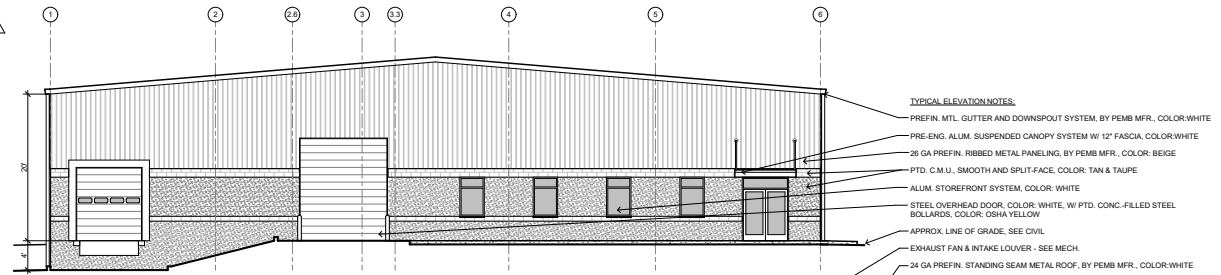
**7 DUMPSTER SECTION**  
SCALE: 3/4\"/>



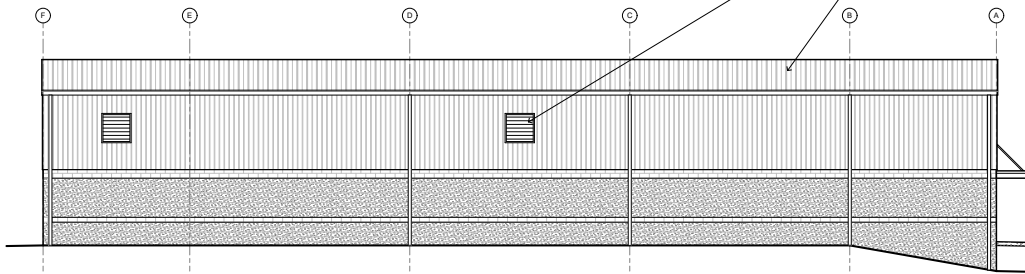
**6 GATE ELEVATION**  
SCALE: 1/4\"/>



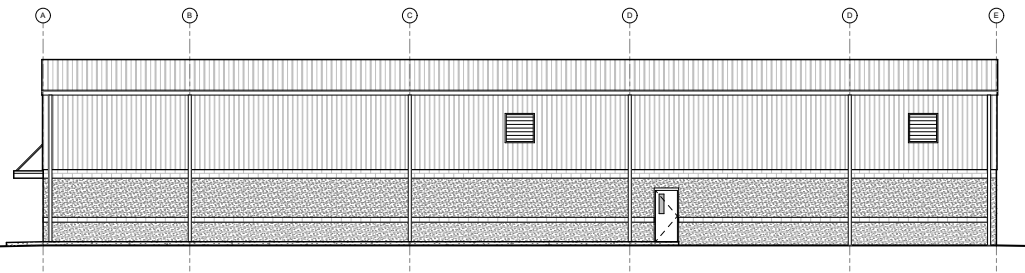
**5 DUMPSTER ENCLOSURE PLAN**  
SCALE: 1/4\"/>



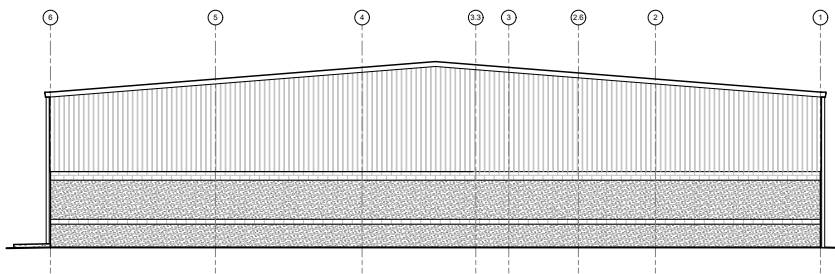
**1 NORTH ELEVATION BLDG. 'A'**  
SCALE: 1/8\"/>



**2 EAST ELEVATION BLDG. 'A'**  
SCALE: 1/8\"/>

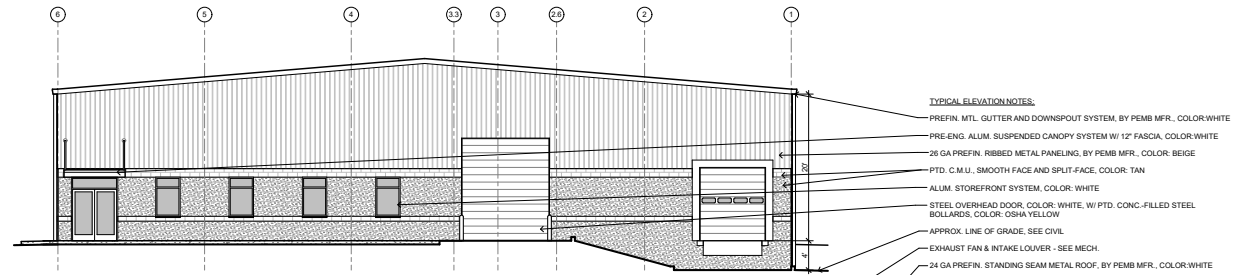


**3 WEST ELEVATION BLDG. 'A'**  
SCALE: 1/8\"/>

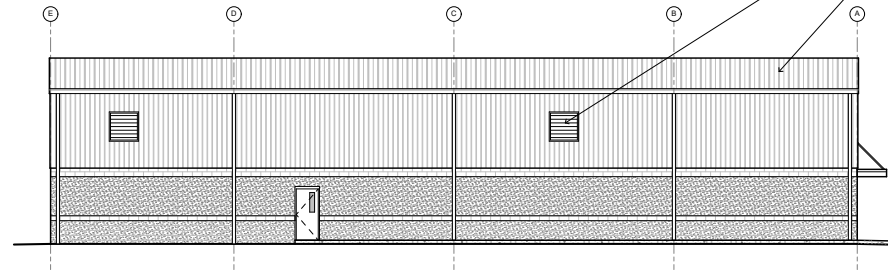


**4 SOUTH ELEVATION BLDG. 'A'**  
SCALE: 1/8\"/>

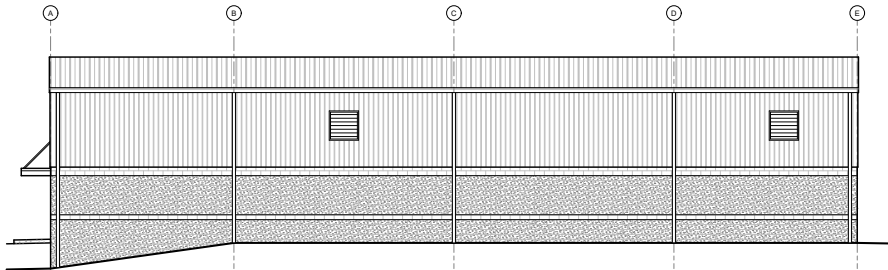
- TYPICAL ELEVATION NOTES:**
- PREFIN. MTL. GUTTER AND DOWNSPOUT SYSTEM, BY PEMB MFR., COLOR: WHITE
  - PRE-ENG. ALUM. SUSPENDED CANOPY SYSTEM W/ 12\"/>



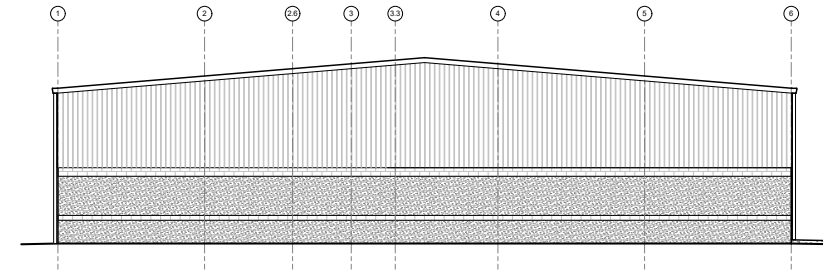
**1 NORTH ELEVATION BLDG. 'B'**  
SCALE: 1/8" = 1'-0"



**2 EAST ELEVATION BLDG. 'B'**  
SCALE: 1/8" = 1'-0"

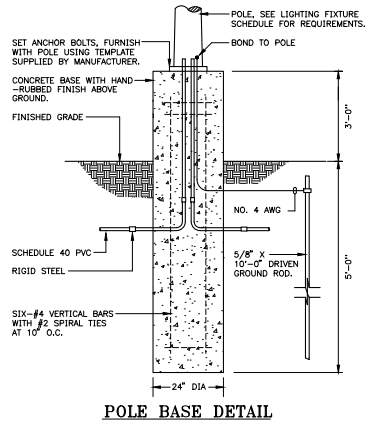


**3 WEST ELEVATION BLDG. 'B'**  
SCALE: 1/8" = 1'-0"



**4 SOUTH ELEVATION BLDG. 'B'**  
SCALE: 1/8" = 1'-0"

6-B-19-TOB  
Revised: 5/31/2019



**CSX1 LED**  
LED Area Luminaire

**Specifications:**  
SHA: 0.71  
Length: 23.12"  
Width: 16.12"  
Height: 1.00"  
Weight: 7.00 lbs  
Finish: Dark Bronze

**Introduction:**  
The Contour® Series luminaires offer traditional square fixtures with modern design for a versatile look that complements many applications. The CSX1 combines the latest LED technology with the familiar aesthetics of the Contour® Series for high performance illumination that lasts. It is ideal for replacing traditional metal halide in area lighting applications with typical energy savings of 40% and expected service life of over 100,000 hours.

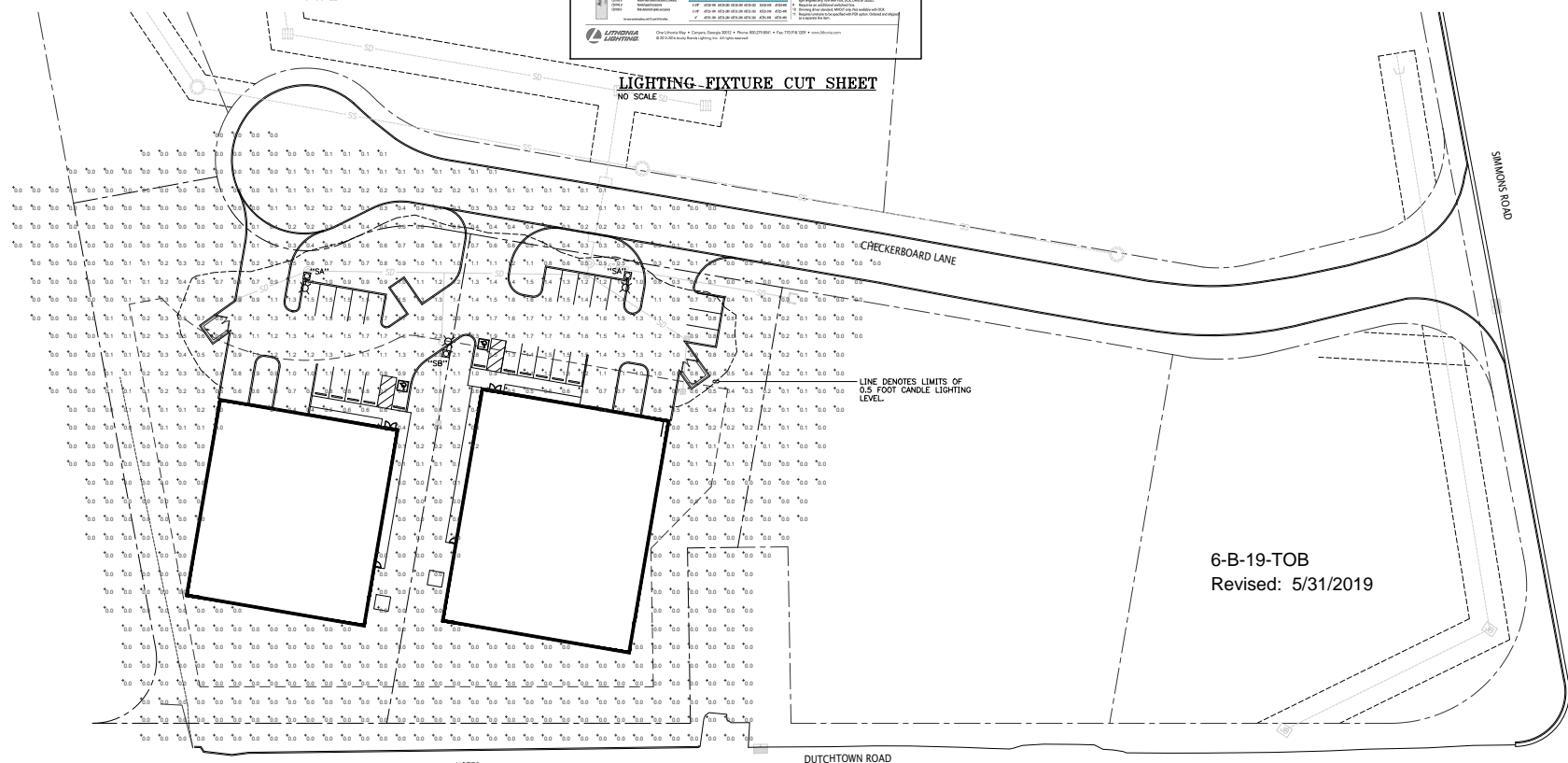
**EXAMPLE: CSX1 LED 60C 1000 40K TSM MVOLT SPA DOBBD**

Designation	Qty	Notes	Designation	Qty	Notes
CSX100	40	1000 40K TSM MVOLT SPA DOBBD	CSX100	40	1000 40K TSM MVOLT SPA DOBBD

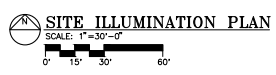
**Notes:**  
1. All luminaires shall be installed in accordance with the manufacturer's instructions.  
2. All luminaires shall be installed in accordance with the manufacturer's instructions.  
3. All luminaires shall be installed in accordance with the manufacturer's instructions.

**SITE LIGHTING FIXTURE SCHEDULE**

DESIGNATION	LAMP	QUANTITY	POLE DESCRIPTION: MATERIAL, SHAPE, HEIGHT ABOVE FINISHED GRADE	DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM			REMARKS
					COMPANY	POLE CATALOG NO.	LUMINAIRE CATALOG NO.	
SA	1	134	30 FT	L.E.D., POLE ARM MOUNTED, TYPE IV DISTRIBUTION, FULL CUT-OFF, HOUSE-SIDE SHIELD, 4000K	LITHONIA	RSA 27 6G 4 DM19 DOB	CSX1 LED 60C 700 40K 14M HS	DARK BRONZE FINISH
SB	1	134	30 FT	L.E.D., POLE ARM MOUNTED, TYPE IV DISTRIBUTION, FULL CUT-OFF, 4000K	LITHONIA	RSA 27 6G 4 DM19 DOB	CSX1 LED 60C 700 40K 14M	DARK BRONZE FINISH



- NOTES:**
- VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDLES, USING A TYPICAL MAINTENANCE FACTOR UTILIZED OF 0.81.
  - FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.
  - BUILDING MOUNTED LIGHT FIXTURES ARE NOT SHOWN, AND NOT FACTORED INTO VALUES.



**SIGNAGE NOTE:**  
ANY AND ALL EXTERIOR SIGNAGE FOR THE DEVELOPMENT SHALL COMPLY WITH TIGCA SIGNAGE REQUIREMENTS AND SHALL BE APPROVED AT A LATER DATE.

**Vreeland Engineers Inc.**  
3107 Sutherland Ave.  
P.O. Box 10048  
Knoxville, TN 37909  
865-637-4451  
1-800-368-9789  
www.vreelandengineers.com

DATE: 31 MAY 2019  
PROJECT NO.: 19024  
PROJECT MGR.: STUART

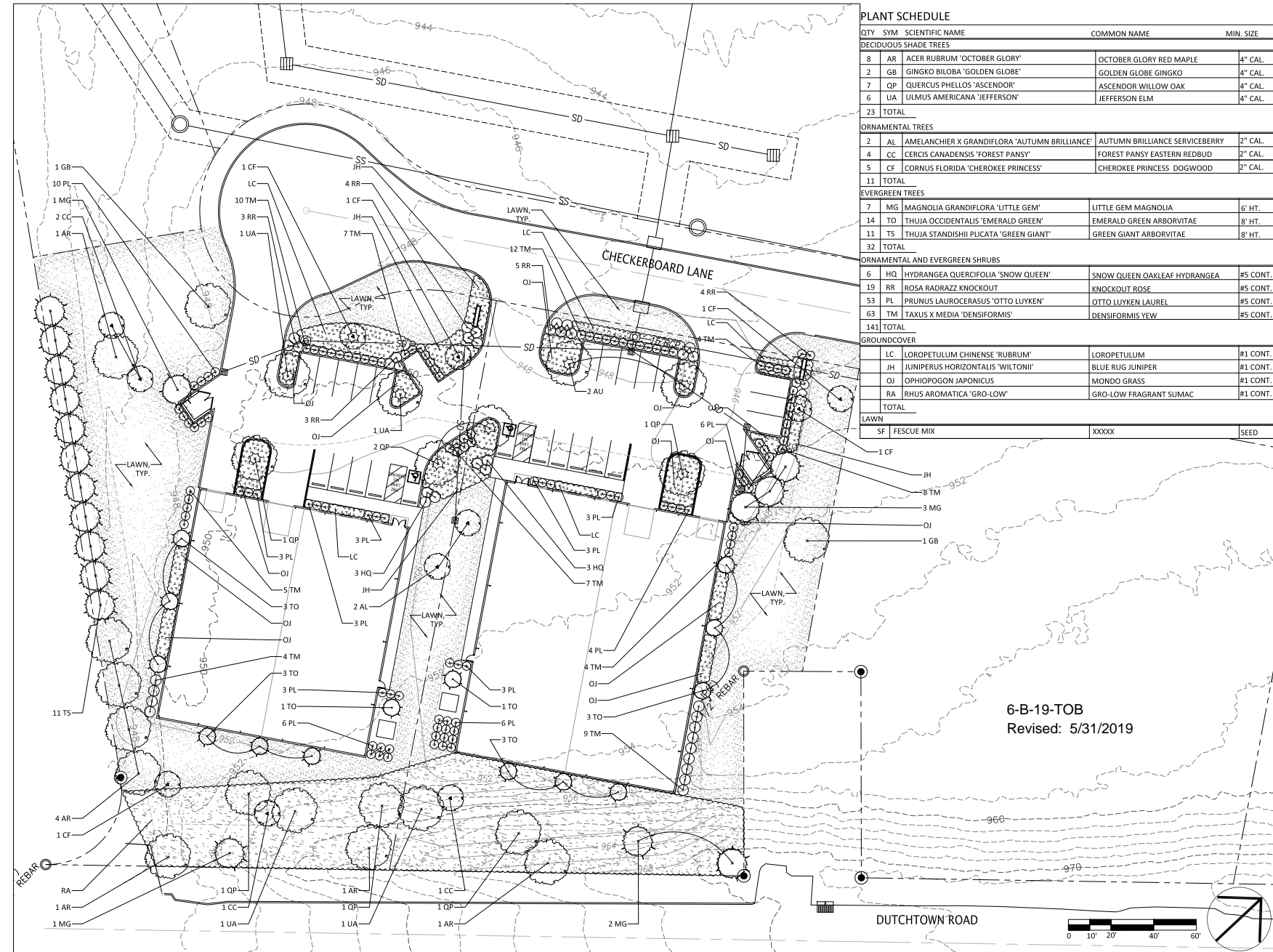
**GEORGE ARMOUR EWART ARCHITECT**  
404 Bearden Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
www.georgeewart.com

NEW BUILDINGS AT  
**CHECKERBOARD LANE**  
FOR S&E PROPERTIES  
KNOX COUNTY, TN



**SITE ILLUMINATION PLAN**

**SE1.1**



PLANT SCHEDULE				
QTY	SYM	SCIENTIFIC NAME	COMMON NAME	MIN. SIZE
DECIDUOUS SHADE TREES				
8	AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4" CAL.
2	GB	GINGKO BILOBA 'GOLDEN GLOBE'	GOLDEN GLOBE GINGKO	4" CAL.
7	OP	QUERCUS PHELLOS 'ASCENDOR'	ASCENDOR WILLOW OAK	4" CAL.
6	UA	ULMUS AMERICANA 'JEFFERSON'	JEFFERSON ELM	4" CAL.
23 TOTAL				
ORNAMENTAL TREES				
2	AL	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.
4	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	2" CAL.
5	CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	2" CAL.
11 TOTAL				
EVERGREEN TREES				
7	MG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6" HT.
14	TO	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	8" HT.
11	TS	THUJA STANDISHII PULICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8" HT.
32 TOTAL				
ORNAMENTAL AND EVERGREEN SHRUBS				
6	HQ	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	#5 CONT.
19	RR	ROSA RADRAZZ KNOCKOUT	KNOCKOUT ROSE	#5 CONT.
53	PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#5 CONT.
63	TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	#5 CONT.
141 TOTAL				
GROUND COVER				
LC	LOROPETULUM CHINENSE 'RUBRUM'	LOROPETULUM	#1 CONT.	
JH	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	#1 CONT.	
OJ	OPHIOPOGON JAPONICUS	MONDO GRASS	#1 CONT.	
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#1 CONT.	
TOTAL				
LAWN				
SF	FESCUE MIX	XXXXX	SEED	

6-B-19-TOB  
Revised: 5/31/2019

CHECKERBOARD  
INDUSTRIAL  
BUILDINGS  
Checkerboard Lane  
Knoxville, TN 37932



Carol R. Johnson Associates Inc.  
A member of the IBI Group of Firms  
545 S. GAY STREET, SUITE 200, KNOXVILLE, TN 37902  
(615) 522-2700 • cja@crja.com • kja@ibi.com  
© 2019 CRJA-IBI Group

NOT FOR  
CONSTRUCTION

© 2019 CRJA-IBI Group Inc.



Project Name: CHECKERBOARD IND. BLDG.  
Project Number: 6-B-19-TOB  
Drawn By: NH Ck'd By: CB  
Date: 05/31/19 Scale: As shown

Rev	Description	Date

CONCEPTUAL  
LANDSCAPE  
PLAN

L1.0