



TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

REPORT OF STAFF RECOMMENDATION

Meeting Date: 5/6/2019
File Number: 5-D-19-TOB
Applicant: SCOTT MCPHERSON
Request: BUILDING PERMIT

Address: 10308 Starkey Ln
Map/Parcel Number: 131 085
Location: Southeast side of Starkey Lane, northeast of Cogdill Road.
Existing Zoning: CB (Business and Manufacturing) / TO (Technology Overlay)
Proposed Zoning: NA
Existing Land Use: Office
Proposed Land Use: Office/warehouse
Appx. Size of Tract: 20225 square feet
Accessibility: Access is via Starkey Ln., a local street with a 16'-18' pavement width within a 50' right-of-way.
Surrounding Zoning and Land Uses:
North: OB (Office, Medical, and Related Services) / TO (Technology Overlay) - Residence and church
South: I (Industrial) / TO (Technology Overlay) - Business
East: RA (Low Density Residential) / TO (Technology Overlay) - Residence
West: OB (Office, Medical, and Related Services) / TO (Technology Overlay) & I (Industrial) / TO (Technology Overlay) - Businesses

Comments: !) This property was rezoned from OB (Office, Medical, and Related Services) / TO (Technology Overlay) to CB (Business and Manufacturing) / TO (Technology Overlay) by Knox County Commission on October 22, 2018.
2) There is an existing office with 1,248 square feet on the site that is located at the north end of the property. The applicant is proposing to construct an office/warehouse building behind the existing office. The proposed building has a total building area of 3,694 square feet which includes a small office area of 153 square feet with the remaining area being used for warehousing and service area.
3) The access to the site includes two existing curb cuts onto Starkey Lane. Due to the narrow width of the property, access to the office/warehouse building includes a 15' wide one-way driveway around the existing office building.
4) There will be 8 parking spaces on site which meets the minimum requirement of the Knox County Zoning Ordinance and the TTCDA Design Guidelines.
5) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
6) The applicant has requested a waiver from the landscape requirements of Sections 3.1.8 and 3.2 (front yard and building entryways) of the Design Guidelines due to existing site conditions and access limitations.
7) The building's exterior siding will include a mix of tan split face cmu and dark brown vertical metal siding. The overhead door that is located on the front of the building is set back into the building façade and will face the back of the office building. The buildings mechanical equipment will be located on the back of the building and will be screened from view from the street.

- 8) The proposed lighting for the new parking area and building includes full cut-off LED fixtures that will fall within the maximum intensity limits.
- 9) Any proposed signage will require a separate TTCDA application and approval.

**Design Guideline
Conformity:** This request complies with the TTCDA Design Guidelines with the approval of the requested waiver

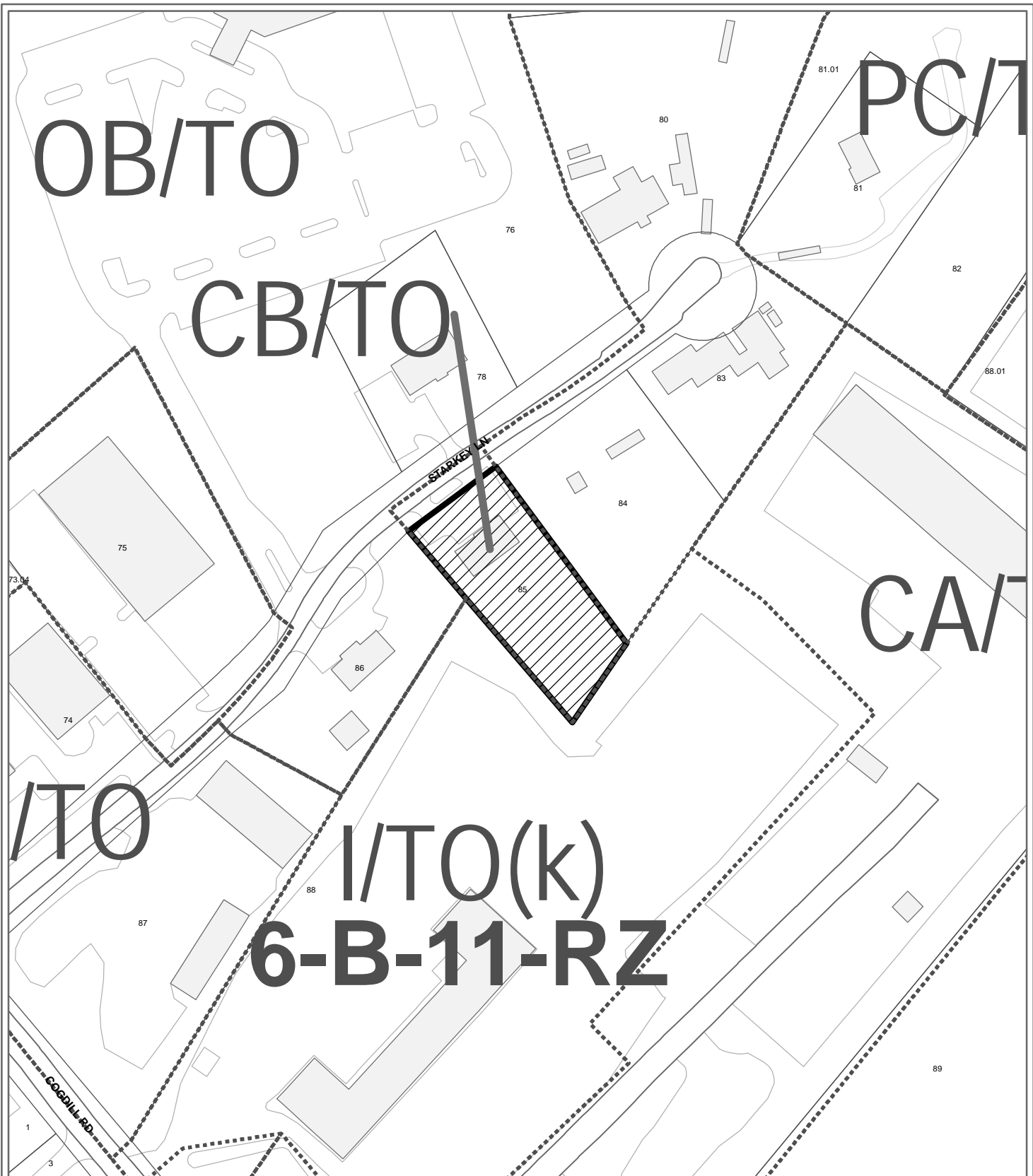
**Waivers and
Variances
Requested:** A waiver is being requested from the landscape requirements of Sections 3.1.8 and 3.2 (landscaping for front yards and building entryways) of the Design Guidelines.

Staff Recommendation:

Staff recommends APPROVAL of the requested Waiver from the landscape requirements of Sections 3.1.8 and 3.2 (landscaping for front yards and building entryways) of the Design Guidelines. Staff is recommending approval of the waiver due to existing site conditions and the access limitations that will impact the existing vegetation on the sides of the building.

Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 5) Proposed signage will require a separate TTCDA application and approval.



**5-D-19-TOB
CERTIFICATE OF APPROPRIATENESS**

Petitioner: McPherson, Scott



Purpose of Request: Building Permit - Expansion or Renovation

Original Print Date: 4/25/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 131
Jurisdiction: County



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10308 STARKEY LANE

KNOXVILLE, TENNESSEE



SHEET LIST	
SHEET NUMBER	SHEET NAME

C000	COVER SHEET
G000	CODE INFORMATION

AS100	EXISTING SITE PLAN
AS101	EXISTING SITE CONDITIONS
AS102	NEW SITE PLAN
AS103	SITE DRAINAGE PLAN
AS104	LANDSCAPE & TRAFFIC PLAN
AS105	SITE LIGHTING PLAN

A101	FIRST FLOOR PLAN
A200	ELEVATIONS
A201	ELEVATIONS



INTEGRATION

FOR INFORMATION PURPOSES ONLY

10308 STARKEY LANE

OWNER : SCOTT MCPHERSON

Project #

1902

Date

04/29/2019

Issued By

S2A

COVER SHEET

C000

5-D-19-TOB

Revised: 4/29/2019

1.0 SITE DESIGN REQUIREMENTS

ZONING CLASSIFICATION:

COMMERCIAL BUSINESS / TECHNOLOGY OVERLAY (CB/TO)

REAR SETBACKS:

AVERAGE LOT LENGTH: 220'-0"
20'-0" MINIMUM REQUIRED SETBACK BY TTCDA REQUIREMENTS (CONTROL)

SIDE SETBACKS:

AVERAGE LOT WIDTH: 95'-0"
 95'-0" x 0.16 = 15.2' REQUIRED SETBACK BY ZONING
20'-0" MINIMUM REQUIRED SETBACK BY TTCDA REQUIREMENTS (CONTROL)

GROUND AREA RATIO (GAR):

GROSS LOT AREA: 20,225 SF
 GAR = 20,225 SF x 25% = 5,063.75 GSF

GAR	5,063 GSF
EXISTING HOUSE	1,248 GSF
NEW BUILDING	3,815 GSF MAX

FLOOR AREA RATIO (FAR):

FAR = 20,225 SF x 30% = 6,067 GSF

FAR	6,067 GSF
EXISTING HOUSE	1,248 GSF
NEW BUILDING	4,819 GSF MAX

GROUND FLOOR	3,694 GSF
NEW BUILDING	3,694 GSF ACTUAL

IMPERVIOUS AREA RATIO (IAR):

GROSS LOT AREA 20,225 SF
ALLOWABLE MAX 70% = 14,157 GSF

EXISTING HOUSE	1,248 SF
EXISTING PAVING	3,012 SF
PROPOSED BUILDING	3,694 SF
PROPOSED PAVING	5,068 SF
TOTAL	13,022 SF = 64% IAR

HEIGHT REQUIREMENTS:

MAX 90'-0" BY TTCDA REQUIREMENTS

TTCDA PARKING REQUIREMENTS:

WAREHOUSING W/ OFFICE SPACE = 1 SPACE(S) / 1,000 GSF BY TTCDA REQUIREMENTS

OFFICE = 3 SPACES / 1,000 GSF BY TTCDA (EXISTING HOUSE)

EXISTING HOUSE (OFFICE)	1,248 GSF = 4 SPACES
NEW BUILDING (WAREHOUSE)	3,694 GSF = 4 SPACES
TOTAL	8 SPACES REQUIRED
	5 EXISTING SPACES
	3 ADDITIONAL SPACES REQUIRED

1.0 SITE DESIGN REQUIREMENTS - CONT.

KNOX COUNTY ZONING PARKING REQUIREMENTS:

SEE SECTION 3.50.10

PROFESSIONAL OFFICE (EXISTING HOUSE) = 1 SPACE / 250 SF
INDUSTRIAL ESTABLISHMENT = 1 / 2 EMPLOYEES + CUSTOMER PARKING SPACE

OFFICE = 1,248 SF / 250 SF = 5 PARKING SPACES
NEW BUILDING = 4 EMPLOYEES / 2 = 2 PARKING SPACES + 1 CUSTOMER PARKING SPACE = 3 PARKING SPACES
TOTAL REQUIRED PARKING SPACES = 5+3 = 8 SPACES

MINIMUM PARKING SPACE SIZE

8'-0" x 16'-0" FOR 3 SPACES (COMPACT CAR)
 9'-0" x 17'-6" FOR 5 SPACES (REGULAR CAR)

SITE UTILITIES:

ALL UTILITIES ARE REQUIRED TO BE INSTALLED UNDERGROUND BY TTCDA REQUIREMENTS.

3.0 LANDSCAPING REQUIREMENTS

25% EVERGREEN PLANTINGS
 50% OF ELEVATIONS TO HAVE PLANTINGS
 1 CANOPY TREE FOR 10 PARKING SPACES

GENERAL NOTES

THE PROPOSED BUILDING USE WILL OPERATE AS A NON-COMBUSTIBLE WAREHOUSE. THE BUILDING WILL BE OCCUPIED DURING NORMAL BUSINESS HOURS. STORAGE ITEMS CAUSING NOISE OR SMELL ARE NOT ANTICIPATED.



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OWNER : SCOTT MCPHERSON

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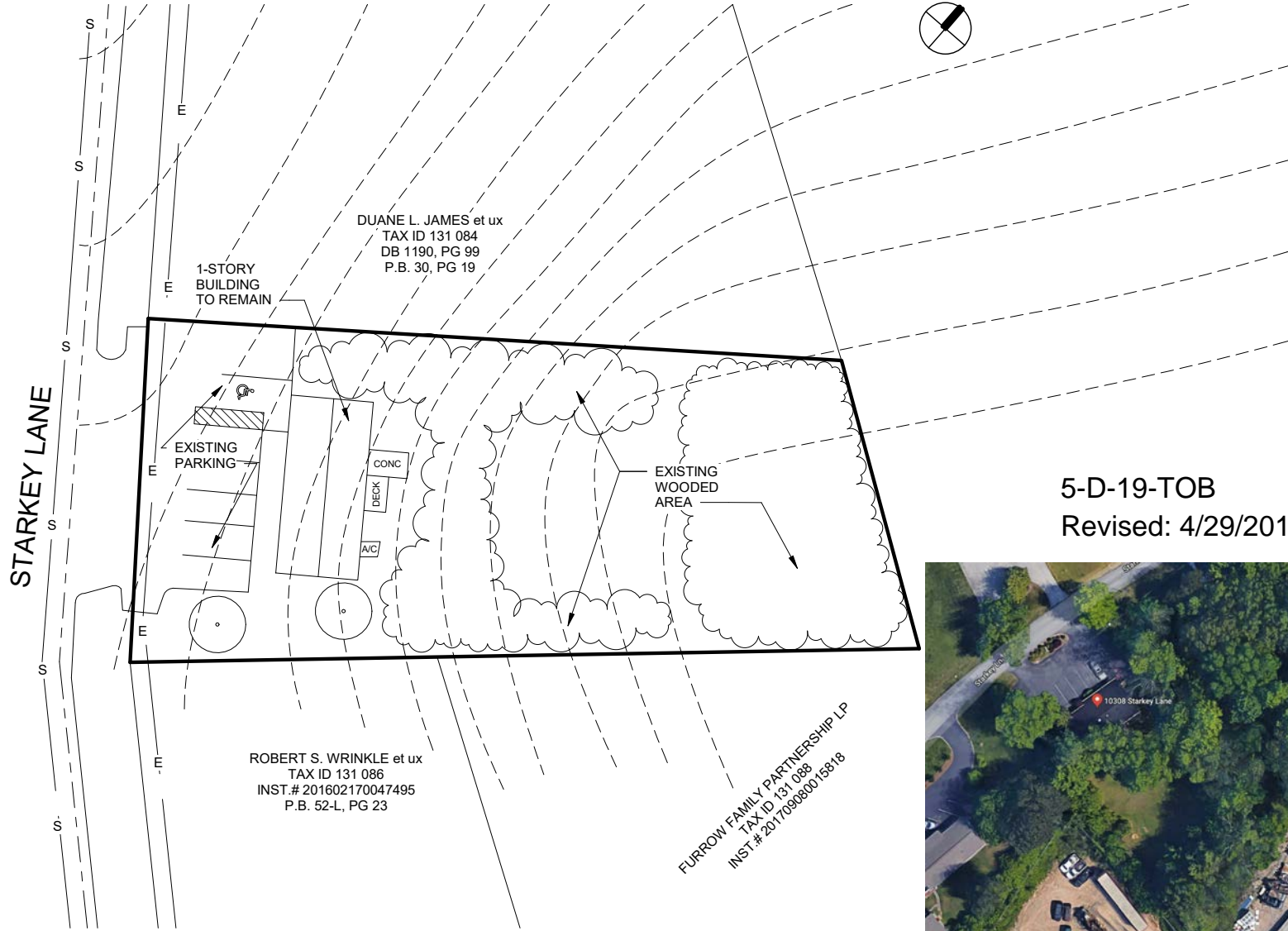
CODE INFORMATION

G000

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GOOGLE VIEW OF PROPERTY

1 ARCHITECTURAL SITE - EXISTING
1" = 30'-0"

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EXISTING SITE
PLAN
AS100

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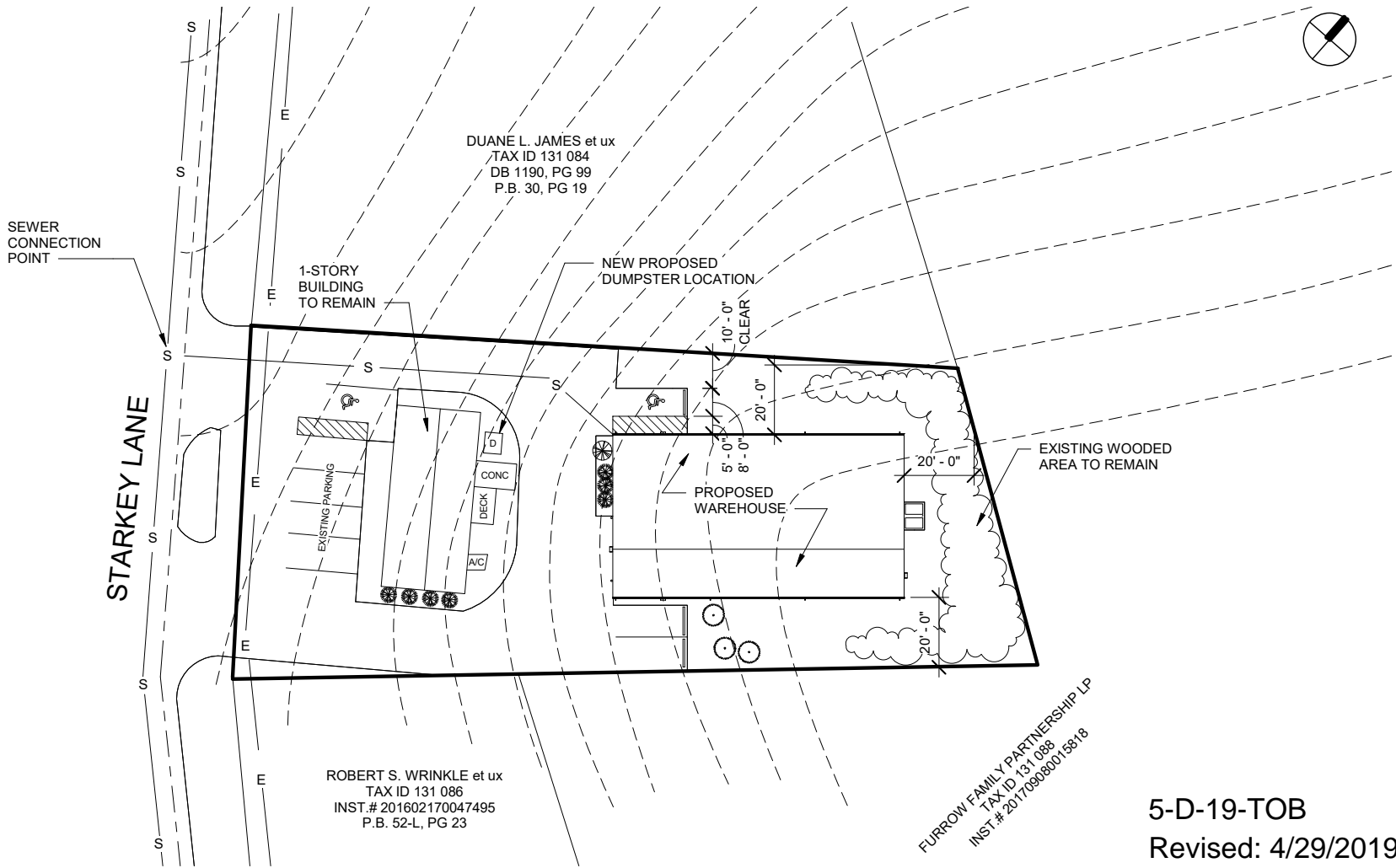
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EXISTING SITE
CONDITIONS
AS101



DUANE L. JAMES et ux
 TAX ID 131 084
 DB 1190, PG 99
 P.B. 30, PG 19

ROBERT S. WRINKLE et ux
 TAX ID 131 086
 INST.# 201602170047495
 P.B. 52-L, PG 23

FURROW FAMILY PARTNERSHIP LP
 TAX ID 131 088
 INST.# 201706080015818

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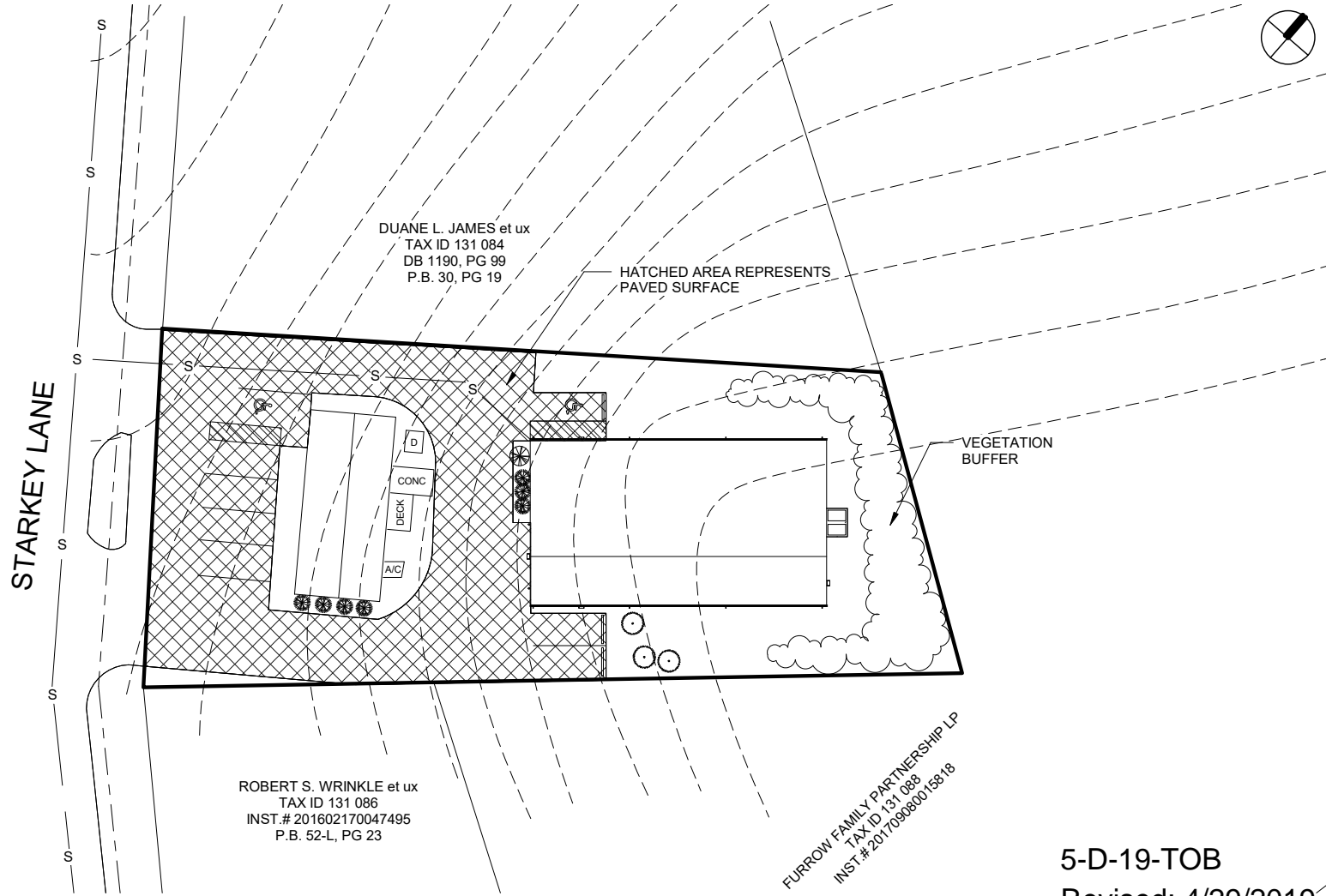
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NEW SITE PLAN

AS102

1 ARCHITECTURAL SITE - NEW
 1" = 30'-0"

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SITE DRAINAGE
PLAN

AS103

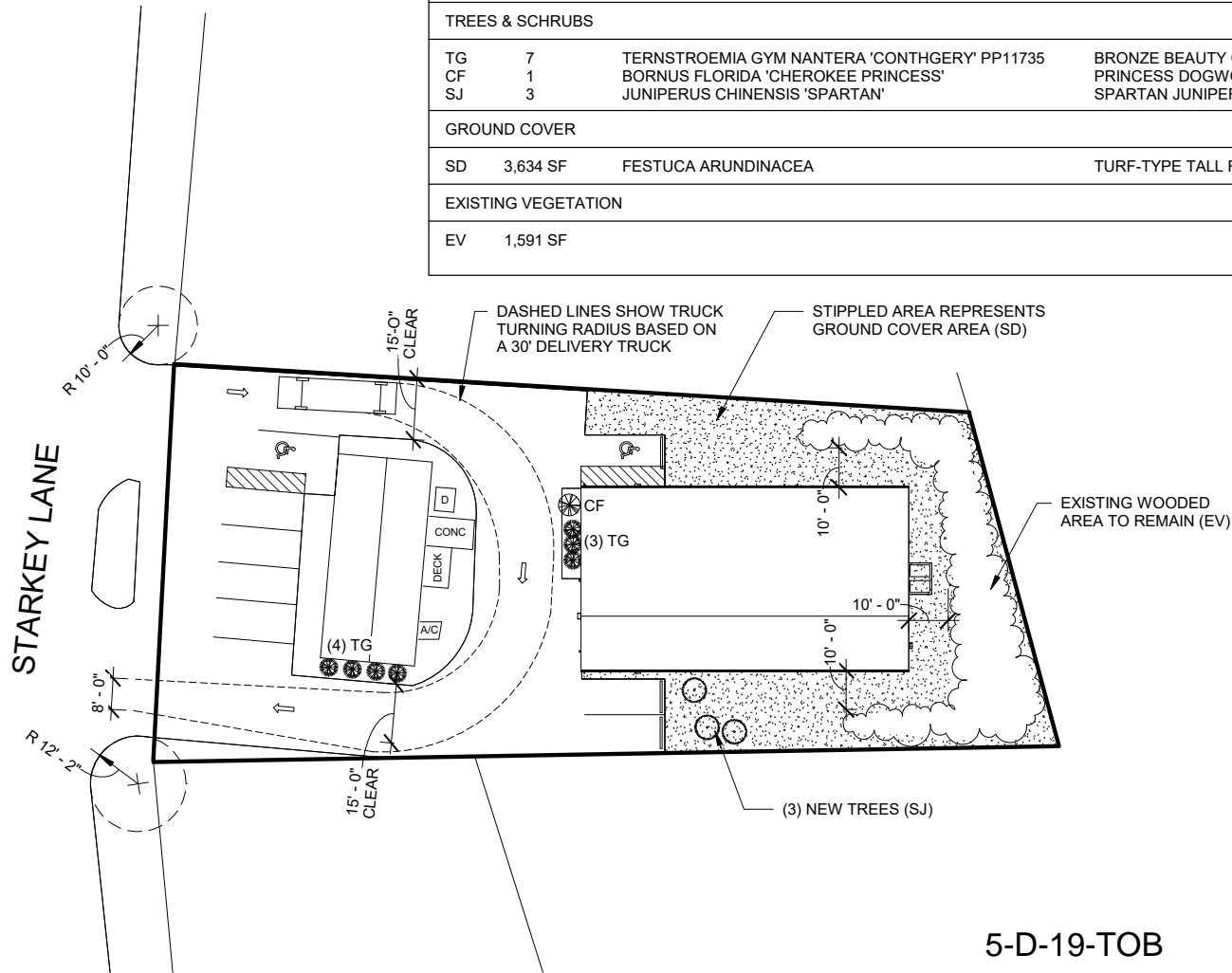
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1 ARCHITECTURAL SITE - DRAINAGE
1" = 30'-0"

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PLANTING SCHEDULE					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES & SHRUBS					
TG	7	TERNSTROEMIA GYM NANTERA 'CONTHGERY' PP11735	BRONZE BEAUTY CLEYERA	36" B&B	4' OC., FULL & DENSE
CF	1	BORNUS FLORIDA 'CHEROKEE PRINCESS'	PRINCESS DOGWOOD	2" CAL	
SJ	3	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	2" CAL	
GROUND COVER					
SD	3,634 SF	FESTUCA ARUNDINACEA	TURF-TYPE TALL FESCUE	SF	
EXISTING VEGETATION					
EV	1,591 SF			SF	EXISTING VEGETATION TO REMAIN



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LANDSCAPE & TRAFFIC PLAN

AS104

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1 ARCHITECTURAL SITE - LANDSCAPE & TRAFFIC
1" = 30'-0"

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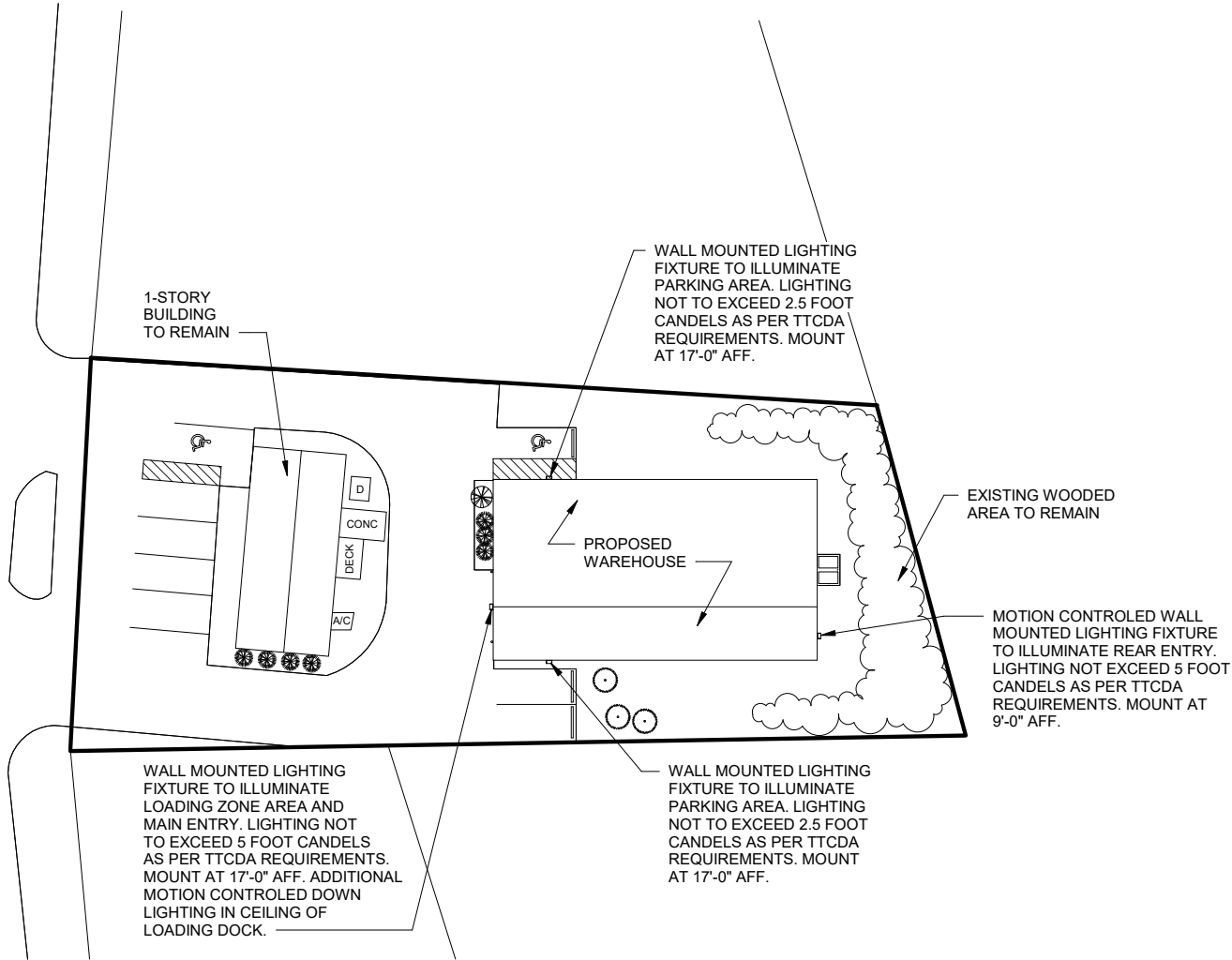


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STARKEY LANE



10308 STARKEY LANE

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SITE LIGHTING PLAN

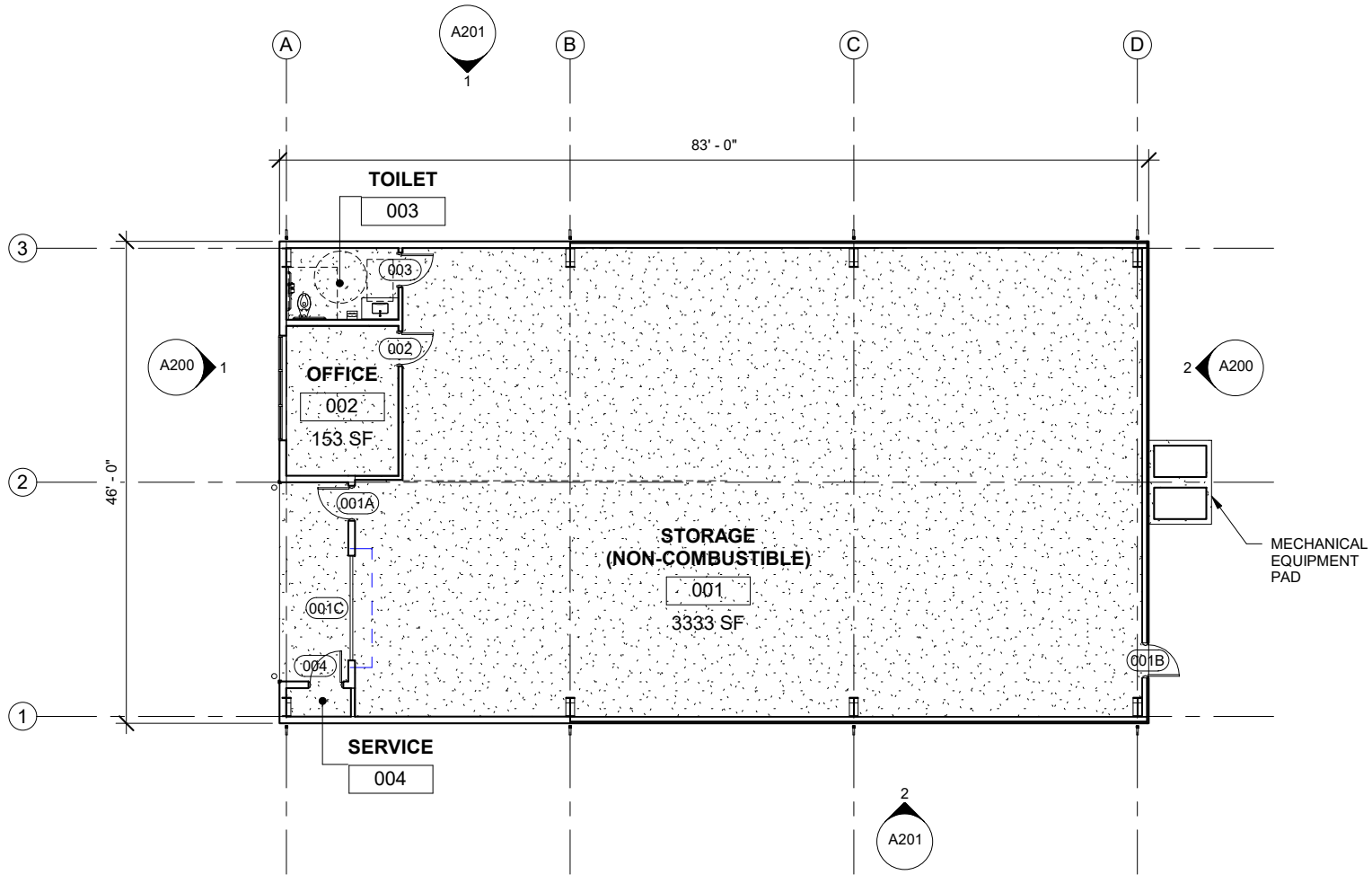
AS105

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① ARCHITECTURAL SITE - LIGHTING
1" = 30'-0"

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① FIRST FLOOR PLAN
3/32" = 1'-0"

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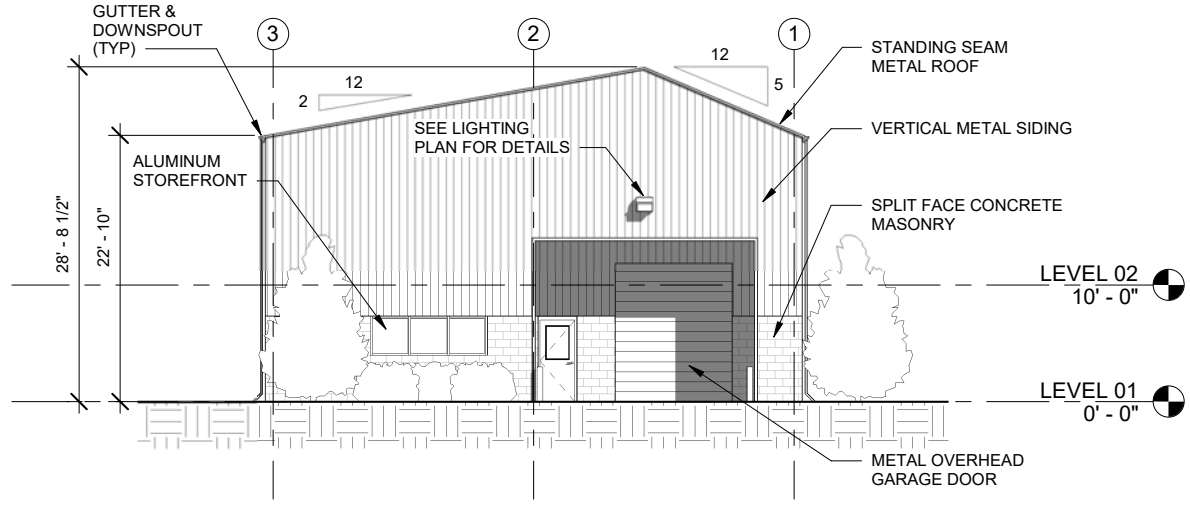
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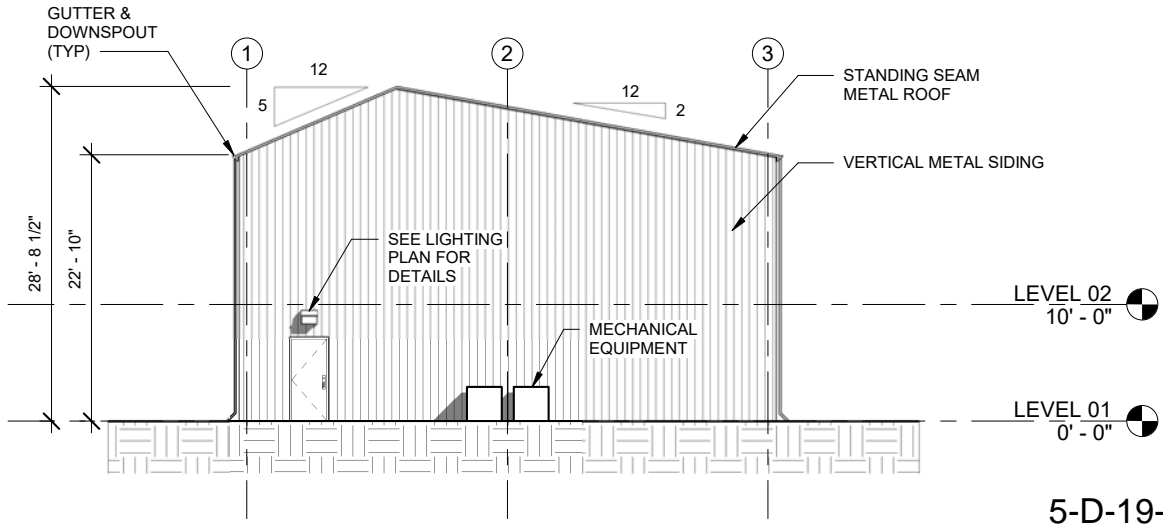
FIRST FLOOR
PLAN

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① NORTH ELEVATION
3/32" = 1'-0"



② SOUTH ELEVATION
3/32" = 1'-0"

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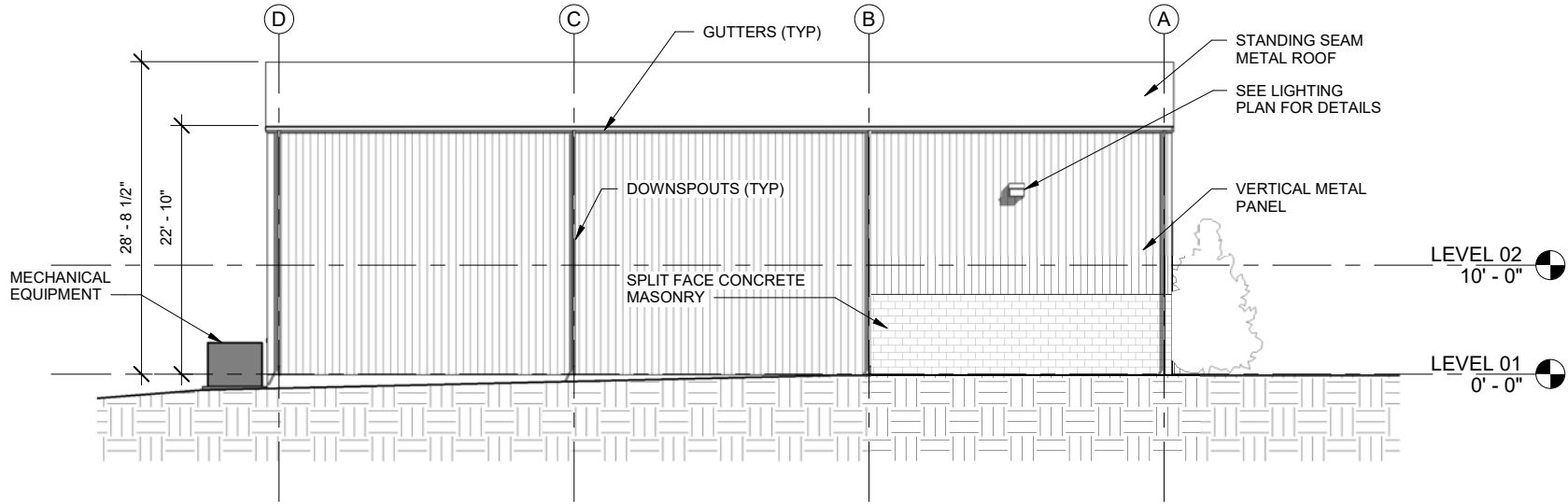
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OWNER : SCOTT MCPHERSON

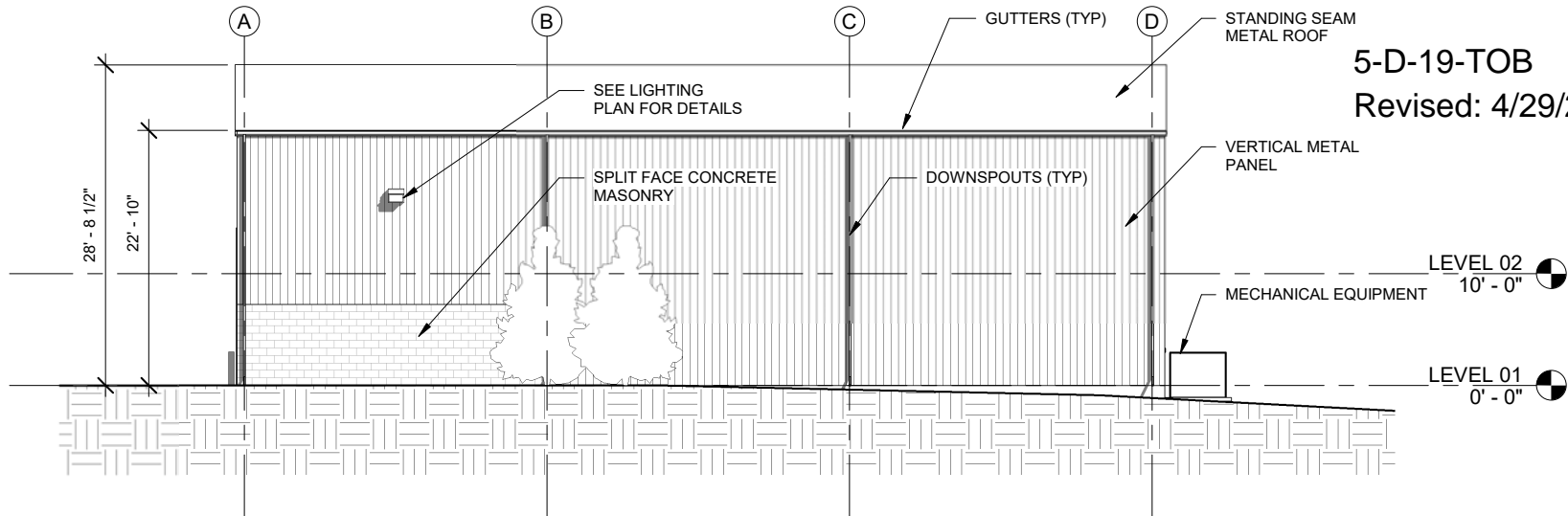
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ELEVATIONS	

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① EAST ELEVATION
3/32" = 1'-0"



② WEST ELEVATION
3/32" = 1'-0"

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ELEVATIONS

A201