



## TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

# REPORT OF STAFF RECOMMENDATION

**Meeting Date:** 9/9/2019  
**File Number:** 9-C-19-TOB  
**Applicant:** DANMAR DEVELOPMENT  
**Request:** BUILDING PERMIT

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**Address:** 0 Checkerboard Ln.  
**Map/Parcel Number:** 131 06804 AND 06805  
**Location:** North side of Checkerboard Lane, west side of Simmons Road.  
**Existing Zoning:** CB (Business and Manufacturing) / TO (Technology Overlay)  
**Proposed Zoning:** NA  
**Existing Land Use:** Vacant land  
**Proposed Land Use:** Office/warehouse/storage yard  
**Appx. Size of Tract:** 4.42 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 land  
South: CB (Business and Manufacturing) / TO (Technology Overlay) - Approved auto repair and office/warehouse development  
East: PC (Planned Commercial) / TO (Technology Overlay) and BP (Business and Technology) / TO (Technology Overlay) - Offices  
West: CB (Business and Manufacturing) / TO (Technology Overlay) and CB (Business and Manufacturing) - Vacant land

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**Comments:**

- 1) This is a request for approval of a building permit to construct an office/warehouse facility including an outdoor storage yard for masonry materials on two adjoining lots in the Langley Business Park Subdivision. The two lots are located on the north side of Checkerboard Lane and west side of Simmons Road.
- 2) The site includes a 2,688 square foot office/showroom and a 9,000 square foot warehouse. The site will have a total of 15 parking spaces which meets the requirements of the Knox County Zoning Ordinance and the TTCDA Guidelines.
- 3) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
- 4) The exterior siding for the office/showroom building will include a mix of stone and brick veneers with additional masonry banding and window treatment. The warehouse building will include both split and smooth face CMU with vertical metal wall panels. The window and entrance areas include an aluminum storefront system finished in medium bronze. A suspended canopy will be provided over the main entrance. The roof system will be a standing seam galvalume roof.
- 5) The mechanical equipment areas are required to be screened from view from the public streets. Screening plans still need to be provided to staff for approval. Additional screening is also needed for the proposed dumpster location.
- 6) The proposed landscape plan needs to be modified to include additional ornamental trees and shrubs on the eastern side and southeastern corner of the warehouse building in order to be in compliance with the Design Guidelines.
- 7) While minimal lighting is proposed for this site, a site lighting plan is still required to show compliance with the Design Guidelines.

8) There is no signage proposed with this submittal.

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<b>Design Guideline Conformity:</b>	This request complies with the TTCDA Design Guidelines with the recommended conditions.
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<b>Waivers and Variances Requested:</b>	Not applicable at this time.
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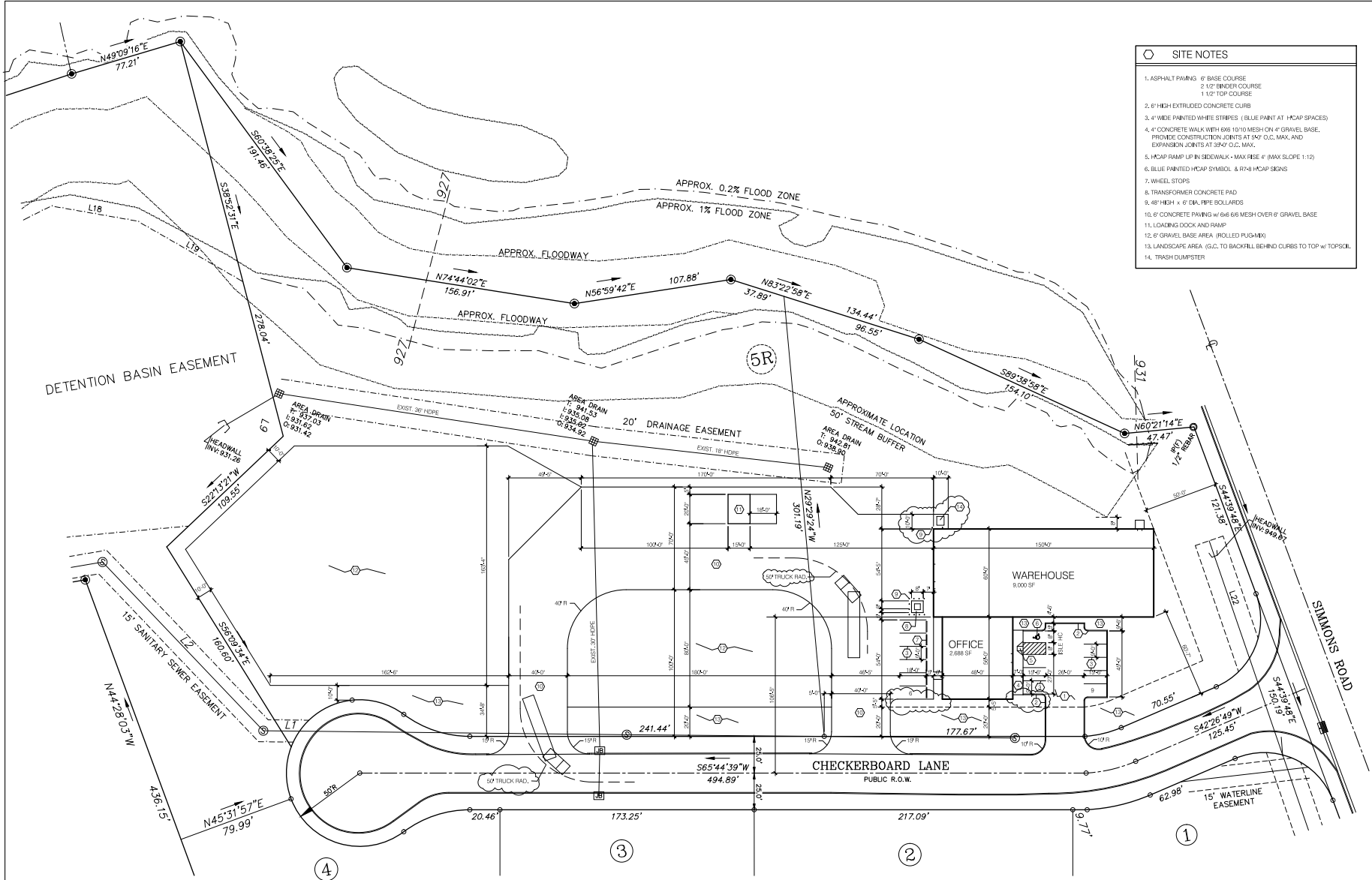
**Staff Recommendation:**

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 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) Submitting a revised landscape plan to staff for approval that includes additional ornamental trees and shrubs on the eastern side and southeastern corner of the warehouse building in order to be in compliance with the Design Guidelines.
- 4) Installing all landscaping as identified on the revised 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.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Submitting a revised development plan that provides additional screening for both the mechanical equipment and dumpster area subject to staff approval.
- 7) Submitting a site lighting plan that is in compliance with the Design Guidelines subject to staff approval.
- 8) Any proposed signage will require a separate TTCDA application and approval.
- 9) Meeting all applicable requirements of the Knox County Zoning Ordinance.

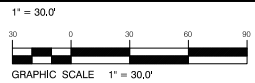
**9-C-19-TOB**

Original Print Date: 8/19/2019 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



- SITE NOTES**
1. ASPHALT PAVING 6" BASE COURSE  
2 1/2" BINDER COURSE  
1 1/2" TOP COURSE
  2. 6" HIGH EXTRUDED CONCRETE CURB
  3. 4" WIDE PAINTED WHITE STRIPES (BLUE PAINT AT HCAP SPACES)
  4. 4" CONCRETE WALK WITH 606 1010 MESH ON 4" GRAVEL BASE.  
PROVIDE CONSTRUCTION JOINTS AT 54' O.C. MAX. AND  
EXPANSION JOINTS AT 32'-0" O.C. MAX.
  5. HCAP RAMP UP IN SIDEWALK - MAX RISE 4" (MAX SLOPE 1:12)
  6. BLUE PAINTED HCAP SYMBOL & R-48 HCAP SIGNS
  7. WHEEL STOPS
  8. TRANSFORMER CONCRETE PAD
  9. 48" HIGH x 6" DIA. PIPE BOLLARDS
  10. 6" CONCRETE PAVING w/ 606 606 MESH OVER 6" GRAVEL BASE
  11. LOADING DOCK AND RAMP
  12. 6" GRAVEL BASE AREA (ROLLED PUG-MIX)
  13. LANDSCAPE AREA (S.G.C. TO BACKFILL BEHIND CURBS TO TOP w/ TOPSOIL)
  14. TRASH DUMPSTER

**SITE PLAN - LAYOUT**



ANY SEWAGE WILL BE SUBMITTED UNDER  
SEPARATE TDCIA APPLICATION

LOCATED IN LANGLEY BUSINESS PARK, SIMMONS LN AND DUTCHTOWN RD  
CLT 131 - 088.04 & 131 - 088.05 LOTS 6 & 7  
TOTAL AREA = 4.42 ACRES (192,293 S.F.)  
PROPERTY ZONED: CB / TO  
NORTH ROTATION - NAD83 (NSTRS2007)

ROOF TOP HVAC UNIT FOR OFFICE AREA LOCATED ON ROOF BEHIND PARAPET WALLS

K.C.Z.O. PARKING REQUIRED =	
OFFICE @ 1/250 SF	= 11 SPACES
WAREHOUSE @ 1/12 EMPLOYEE	= 4 SPACES
TOTAL REQ'D & SHOWN	= 15 SPACES
TDCIA PARKING REQUIRED =	
MIN. 1/1,000 SF	= 12 SPACES
MAX. 1.2/1,000 SF	= 18 SPACES
TOTAL PROVIDED	= 15 SPACES

CASE FILE NUMBER  
**9 - C - 19 TOB**

Revised: 8/30/2019

**TD architect**  
TIMOTHY TODD DUNNIVANT  
158 BUTTERNUT DRIVE  
P.O. BOX 44  
NORRIS, TENNESSEE 37828  
(615) 554-4778

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**SITE PLAN - LAYOUT**

A NEW OFFICE WAREHOUSE PROJECT FOR:  
**DANMAR DEVELOPMENT, LLC**  
CHECKERBOARD LANE  
KNOXVILLE, TENNESSEE

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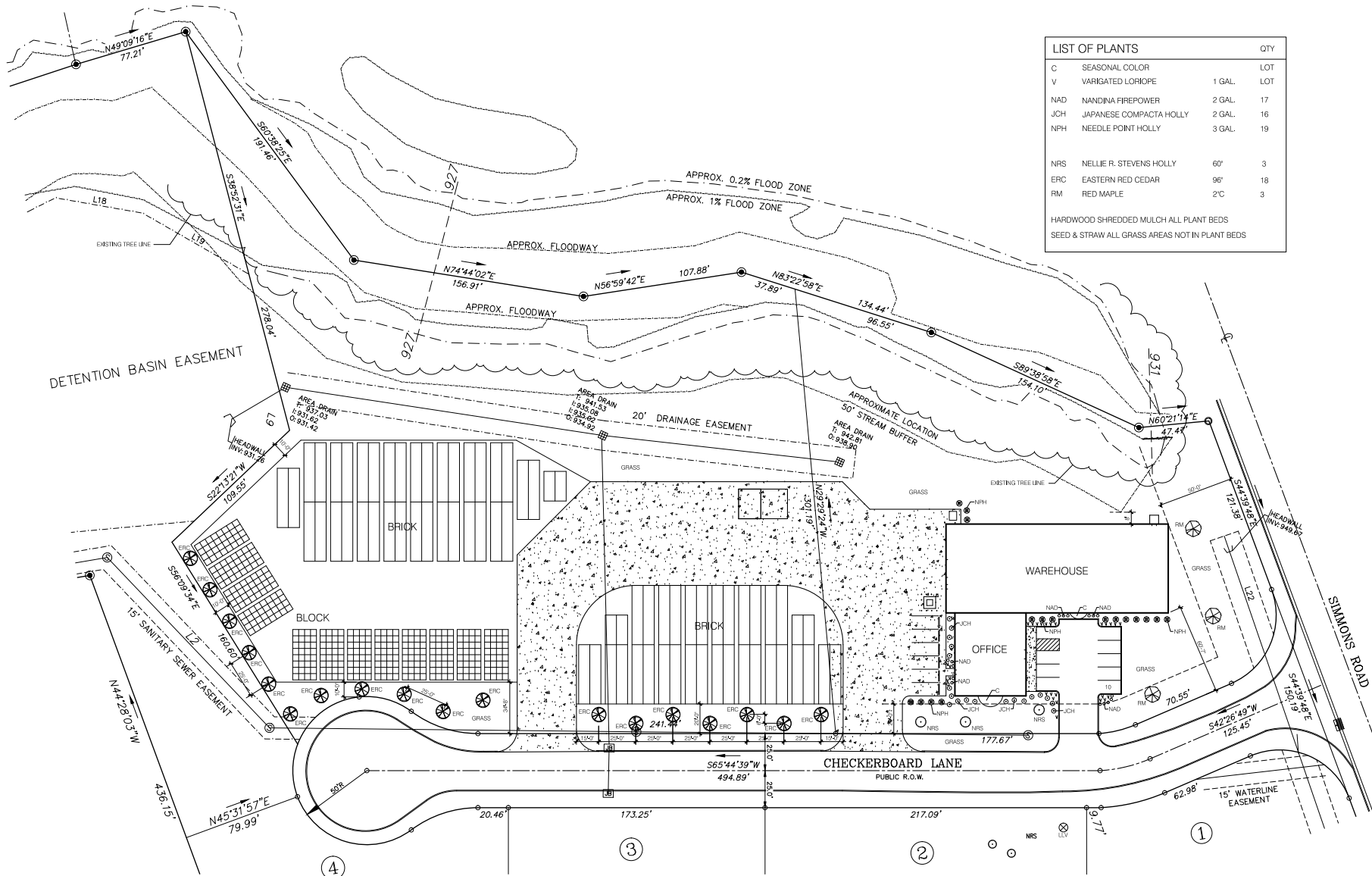
SHEET TITLE: PROJECT TITLE:

DATE: **8-30-19**

REVISION:

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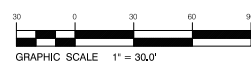
DRAWING NUMBER  
**SP-1**



LIST OF PLANTS			QTY
C	SEASONAL COLOR		LOT
V	VARIGATED LORIOPE	1 GAL.	LOT
NAD	NANDINA FIREPOWER	2 GAL.	17
JCH	JAPANESE COMPACTA HOLLY	2 GAL.	16
NPH	NEEDLE POINT HOLLY	3 GAL.	19
NRS	NELLIE R. STEVENS HOLLY	60"	3
ERC	EASTERN RED CEDAR	96"	18
RM	RED MAPLE	2"C	3
HARDWOOD SHREDDED MULCH ALL PLANT BEDS			
SEED & STRAW ALL GRASS AREAS NOT IN PLANT BEDS			

SITE PLAN - LANDSCAPE

1" = 30.0'



TOTAL SITE AREA = 192,283 S.F.  
 FLOOR AREA RATIO = 11,688 SF / 192,283 SF = 6% (25% MAX)  
 IMPERVIOUS AREA RATIO = 90,418 SF / 192,283 SF = 47% (70% MAX)

SHEET FILE NUMBER

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Revised: 8/30/2019



**TID** architect  
 TIMOTHY TODD DUNNIVANT  
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SITE PLAN - LANDSCAPE

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SHEET TITLE PROJECT TITLE

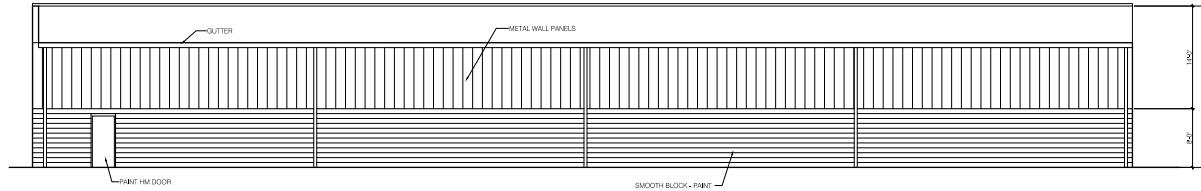
DATE: 8-30-19

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DRAWING NUMBER

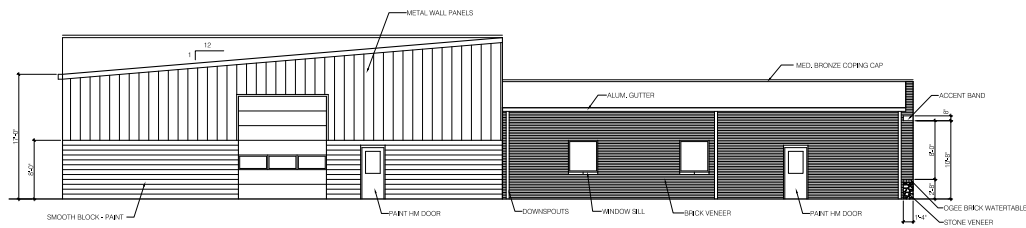
**SP-2**





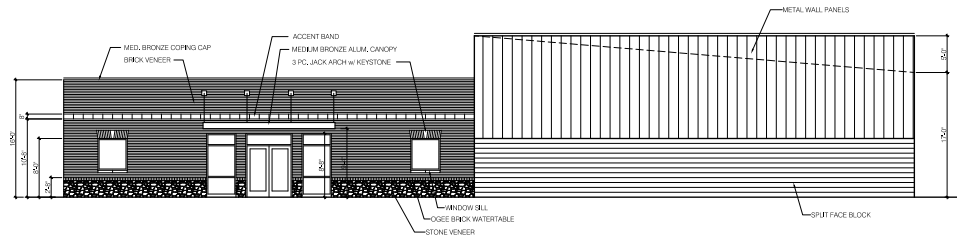
## REAR ELEVATION

1/8" = 1'-0"



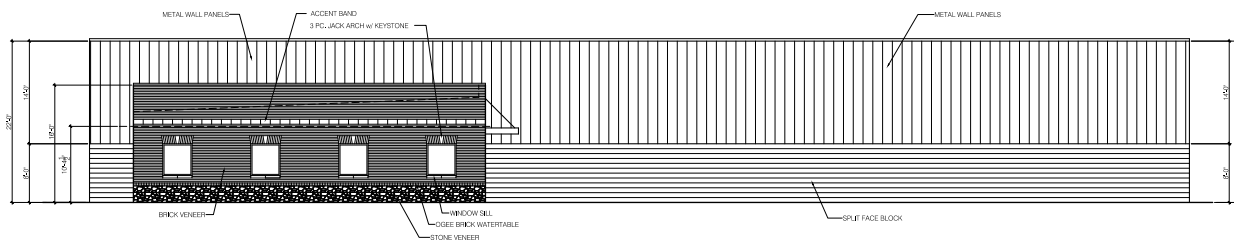
## LEFT ELEVATION

1/8" = 1'-0"



## RIGHT ELEVATION

1/8" = 1'-0"



## FRONT ELEVATION

1/8" = 1'-0"

EXTERIOR BUILDING COLORS	
26ga METAL WALL PANELS & TRIM	CHARCOAL GRAY
24ga STANDING SEAM ROOF	GALVALUME
BRICK VENEER	OS WOODLYN ANTIQUE
OGEE WATERTABLE BRICK	OS WOODLYN ANTIQUE
SPLIT FACED BLOCK	BUFF
MORTAR	OS BUFF
KEYSTONE	ARRHCRAFT WHITE CAST
WINDOW SILLS	WHITE ROCKED CAMBRIDGE
ACCENT BAND	ARRHCRAFT Limestone
STONE VENEER	ARRHCRAFT CAGEL
	IRON MOUNTAIN

ALUMINUM WINDOWS SHALL BE 2' x 4' 1/2" CENTER SET THERMALLY BROKEN FLORGLAZE SYSTEM IN MEDIUM BRONZE FINISH WITH 1" CLEAR INSULATING LONG GLASS. FIELD MEASURE, OPENING PRIOR TO FABRICATION, POPE & CAUL ALL AROUND

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BUILDING ELEVATIONS

A NEW OFFICE WAREHOUSE PROJECT FOR:  
**DANMAR DEVELOPMENT, LLC**  
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KNOXVILLE, TENNESSEE

SHEET TITLE PROJECT TITLE

DATE: 8-30-19

REVISION:

DRAWING NUMBER

A-2



**General Shale**  
Knoxville Sales Office

**Stone Accent Wainscoting**  
Arriscraft Citadel Iron Mountain



**Field Brick**  
Q/S Woodlyn Antique



**Stone to Brick transition**  
Ogee Decorative Watertable  
Q/S Woodlyn Antique (Watsonstown)

**Window Trim (right and front elevation only)**  
White Rocked Cambridge Sills  
3 PC Jack Arch w/ Arriscraft Cast Keystone  
(brick same as field brick)



**Ceiling Height Accent Band**

Option A: CCP MS Rock Face Cascade White  
(to match Iron Mountain Arriscraft)



Option B: Arriscraft Limestone Renaissance 7 5/8"  
Rocked (to match Iron Mountain Arriscraft)



**Warehouse**  
Buff Split Face












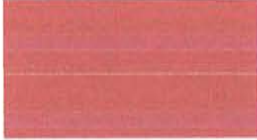
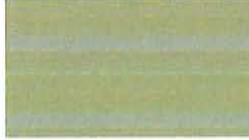
**Mortar**  
GS Buff

9-C-19-T0B 8/5/19



# COLOR CHART

## SILICONE POLYESTER - SMP

Polar White PPOL*/**	Light Stone**	Ash Gray**	Desert Sand
			
Charcoal Gray	Burnished Slate	Saddle Tan**	Hawaiian Blue
			
Rustic Red**	Fern Green	Solar White	Koko Brown
			
Evergreen**	Aztec Gold	Crimson Red	Colony Green

## FLUOROPOLYMER KYNAR 500®

			
Regal Red	Gallery Blue	Medium Bronze	Snow White
			
Slate Gray	Almond	Classic Green	Brownstone
			
Colonial Red	Bone White	Midnight Bronze	ENERGY STAR PARTNER

All colors are Energy Star® certified.

*These color samples are as close as possible to the actual colors offered within the limitations of color-chip reproduction.*

*\*Polar White is a premium polyester product (PPOL) not an SMP.*

*\*\*Color also available in economical Commodity Polyester.*