

Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number:

8-A-20-TOA

Applicant: PELLISSIPPI INVESTORS

Request: BUILDING PERMIT

Meeting Date: 7/6/2020

Address: 2360 Cherahala Blvd.

Map/Parcel Number: 103 E A 01602

Location: East side of Cherahala Blvd. north of Hardin Valley Rd.

Existing Zoning: BP (Business and Technology) and TO (Technology Overlay)

Proposed Zoning:

Existing Land Use: Offices

Proposed Land Use: National Transportation Research Center (remains the same)

Appx. Size of Tract: 15.17 acres

Accessibility: Cherahala Boulevard is a local road that transitions from a boulevard to a standard road in front of this property. Pavement width ranges from 30.2 feet to 36.9 feet inside a 50-foot right-of-way width.

Surrounding Zoning and Land Uses: North: BP (Business and Technology Park) / TO (Technology Overlay) - vacant land

South: CA (General Business) / TO (Technology Overlay) - Child day care center (approved in May 2020)

East: BP (Business and Technology Park) / TO (Technology Overlay) - offices, a credit union, a small medical office

West: BP (Business and Technology Park) / TO (Technology Overlay) - offices

Comments:

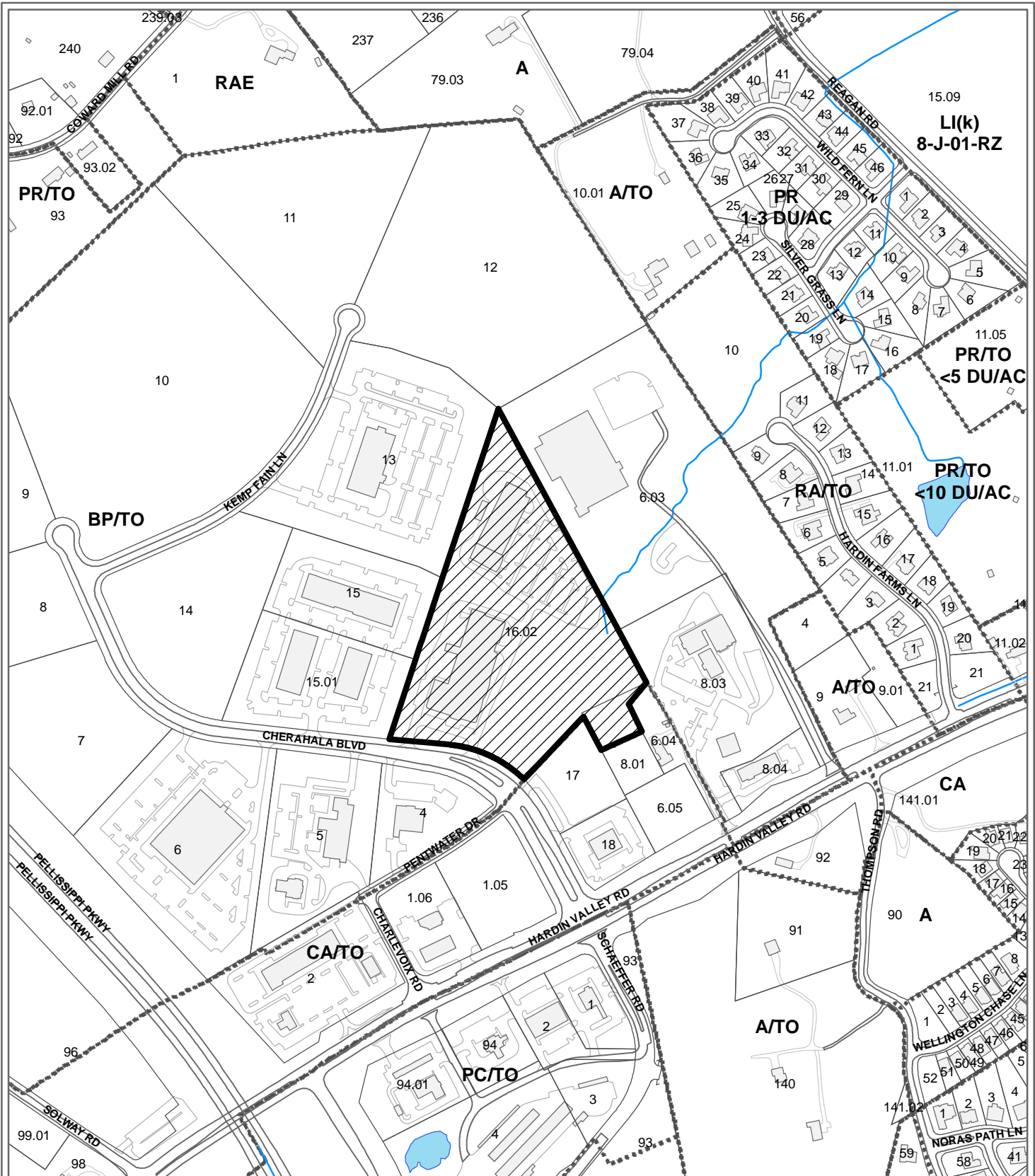
- 1) This is a request for the administrative approval of a revision to a development plan that was approved by the TTCDA on January 11, 2016 (12-B-15-TOB). The previous approval was for a storage building for the National Transportation Research Center (NRTC) facility at this location.
- 2) The applicant is proposing to modify the existing structure to include a new 16' x 12' garage door on the northwest façade. The door will be situated 28--10" from the portion of the structure that protrudes back from the main structure and will not be visible from the street.
- 3) Staff determined that this request complied with the requirements for administrative review as outlined in the Knox County Zoning Ordinances.

Design Guideline Conformity: This request complies with the TTCDA Design Guidelines.

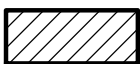
Waivers and Variances Requested: N/A

Staff Recommendation:

APPLICATION APPROVED June 30, 2020, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans), Knox County Zoning Ordinance, and all relevant requirements of the Design Guidelines.



**8-A-20-TOA
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Building Permit - Expansion or Renovation

Petitioner: Pellissippi Investors

Map No: 103

Jurisdiction: County



Original Print Date: 7/31/2020

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



CERTIFICATE OF APPROPRIATENESS

Name of Applicant: MISSISSIPPI INVESTORS
 Date Filed: 6-19-2020 Fee Paid: 150.00 File Number: 8-A-20-TDA
 Map Number: 103EA01602 Zoning District: BP/TO
 Jurisdiction: City Councilmanic District County 6 Commission District

PROPERTY INFORMATION

ADDRESS: 2360 CHERAMALA BLVD
STREET NUMBER AND NAME
 GENERAL LOCATION: EAST OF MISSISSIPPI PARKWAY - NORTH OF HARTIN VALLEY ROAD
 PARCEL NUMBER(S): 103EA01602
 SIZE OF TRACT: 15.17 AC ACRES SQUARE FEET

PURPOSE OF REQUEST

- BUILDING PERMIT - New Construction
- BUILDING PERMIT - Expansion or Renovation
- BUILDING PERMIT - Grading Plan
- REZONING
- From: _____
- To: _____
- SIGNAGE
- ZONING VARIANCE - (Describe and give reason)


NOTE: Four (4) copies of all plan materials are required to process the application. Please check all that apply:

- DEVELOPMENT PLAN
- BUILDING ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN WITH SCHEDULE
- SIGNAGE PLAN
- OFF-STREET PARKING PLAN
- OTHER:

APPLICATION CORRESPONDENCE - All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: JOHN PATTERSON Phone: 865-504-0999 Fax: _____
 Mailing Address: 299 N. WEISGARBER ROAD KNOXVILLE, TN 37919

APPLICATION AUTHORIZATION - I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: 
 PLEASE PRINT
 Name: JOHN PATTERSON Phone: _____ Fax: _____
 Mailing Address: _____

APPLICATION ACCEPTANCE - Staff Member who accepted this application: Thomas Br...



Certificate of Appropriateness For a Building Permit

Tennessee Technology Corridor Development Authority

On June 30, 2020, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Pellissippi Investors, hereinafter referred to as the Applicant, on its application filed on June 19, 2020 with Application No. 8-A-20-TOA, this Certificate of Appropriateness for the following described property, 2360 Cherahala Blvd. / Parcel ID 103 E A 01602. This Certificate of Appropriateness is granted to the Applicant for the purpose of a Building Permit. The Applicant agrees that it will comply with all base zoning requirements, all Technology Overlay Zone requirements, the Design Guidelines and the Comprehensive Development Plan in its use of this property, unless specifically varied or altered by the Authority.

This Certificate of Appropriateness will automatically expire two years from the date of the affirmative vote of this Certificate, unless an extension of the Certificate is granted by the Authority upon the request of the Applicant, if construction of the structure or structures on the property has not reached fifty percent (50%) of completion at the end of that two year period.

The Applicant does hereby agree that staff and/or members of the Knox County governmental entities, or the Authority, shall have access to the property at reasonable times to inspect the same for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The structure or structures to be erected on this property will be erected according to the approved and accepted plans and specifications attached to this Certificate as Attachment No. One, and any changes thereto approved and accepted by the Applicant and the Authority.

APPLICATION APPROVED June 30, 2020, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans), Knox County Zoning Ordinance, and all relevant requirements of the Design Guidelines.

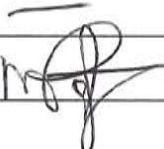
By its signature hereunto, the Applicant binds itself to all terms and conditions hereof, both for itself, its heirs, and its successors in interest.

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

BY:

Chair

Attested to by

 _____
(Administrative Approval)