



## TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

# REPORT OF STAFF RECOMMENDATION

**Meeting Date:** 9/9/2019  
**File Number:** 9-B-19-TOB  
**Applicant:** BARRY BYRD  
**Request:** BUILDING PERMIT

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**Address:** 10550 Murdock Dr.  
**Map/Parcel Number:** 118 17323 AND PART OF 17320  
**Location:** South side of Murdock Drive, east of Simmons Road.  
**Existing Zoning:** BP (Business and Technology) / TO (Technology Overlay)  
**Proposed Zoning:** NA  
**Existing Land Use:** Business and vacant land  
**Proposed Land Use:** Office building  
**Appx. Size of Tract:** 11 acres  
**Accessibility:** Access is via Murdock Dr., a minor arterial street with a 40' pavement width within a 100' right-of-way.  
**Surrounding Zoning and Land Uses:**  
North: BP (Business and Technology) / TO (Technology Overlay) - Vacant lot  
South: PC (Planned Commercial) / TO (Technology Overlay) - Mesa office/warehouse  
East: BP (Business and Technology) / TO (Technology Overlay) - Business  
West: BP (Business and Technology) / TO (Technology Overlay) - Mesa offices

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**Comments:**

- 1) This is a request for approval of a building permit for a 35,200 square foot two story office building for Mesa Associates, Inc. Access for the site will be through the existing Mesa office building site that adjoins this property on the west that has access out to both Murdock Drive and Simmons Road. There is no direct access from this property out to Murdock Drive.
- 2) The development plan includes 210 parking spaces which meets off-street parking requirements for the Knox County Zoning Ordinance. The TTCDA Design Guidelines allows a maximum of 159 parking spaces for the proposed office building. The applicant is requesting a waiver approval from the Board to allow the increase to the proposed 210 parking spaces based on the parking needs for the existing office facility. Staff supports the requested waiver.
- 3) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 4) The landscape plan is consistent with the Design Guidelines.
- 5) The proposed lighting for the parking lot and building includes full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.
- 6) The exterior materials for the building will match the existing design and materials on the main Mesa office building located just west of this site. The mechanical equipment will be located on the roof of the building and will be screened from view from the street.
- 7) There is no signage proposed with this submittal.
- 8) The use on review application (10-A-19-UR) for the proposed office development will be before the Planning Commission on October 10, 2019.

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**Design Guideline Conformity:** With the approval of the requested waiver, this request complies with the TTCDA Design Guidelines.

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<b>Waivers and Variances Requested:</b>	Waiver to exceed the maximum number of parking spaces allowed for the proposed office building under the Design Guidelines (Design Guidelines Section 1.7.5) by allowing an increase from 159 spaces to 210 spaces as identified on the development plan.
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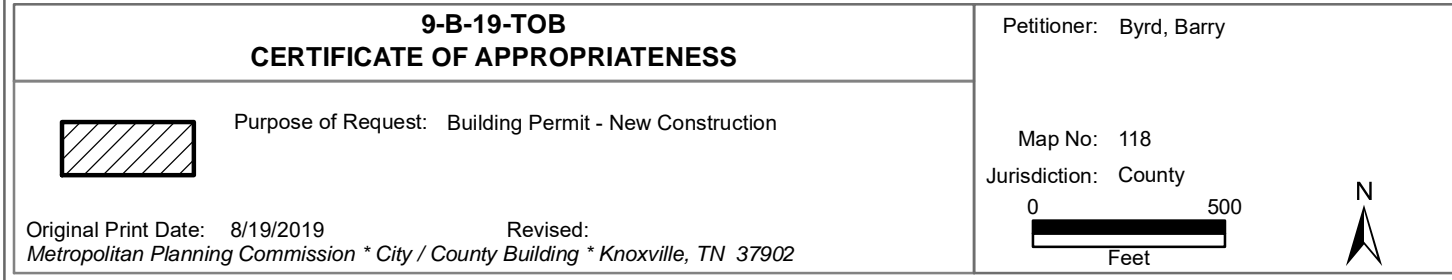
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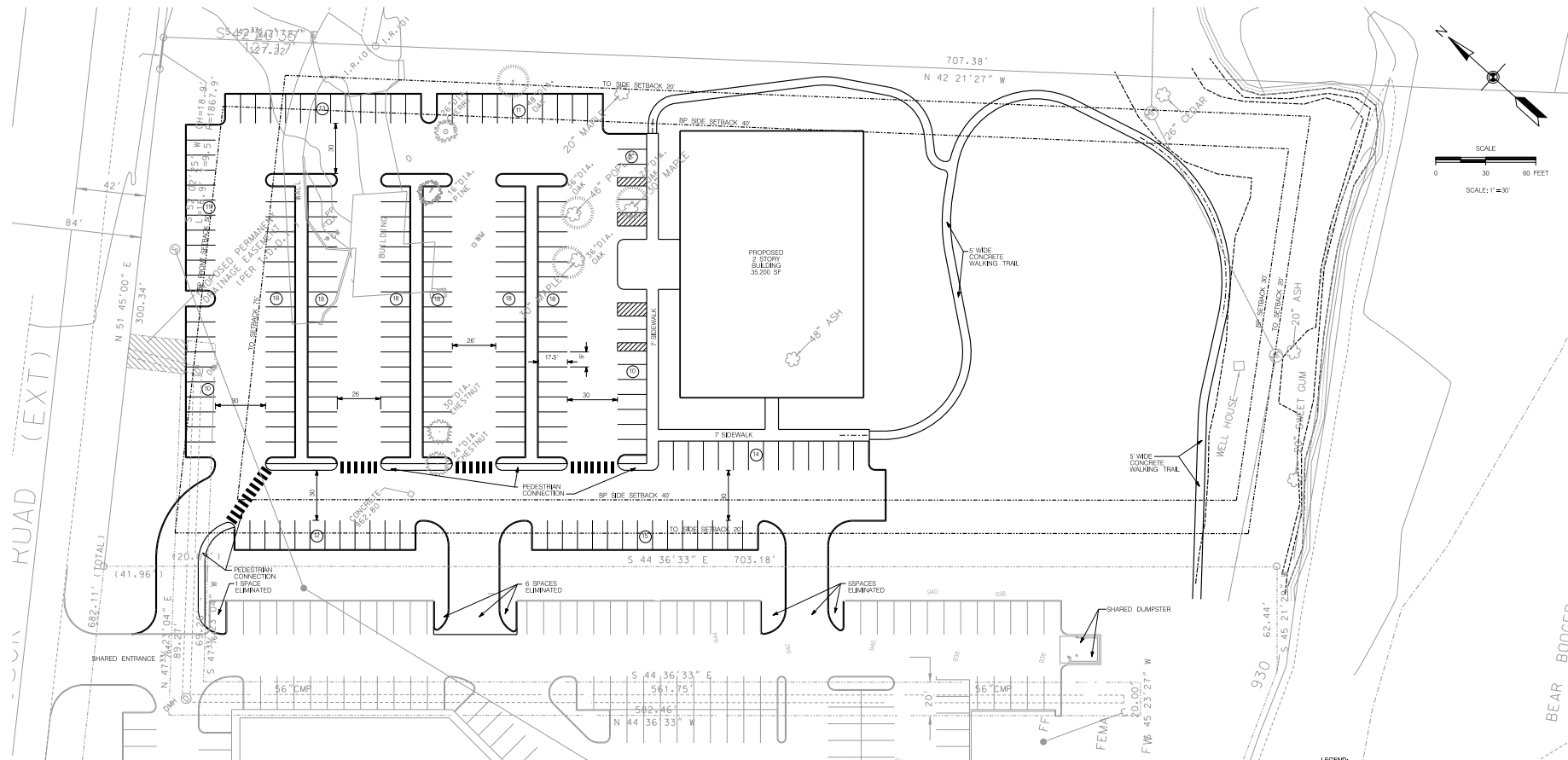
**Staff Recommendation:**

Staff recommends APPROVAL of the requested Waiver to exceed the maximum number of parking spaces allowed for the proposed office building under the Design Guidelines by allowing an increase from 159 spaces to 210 spaces as identified on the development plan.

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) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Installation of all sidewalks and walking trails as identified on the development plan, subject to meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
- 3) 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. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Any proposed signage will require a separate TTCDA application and approval.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 7) Obtaining a use on review approval from the Planning Commission for the proposed office development (10-A-19-UR) that will be before the MPC on October 10, 2019.





**BARRY BYRD  
ARCHITECTURE**

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Seal:



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Project Name:

Drawn By:

Revisions:

No.	DATE	DESCRIPTION

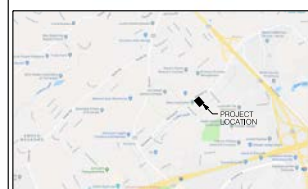
Project Title:

A NEW FACILITY FOR:

EXISTING	PROPOSED	
536	536	GROUND CONTOUR ELEVATION
535.25	535.25	SPOT ELEVATION
NA	NA	STRUCTURE
NA	NA	PROPERTY LINE
NA	NA	EASEMENT
SD	SD	EDGE OF PAVEMENT
SS	SS	STORM DRAIN
W	W	SANITARY SEWER
NG	NG	POTABLE WATER
W	FW	NATURAL GAS
W	FW	FIRE PROTECTION
NA	NA	MANHOLE
NA	NA	WATER METER
NA	NA	FIRE HYDRANT
NA	NA	SILT FENCING
NA	NA	INLET PROTECTION
NA	NA	CURB
NA	NA	CONCRETE PAVEMENT
NA	NA	ASPHALT PAVEMENT

**PROJECT DATA**  
USE: OFFICE  
ZONING: BP10  
PARCEL: 118 117320  
**PARKING SUMMARY:**  
PARKING REQUIRED: 198 - 289 SPACES  
PARKING PROVIDED: 210 SPACES  
ELIMINATED FOR CONNECTIONS: 12 SPACES  
ADA SPACES REQUIRED: 300-300.1 VAN ACCESSIBLE: 6  
HANDICAP  
ADA SPACES PROVIDED: 2 VAN ACCESSIBLE: 6 HANDICAP  
**CALCULATION (COUNTY):**  
OFFICE: 3-4.2 PER 1,000 SF  
35.2 X 3 = 105.6 SPACES, 35.2 X 8 = 281.6 SPACES  
**CALCULATION (ITCDAG):**  
OFFICE: 3-4.2 PER 1,000 SF  
35.2 X 3 = 105.6 SPACES, 35.2 X 4.5 = 158.4 SPACES  
**SETBACKS:**  
FRONT: (BP) 30' (TO) 75'  
SIDE: (BP) 20' (TO) 40'  
REAR: (BP) 20' (TO) 30'  
**BUILDING AREA:** 35,000 SF 2 STORY  
**PARCEL AREA:** 11.37 AC (INCLUDING OFFICE WAREHOUSE PROPERTY ACROSS GREEN) 4.87 ACRES CONSIDERED IN SITE CALCULATIONS FOR THIS DEVELOPMENT  
**INTERMEDIARY AREA:** 2.39 AC  
**FLOOR AREA RATIO:** 16.3 %  
**INTERMEDIARY AREA RATIO:** 48 %  
**GROUND AREA COVERAGE:** 81 %

**9-B-19-TOB**  
Revised: 8/29/2019



**MESA:**  
**PROPOSED NEW OFFICE BUILDING (EAST PROPERTY)**  
**10-A-19-UR/ 9-B-19-TOB**

Location:

Sheet Contents:

Date:

Sheet Number:

MPC01

MPC01

## GENERAL NOTES & SPECIFICATIONS

**LAWN INSTALLATION:** Lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Agricultural limestone shall be incorporated into the soil at a rate of 50 pounds per 1000 square feet. Apply specified seed at recommended rate. Straw mulch or hydromulch shall be used as deemed necessary by the Landscape Contractor and Landscape Architect. The Landscape Contractor shall be responsible to establish a full stand of grass and will repair any bare spots 1'-0" square due to uneven seed distribution, drought or erosion.

**SOD INSTALLATION:** Sodded lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Sod shall be healthy, thick sod placed so that joints are butt tight. Staple as necessary. Sod shall be trimmed to match bed lines shown on plan. Startup fertilizer shall be incorporated into the soil at the manufacturer's recommended rate. Any area of sod that fails to root, settles or dies will be replaced by the Landscape Contractor.

**UTILITY LOCATION:** The Landscape Contractor is responsible for contacting the utility locator service and is responsible for any damage done to utilities.

**QUANTITIES** Plant quantities are shown for the contractor's convenience only. PLANTS SHALL BE INSTALLED AS SHOWN. Contractor is responsible for confirming all quantities prior to bidding and installation.

**BIDS** In order to keep all bids standard, all bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.

**PLANT QUALITY** All plants shall be nursery grown, have a full habit of growth as is characteristic of that species, and shall be free of disease or insects. General plant quality shall be as specified in the "USA Standard for Nursery Stock" (published by the American Association of Nurserymen). Please contact the Landscape Architect if there is difficulty in locating a particular plant. If necessary, a substitute plant will be recommended by the Landscape Architect.

**PLANTING HOLES** Trees and shrubs: Remove rock and construction debris from planting area. Dig holes two to three times as wide as the rootball and only as deep as the height of the root ball. Soil at the bottom of the hole is left undisturbed. See planting detail additional information.

**SETTING OF PLANTS** The root ball of container grown plants shall be scarified in several places prior to planting. Plant shrubs and trees so that the top of the root ball will be even with or slightly above the adjacent soil line. **SINGLE PLANTING HOLE** - backfill bottom half of space around the rootball with loosened original soil (use amended soil only when necessary for good soil tilt). (See ORGANIC AMENDMENTS). Tamp lightly. Finish filling the hole with loose soil and gently tamp again. **SHRUB BEDS** - Backfill bottom half of bed surrounding shrubs with amended backfill (see ORGANIC AMENDMENTS). Tamp lightly and water to settle soil. Finish filling hole with loose amended backfill and gently tamp again. Water shrub bed to settle soil. **PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.**

**ORGANIC AMENDMENTS** Organic amendments should be added to backfill for all shrub beds and when deemed necessary to improve soil tilt of single planting holes. Organic matter should comprise approximately 10 to 20 percent of this total soil volume.

**PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS:** The existing soil in ground cover and seasonal color beds shall be thoroughly cultivated 6 inches deep to a fine texture (no clods over 1/2") with a mechanical tiller. A plant mix of 60% screened shredded topsoil, 20% sand, and 20% well rotted sawdust or peat shall then be thoroughly incorporated into the existing soil with the tiller so that the soil mix (6" deep) is a 1/2 original soil and 1/2 plant mix. All groundcover and seasonal color beds shall receive a 2" layer of fine textured, screened, pine bark mulch, or equal.

**PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.**

**FERTILIZING** Upon completion of plantings, all shrubs shall receive 1/6 cup of 16-4-8 fertilizer (50% of nitrogen slow release) evenly broadcast at the base of the plants. Trees shall receive 1/4 cup of 16-4-8 fertilizer (50% of nitrogen slow release) per inch of caliper. Ground cover beds shall be fertilized at the rate of 20 pounds of 16-4-8 (50% of nitrogen slow release) per 1000 square feet.

**STAKING OF TREES** Trees should only be staked if necessary, such as when planted in areas of high winds or steep slopes. Under certain circumstances, others may be staked at the discretion of the Landscape Contractor or Landscape Architect. The Landscape Contractor is responsible for all wind damage to trees, (provided winds are less than 60 mph) during the guarantee period, and may make other trees (for his own protection) at his option. Landscape Contractor will be responsible for removal of all staking material one year after installation.

**TRANSPLANTS** All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

**MULCHING** As specified on planting list. Hardwood mulch: All beds to receive a 3" layer of aged hardwood bark mulch (free of wood chips or large chunks of bark). Fresh hardwood bark mulch is not recommended to be used, as water run-off may cause staining on adjacent concrete surfaces. All damages incurred by the use of fresh hardwood mulch shall be the responsibility of the landscape contractor. Pine straw: All beds to receive a 4" layer (prior to compaction) of pine straw. After natural compaction, pine straw should have a depth of 2". All trees located in lawn areas shall receive a 3' diameter ring of mulch. Mulch in these areas is to follow the above listed guidelines.

**GRADING** All final grading shall be the responsibility of the landscape contractor. The responsibility for any additional grading (if needed) shall be determined prior to bidding.

**BACKFILL** Landscape contractor to verify any additional backfill/topsoil needed prior to beginning work. A unit price for topsoil shall be included in all bid documents to allow for circumstances that might arise during installation.

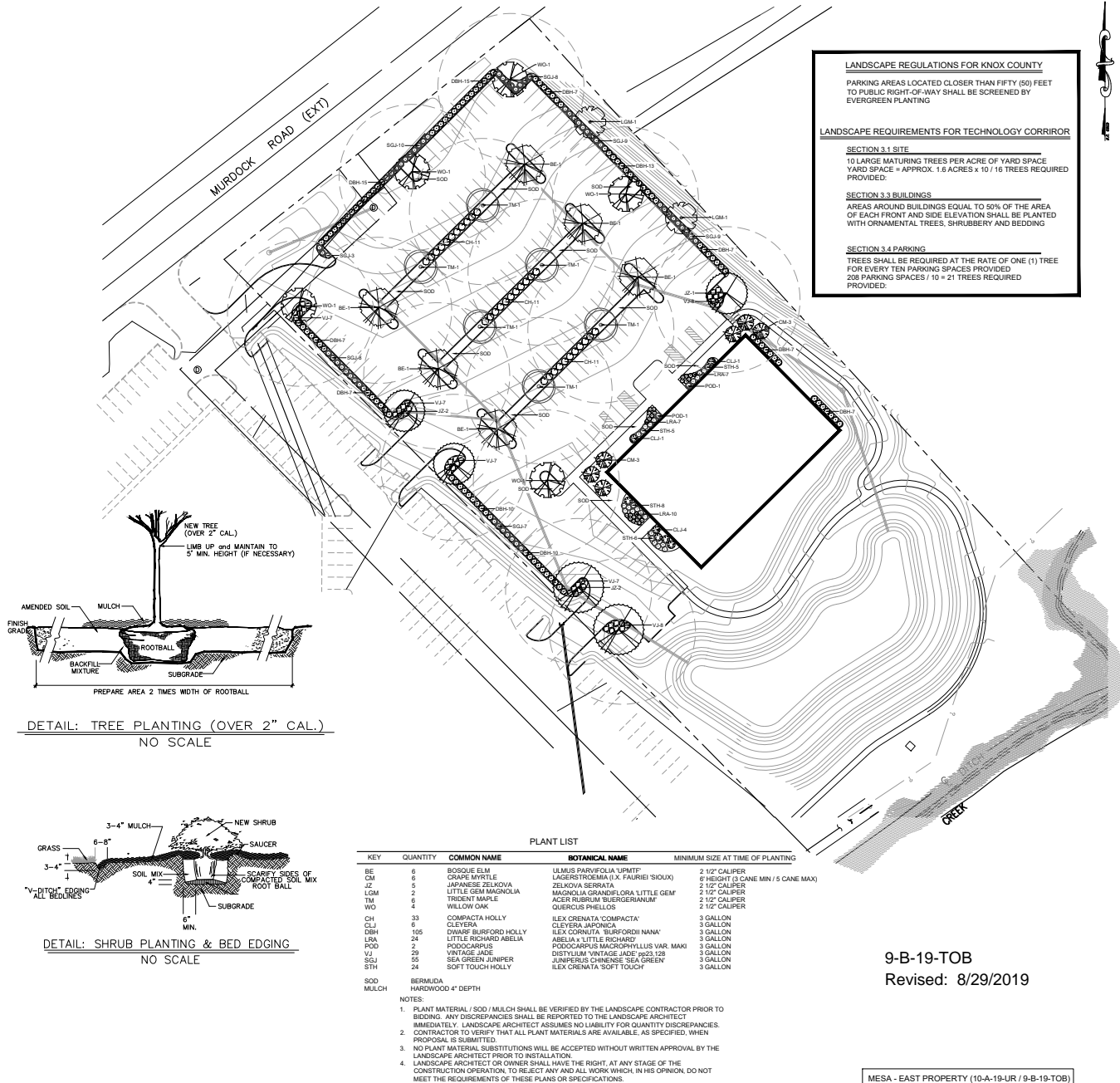
**CLEAN UP** Final clean up of any disturbances occurring as a result of landscape operations shall be the responsibility of the landscape contractor.

**INSPECTION** It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to installation. All plant material will be inspected. Plants not conforming precisely to the plant list will not be accepted and shall be replaced at the owner's own expense.

**LICENSES** The contractor will be responsible for obtaining all licenses necessary to complete the work.

**INSURANCE** With the submit of bid documents, the landscape contractor shall also submit a certificate of insurance for workman's compensation and a contractor's general liability. Contractors not providing evidence of such insurance will be ineligible to receive the contract for the job.

**GUARANTEE** All plant material and workmanship to be guaranteed for one year from the date of acceptance by the Owner. Plant replacement to occur only once. The contractor will not be responsible for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents beyond the landscape contractors control which result from natural causes such as floods, lightning, storms, freezing rains, or winds over 60 miles per hour, fire, vandalism or theft.



### LANDSCAPE REGULATIONS FOR KNOX COUNTY

PARKING AREAS LOCATED CLOSER THAN FIFTY (50) FEET TO PUBLIC RIGHT-OF-WAY SHALL BE SCREENED BY EVERGREEN PLANTING

### LANDSCAPE REQUIREMENTS FOR TECHNOLOGY CORRIDOR

#### SECTION 3.1 SITE

10 LARGE MATURING TREES PER ACRE OF YARD SPACE  
YARD SPACE = APPROX. 1.6 ACRES x 10 / 16 TREES REQUIRED PROVIDED:

#### SECTION 3.3 BUILDINGS

AREAS AROUND BUILDINGS EQUAL TO 50% OF THE AREA OF EACH FRONT AND SIDE ELEVATION SHALL BE PLANTED WITH ORNAMENTAL TREES, SHRUBBERY AND BEDDING

#### SECTION 3.4 PARKING

TREES SHALL BE REQUIRED AT THE RATE OF ONE (1) TREE FOR EVERY TEN PARKING SPACES PROVIDED  
206 PARKING SPACES / 10 = 21 TREES REQUIRED PROVIDED:



REVISED PER COMMENTS  
GMA 08/29/2019  
SUBMITTED FOR APPROVAL  
GMA 07/16/2019

### REVISIONS

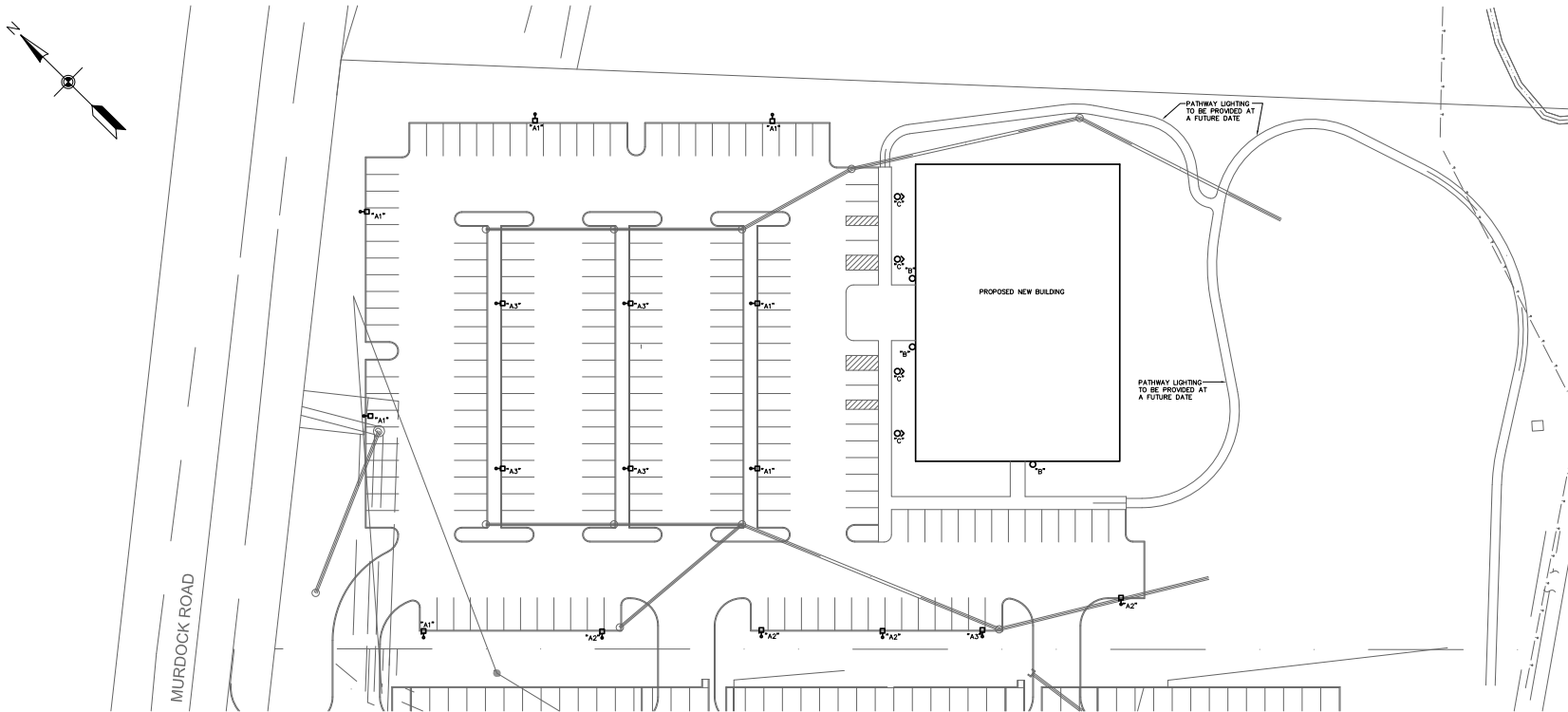
## MESA ASSOCIATES OFFICE BUILDING KNOXVILLE, TENNESSEE LANDSCAPE COMPLIANCE PLAN

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**DRAWN**  
GMA  
**CHECKED**  
JPM  
**DATE**  
JULY, 2019  
**SCALE**  
1"=40'  
**JOB NO.**  
19027  
**SHEET**

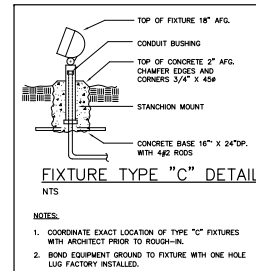
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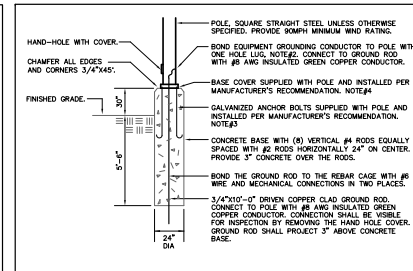
**F SITE PLAN - NEW PARKING LOT LIGHT POLE LOCATIONS**  
EST.1 SCALE: 1" = 30'

LIGHTING FIXTURE SCHEDULE					
TYPE	LAMPS	MOUNTING	FIXTURE DESCRIPTION	MANUFACTURER'S NAME AND CATALOG NUMBER	WATTAGE
A1	LED 10133 LUMEN 4000 K	25' POLE	POLE LIGHT FIXTURE WITH TYPE IV OPTICS, VERIFY COLOR WITH ARCHITECT	SPAUOLDING CL1-A-40L-U-4K-4	135 WATT
A2	LED 7715 LUMEN 4000 K	25' POLE	POLE LIGHT FIXTURE WITH TYPE IV OPTICS, VERIFY COLOR WITH ARCHITECT	SPAUOLDING CL1-A-30L-U-4K-4	70 WATT
A3	LED 14888 LUMEN 4000 K	25' POLE	POLE LIGHT FIXTURE WITH TYPE IV OPTICS, VERIFY COLOR WITH ARCHITECT	SPAUOLDING CL1-A-40L-U-4K-3	135 WATT
B	LED 2624 LUMEN 4000 K	10' AFF	WALL PACK, FULL CUT-OFF, VERIFY COLOR WITH ARCHITECT	SPAUOLDING LMC-30L1-4K-2-035	135 WATT
C	LED 5186 LUMEN 4000 K	STANCHION	WIDE FLOOD LIGHT, VERIFY COLOR WITH ARCHITECT	KW KFLD-24L-4K7-W-UNV	44 WATT



**FIXTURE TYPE "C" DETAIL**  
N.T.S.

NOTES:  
1. COORDINATE EXACT LOCATION OF TYPE "C" FIXTURES WITH ARCHITECT PRIOR TO ROUGH-IN.  
2. BOND EQUIPMENT GROUND TO FIXTURE WITH ONE HOLE LUG FACTORY INSTALLED.



**POLE BASE DETAIL, FIXTURE TYPE "A1, A2 & A3"**  
N.T.S.

NOTES:  
1. BASE SHALL BE HAND RUBBED FINISH UNLESS OTHERWISE SPECIFIED.  
2. EQUIPMENT GROUNDING LUGS TO BE FACTORY INSTALLED.  
3. TOP OF ANCHOR BOLTS SHALL EXTEND FULLY THROUGH THE TOP MOST NUT TO PROVIDE FULL STRUCTURAL STRENGTH AND POSITIVE DRAINAGE OF RAINWATER.  
4. POLE BASE COVER SHALL TOUCH THE TOP OF THE CONCRETE BASE. THERE SHALL BE NO VISIBLE AIR GAP BETWEEN THE BASE COVER AND THE TOP OF THE CONCRETE BASE.  
5. CENTER POINT OF BASE SHALL BE SET BACK FROM PAVEMENT AS INDICATED BELOW:  
EDGE OF PAVEMENT, NO CURB: 36" FROM EDGE OF PAVEMENT  
EDGE OF PAVEMENT, WITH CURB: 34" FROM BACK OF CURB  
PARKING ISLAND, CENTER BETWEEN BACK OF CURBS  
NOTE: THE ENTIRE POLE BASE ASSEMBLY SHALL BE ENTIRELY LOCATED WITHIN THE OWNER'S PROPERTY BOUNDARY.

9-B-19-TOB  
Revised: 8/29/2019



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Project Name:  
**MESA EAST BLDG**

Drawn By:  
**MWE**

Revisions:

No.	DATE	DESCRIPTION

Project Title:

A NEW FACILITY FOR:

Project # 10-A-19-UR /  
9B-19-TOB  
Revised August 29,  
2019

**MESA:**

**PROPOSED NEW  
OFFICE BUILDING  
(EAST PROPERTY)**

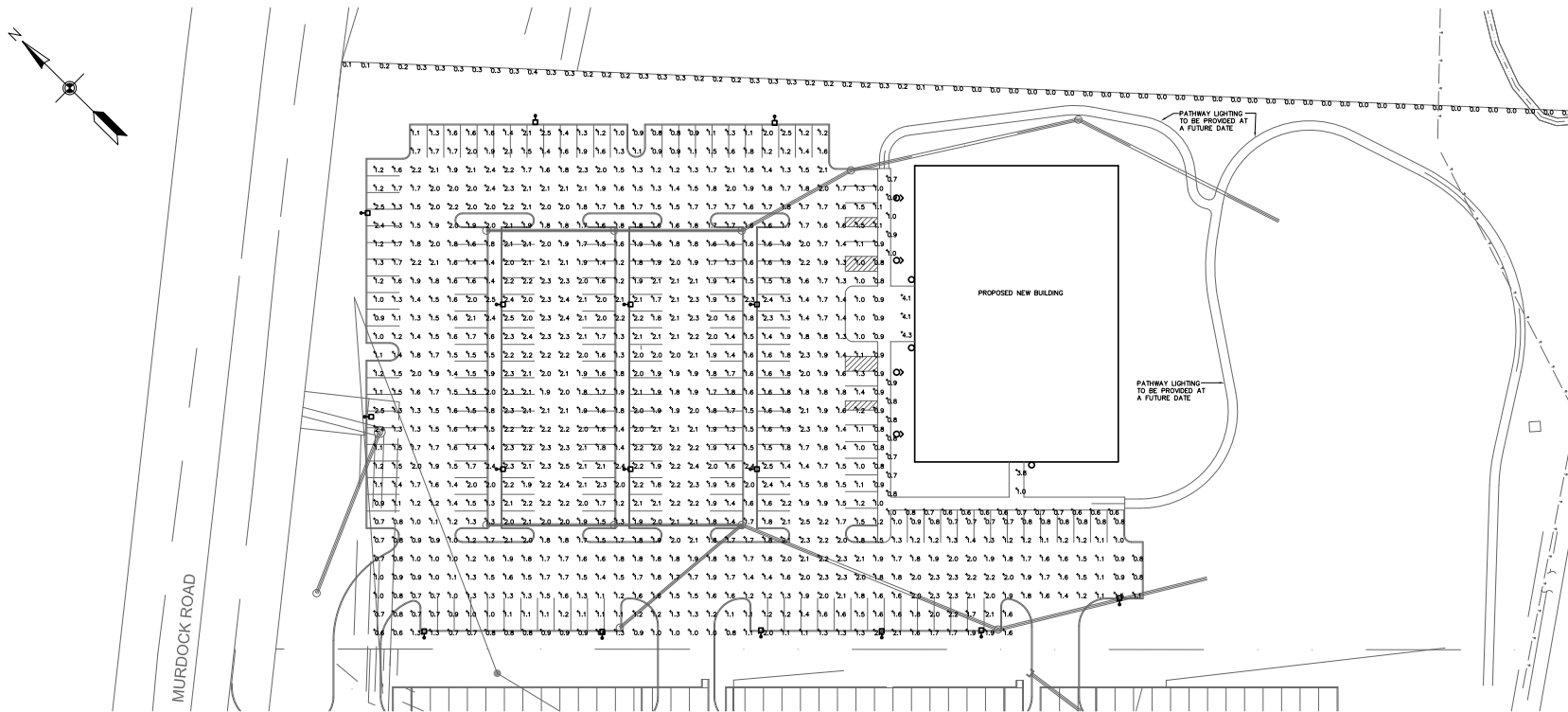
Location:  
Knox County, TN

Sheet Contents:

Site Plan  
Parking Lot Light  
Pole Locations

Date:  
July 19, 2019

Sheet Number:  
**ES1.1**



**F SITE PLAN - NEW PARKING LOT LIGHT PHOTOMETRICS**  
 SCALE: 1" = 30'

Station	Segment	Start	End	Dist	Width	Length
20+00	ENTRANCE	20+00	20+10	41.0'	12.0'	1.25
20+10	PARKING	20+10	20+20	42.0'	12.0'	2.25
20+20	PROPERTY LINE	20+20	20+30	N/A	N/A	N/A
20+30	ENTRANCE	20+30	20+40	41.0'	12.0'	1.25
20+40	ENTRANCE	20+40	20+50	41.0'	12.0'	1.25

9-B-19-TOB  
 Revised: 8/29/2019



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 Revised August 29, 2019

**MESA:**

**PROPOSED NEW  
 OFFICE BUILDING  
 (EAST PROPERTY)**

Location:  
 Knox County, TN

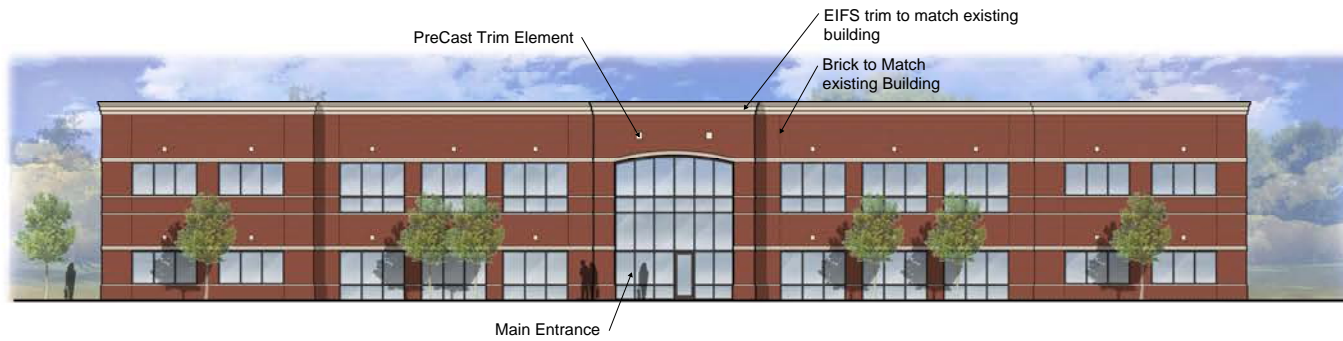
Sheet Contents:  
 Site Plan  
 Parking Lot Light  
 Photometrics

Date:  
 July 19, 2019

Sheet Number:  
**ES1.2**

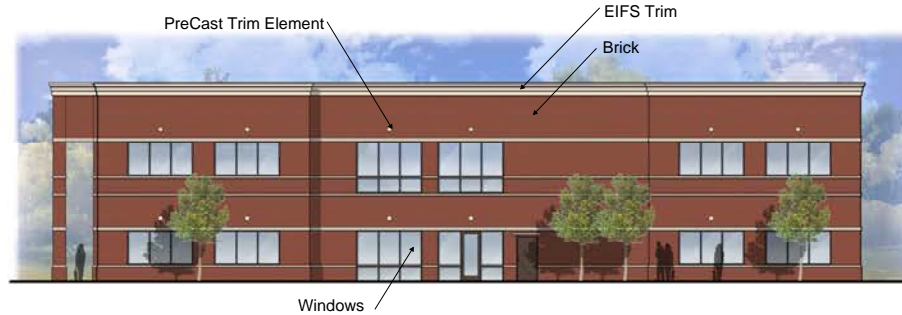






1 NORTH (MURDOCK DR) ELEVATION  
1/8" = 1'-0"

The materials on this building are intended to match the existing materials on the main MESA building.



2 WEST ELEVATION (FACING MAIN MESA CAMPUS)  
1/8" = 1'-0"



# PROPOSED OFFICE BUILDING MESA ASSOCIATES MURDOCK DR., KNOXVILLE, TN

Project # 10-A-19-UR / 9B-19-TOB  
Revised August 29, 2019

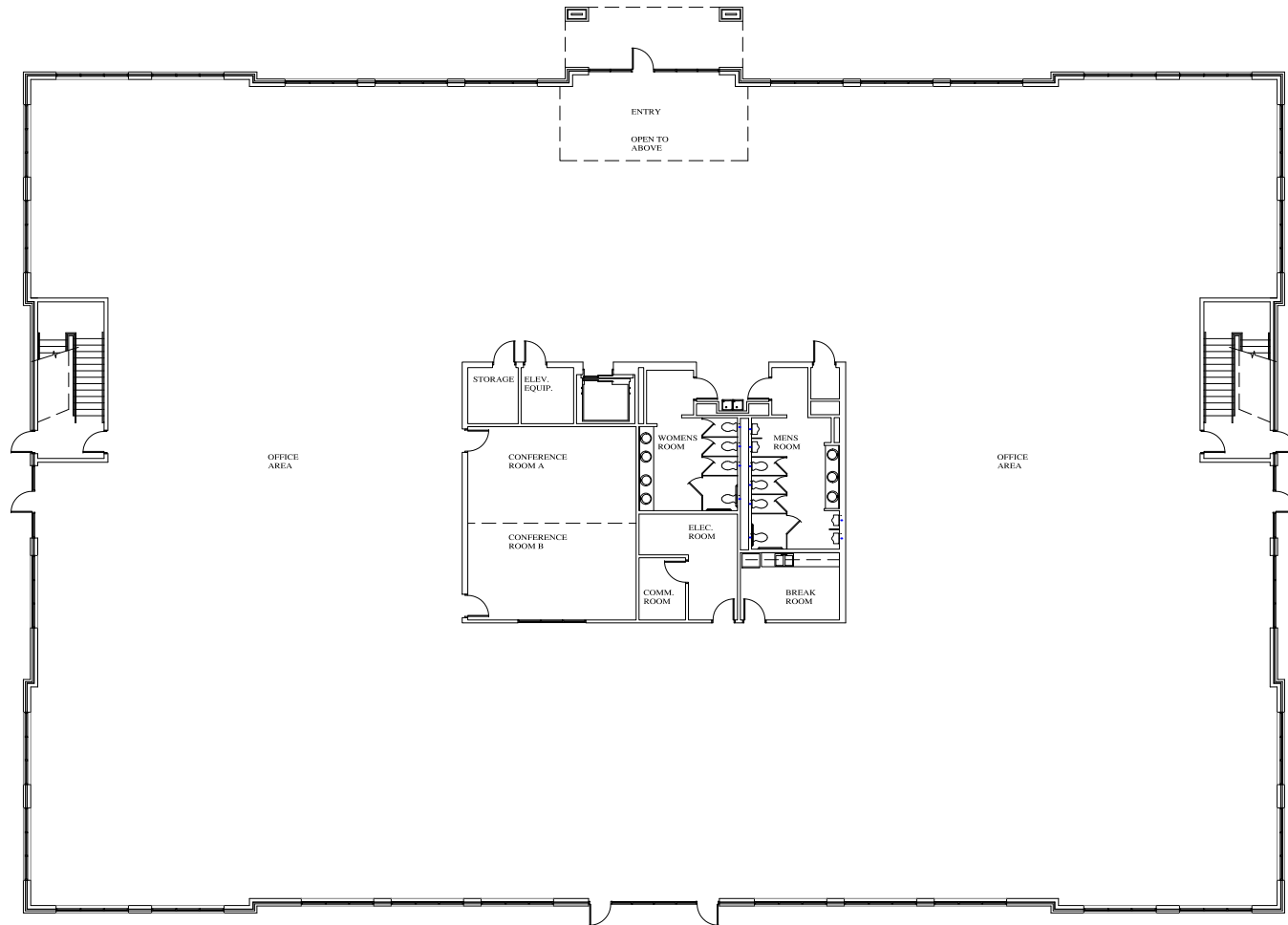




The materials on this building are intended to match the existing materials on the main MESA building.



PROPOSED OFFICE BUILDING  
MESA ASSOCIATES  
MURDOCK DR., KNOXVILLE, TN

Project # 10-A-19-UR / 9B-19-TOB  
Revised August 29, 2019

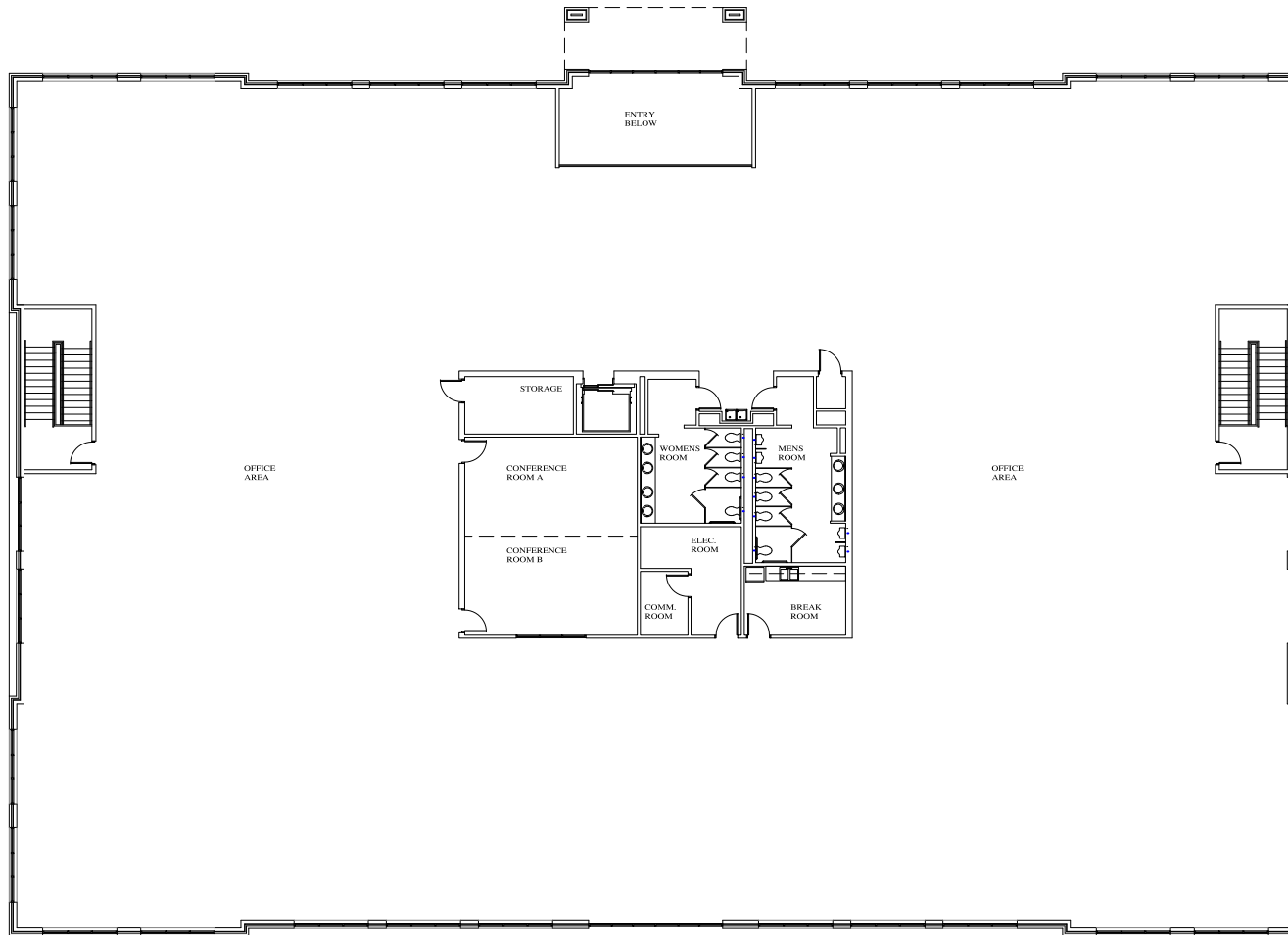






**FIRST FLOOR PLAN**  
 1/8" = 1'-0"



**PROPOSED OFFICE BUILDING**  
**MESA ASSOCIATES**  
**MURDOCK DR., KNOXVILLE, TN**

JULY 29, 2019  
 PROJECT # 10-A-19-UR/9B-19-TOB





**SECOND FLOOR PLAN**  
 1/8" = 1'-0"



PROPOSED OFFICE BUILDING  
 MESA ASSOCIATES  
 MURDOCK DR., KNOXVILLE, TN

JULY 29, 2019  
 PROJECT # 10-A-19-UR/9B-19-TOB