



TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

REPORT OF STAFF RECOMMENDATION

Meeting Date: 1/6/2020
File Number: 1-E-20-TOB
Applicant: STUART ANDERSON, AIA
Request: BUILDING PERMIT

Address: 0 Murdock Dr.
Map/Parcel Number: 131 06907
Location: Southeast side of Murdock Drive, southwest 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 Facility
Apx. Size of Tract: 5.93 acres
Accessibility: Access is via Murdock Drive, a minor arterial street with a 40' pavement width within a 100' right-of-way, and Simmons Road, a local street with a 40' pavement width within a 60' right-of-way.
Surrounding Zoning and Land Uses:
North: CB (Business and Manufacturing) / TO (Technology Overlay) - Vacant land
South: CB (Business and Manufacturing) / TO (Technology Overlay) - Vacant land
East: BP (Business and Technology) / TO (Technology Overlay) - Office
West: CB (Business and Manufacturing) - Mixed businesses and vacant land

Comments: 1) This is a request for approval of a building permit for a 40,500 square foot one story office/warehouse facility. Access for the site will be to both Murdock Drive and Simmons Road.
2) The development plan includes 85 parking spaces which meets off-street parking requirements for the Knox County Zoning Ordinance, and is within the minimum and maximum range of the TTCDA Design Guidelines.
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 siding for the building will include a mix of brick veneer in grey and white and prefinished ribbed vertical metal panels in sections of white, grey and blue. The entrance area includes an aluminum storefront system finished in white and window systems will have blue tinted glazing. The overhead doors located on the south side of the building will be white. Additional landscaping is proposed on the Simmons Road side of the building to help screen the loading dock area. The roof system will be a standing seam silver metal roof.
7) The dumpster and mechanical equipment areas will be located on the south side of the building and will be screened from view from the public streets.
8) There is no signage proposed with this submittal.

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

**Waivers and
Variances
Requested:**

Not applicable at this time.

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) 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.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5) Any proposed signage will require a separate TTCCA application and approval.



**GEORGE
ARMOUR
EWART
ARCHITECT**

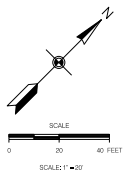
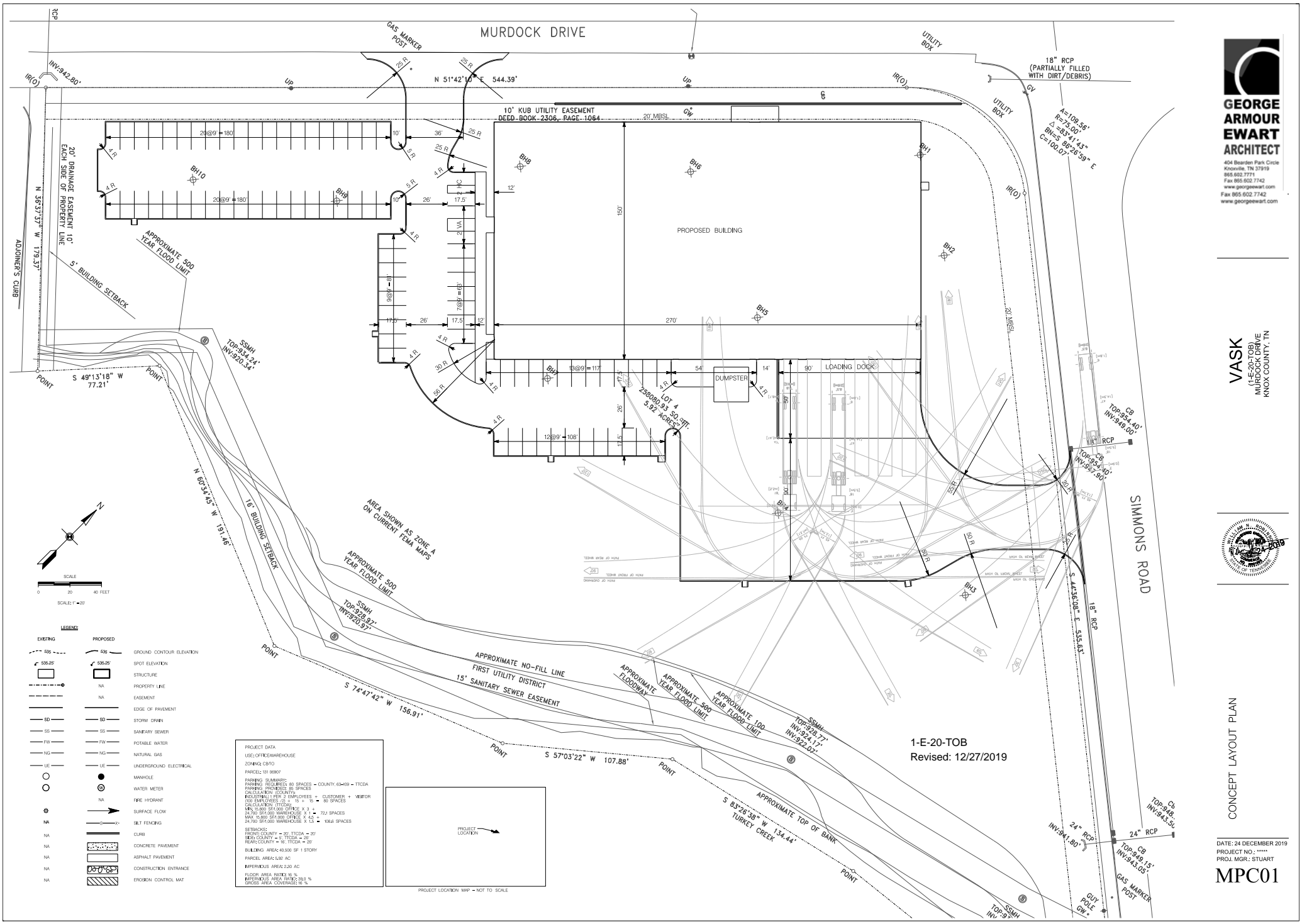
404 Boardman Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com
Fax 865.602.7742
www.georgeewart.com

VASK
(1-E-20-TOB)
MURDOCK DRIVE
KNOX COUNTY, TN



CONCEPT LAYOUT PLAN

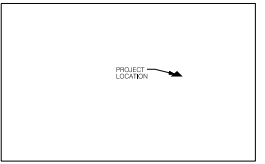
DATE: 24 DECEMBER 2019
PROJECT NO.: *****
PROJ. MGR.: STUART
MPC01



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
○	●	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
○	○	SURFACE FLOW
○	○	SILT FENICING
○	○	CURB
○	○	CONCRETE PAVEMENT
○	○	ASPHALT PAVEMENT
○	○	CONSTRUCTION ENTRANCE
○	○	EROSION CONTROL MAT

PROJECT DATA
 USE: OFFICE/WAREHOUSE
 ZONING: C810
 PARCEL: 10 9007
 PARKING DIAGRAM:
 PARKING REQUIRED: 80 SPACES COUNTY (6409 = TCD4
 PARKING PROVIDED: 80 SPACES
 CALCULATED FLOORFTE:
 FLOORSPACE PER 2 EMPLOYEES + CUSTOMER + MERCH
 200 EMPLOYEES x 15 = 3000 SPACES
 1000 MERCH + 1000 CUSTOMER = 2000 SPACES
 MAX 1000 SPACES OFFICE x 1 = 1000 SPACES
 2000 SPACES WAREHOUSE x 1 = 2000 SPACES
 2000 SPACES WAREHOUSE x 1 = 2000 SPACES



1-E-20-TOB
Revised: 12/27/2019



**GEORGE
ARMOUR
EWART
ARCHITECT**

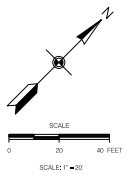
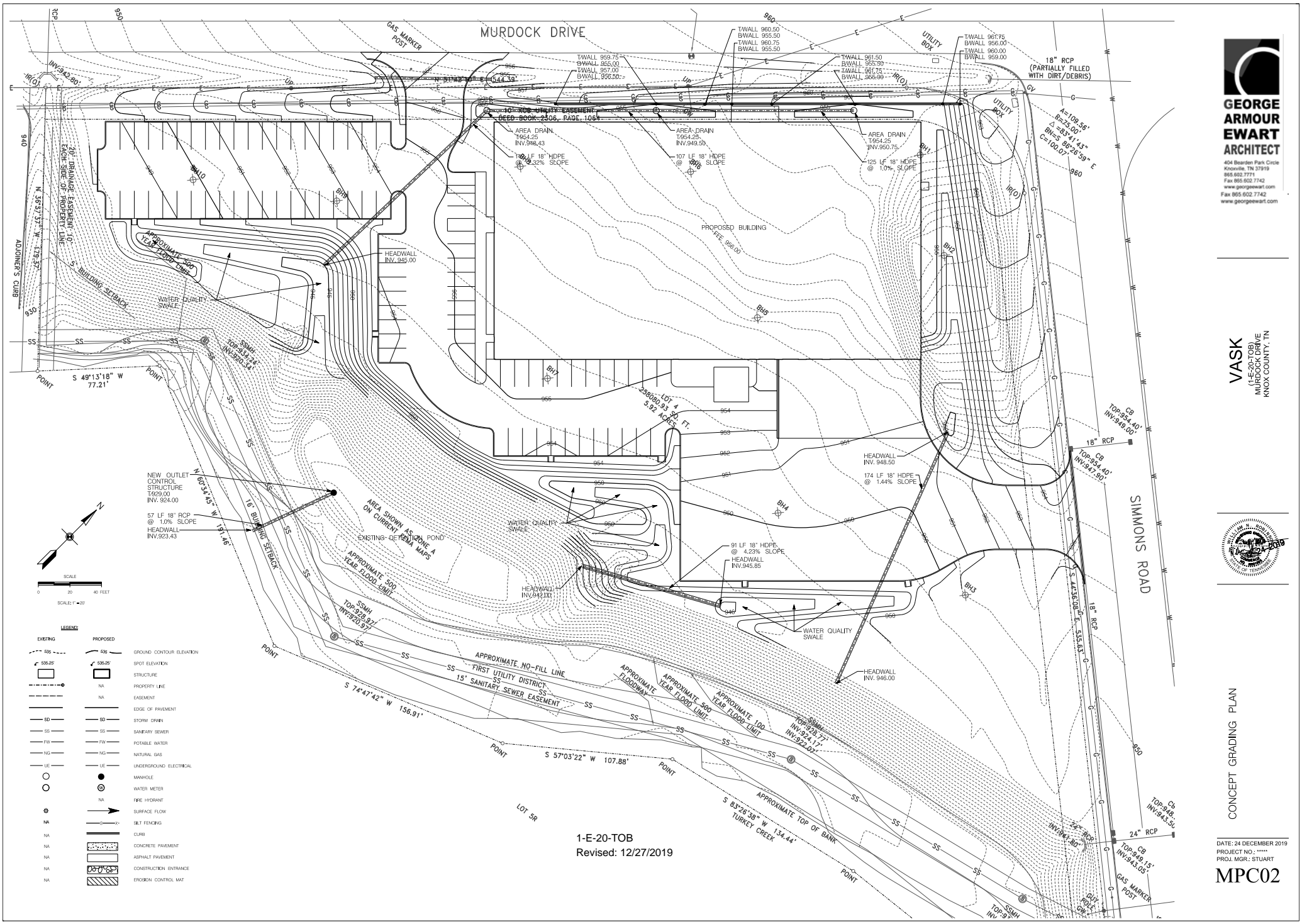
404 Boardman Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com
www.georgeewart.com

VASK
(1-E-20-TOB)
MURDOCK DRIVE
KNOX COUNTY, TN



CONCEPT GRADING PLAN

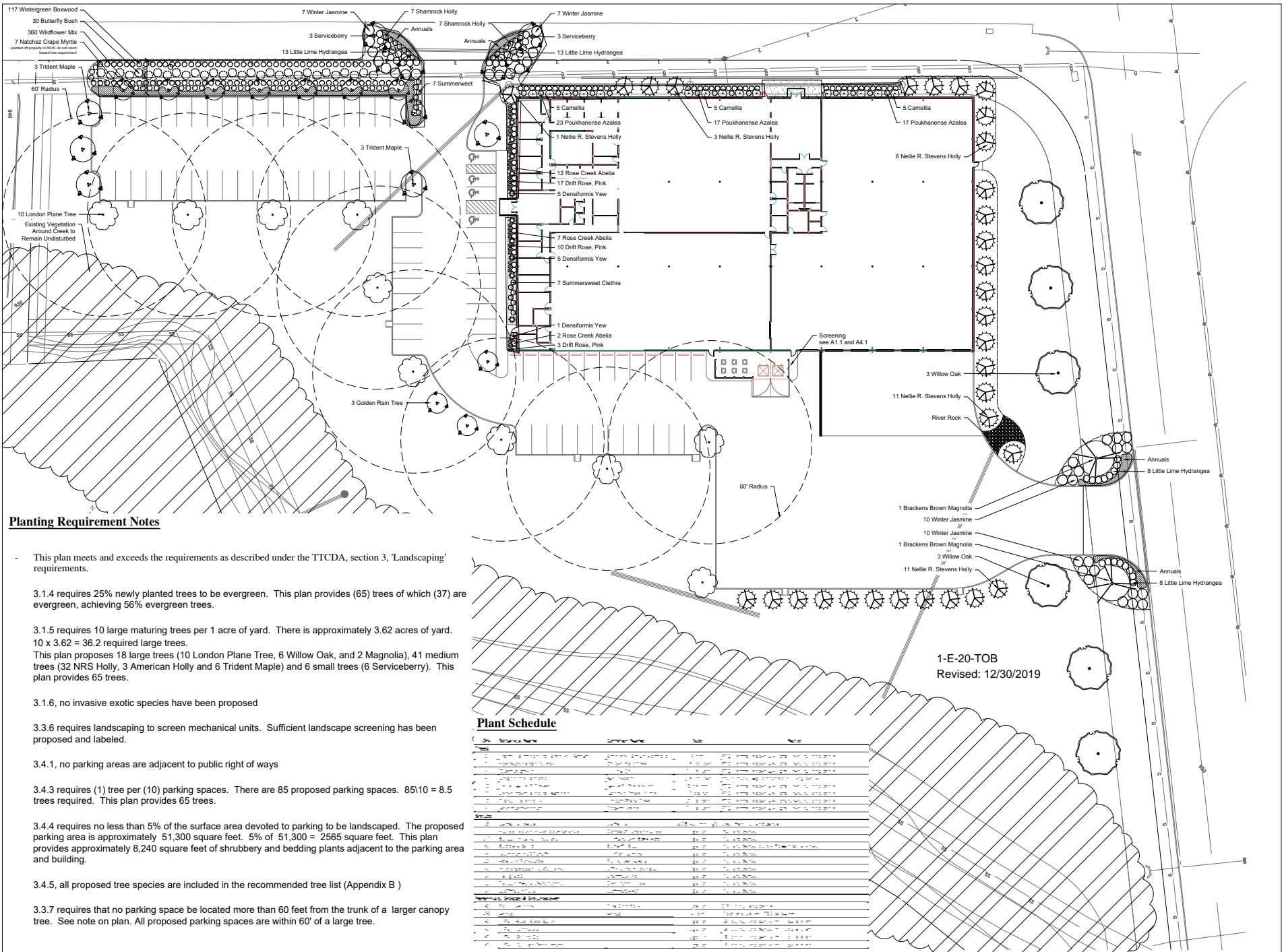
DATE: 24 DECEMBER 2019
PROJECT NO.: *****
PROJ. MGR.: STUART
MPC02



LEGEND

EXISTING	PROPOSED	DESCRIPTION
SS	SS	GROUND CONTOUR ELEVATION
SS.25	SS.25	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
FW	FW	POTABLE WATER
NG	NG	NATURAL GAS
UE	UE	UNDERGROUND ELECTRICAL
○	●	MANHOLE
○	⊙	WATER METER
○	○	FIRE HYDRANT
○	→	SURFACE FLOW
NA	---	SILT FENCINGS
NA	---	CURB
NA	---	CONCRETE PAVEMENT
NA	---	ASPHALT PAVEMENT
NA	---	CONSTRUCTION ENTRANCE
NA	---	EROSION CONTROL MAT

1-E-20-TOB
Revised: 12/27/2019



Planting Requirement Notes

- This plan meets and exceeds the requirements as described under the TTCDA, section 3, 'Landscaping' requirements.
- 3.1.4 requires 25% newly planted trees to be evergreen. This plan provides (65) trees of which (37) are evergreen, achieving 56% evergreen trees.
- 3.1.5 requires 10 large maturing trees per 1 acre of yard. There is approximately 3.62 acres of yard. $10 \times 3.62 = 36.2$ required large trees. This plan proposes 18 large trees (10 London Plane Tree, 6 Willow Oak, and 2 Magnolia), 41 medium trees (32 NRS Holly, 3 American Holly and 6 Trident Maple) and 6 small trees (6 Serviceberry). This plan provides 65 trees.
- 3.1.6, no invasive exotic species have been proposed
- 3.3.6 requires landscaping to screen mechanical units. Sufficient landscape screening has been proposed and labeled.
- 3.4.1, no parking areas are adjacent to public right of ways
- 3.4.3 requires (1) tree per (10) parking spaces. There are 85 proposed parking spaces. $85/10 = 8.5$ trees required. This plan provides 65 trees.
- 3.4.4 requires no less than 5% of the surface area devoted to parking to be landscaped. The proposed parking area is approximately 51,300 square feet. 5% of 51,300 = 2565 square feet. This plan provides approximately 8,240 square feet of shrubbery and bedding plants adjacent to the parking area and building.
- 3.4.5, all proposed tree species are included in the recommended tree list (Appendix B)
- 3.3.7 requires that no parking space be located more than 60 feet from the trunk of a larger canopy tree. See note on plan. All proposed parking spaces are within 60' of a large tree.

Plant Schedule

Item	Species Name	Common Name	Size	Notes
117	Wintergreen Boxwood	Buxus sempervirens	12" x 12" x 12"	Plant in beds
30	Butterfly Bush	Buddleia davidii	12" x 12" x 12"	Plant in beds
360	Wildflower Mix	Miscellaneous	12" x 12" x 12"	Plant in beds
7	Natchez Crape Myrtle	Lagerflora	12" x 12" x 12"	Plant in beds
3	Serviceberry	Amelanchier	12" x 12" x 12"	Plant in beds
13	Little Lime Hydrangea	Hydrangea	12" x 12" x 12"	Plant in beds
7	Winter Jasmine	Yucca	12" x 12" x 12"	Plant in beds
7	Shamrock Holly	Ilex	12" x 12" x 12"	Plant in beds
7	Summerweet	Celastrus	12" x 12" x 12"	Plant in beds
5	Camellia	Camellia	12" x 12" x 12"	Plant in beds
23	Pookhanense Azalea	Azalea	12" x 12" x 12"	Plant in beds
17	Pookhanense Azalea	Azalea	12" x 12" x 12"	Plant in beds
6	Nellie R. Stevens Holly	Ilex	12" x 12" x 12"	Plant in beds
12	Rose Creek Abelia	Abelia	12" x 12" x 12"	Plant in beds
17	Drift Rose, Pink	Rosa	12" x 12" x 12"	Plant in beds
5	Densifloris Yew	Taxus	12" x 12" x 12"	Plant in beds
7	Rose Creek Abelia	Abelia	12" x 12" x 12"	Plant in beds
10	Drift Rose, Pink	Rosa	12" x 12" x 12"	Plant in beds
5	Densifloris Yew	Taxus	12" x 12" x 12"	Plant in beds
7	Summersweet Clethra	Clethra	12" x 12" x 12"	Plant in beds
1	Densifloris Yew	Taxus	12" x 12" x 12"	Plant in beds
2	Rose Creek Abelia	Abelia	12" x 12" x 12"	Plant in beds
3	Drift Rose, Pink	Rosa	12" x 12" x 12"	Plant in beds
3	Willow Oak	Quercus	12" x 12" x 12"	Plant in beds
11	Nellie R. Stevens Holly	Ilex	12" x 12" x 12"	Plant in beds
1	Brackens Brown Magnolia	Magnolia	12" x 12" x 12"	Plant in beds
10	Winter Jasmine	Yucca	12" x 12" x 12"	Plant in beds
10	Winter Jasmine	Yucca	12" x 12" x 12"	Plant in beds
1	Brackens Brown Magnolia	Magnolia	12" x 12" x 12"	Plant in beds
3	Willow Oak	Quercus	12" x 12" x 12"	Plant in beds
11	Nellie R. Stevens Holly	Ilex	12" x 12" x 12"	Plant in beds
8	Little Lime Hydrangea	Hydrangea	12" x 12" x 12"	Plant in beds
3	Golden Rain Tree	Ginkgo	12" x 12" x 12"	Plant in beds
10	London Plane Tree	Platanus	12" x 12" x 12"	Plant in beds
6	Trident Maple	Acer	12" x 12" x 12"	Plant in beds

1-E-20-TOB
Revised: 12/30/2019

GEORGE ARMOUR EWART ARCHITECT
 4104 Rowan Park Circle
 Knoxville, TN 37916
 865.592.1221
 Fax 865.632.7742
 www.georgearmewart.com

PRIME CONSTRUCTION
 PRIME Construction
 306 Westfield Drive
 Knoxville, TN 37919
 (865) 679-2126

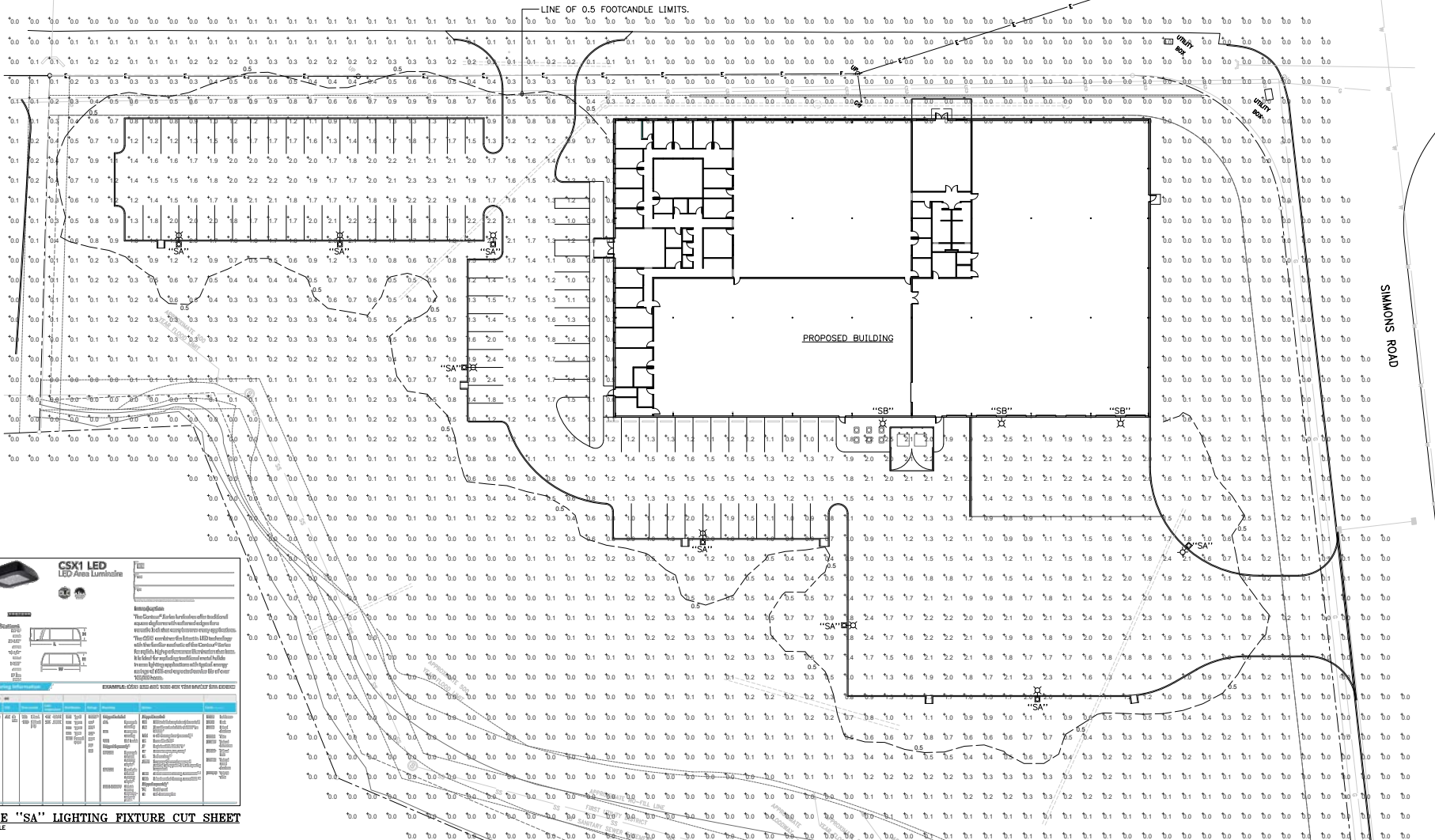
A NEW BUILDING FOR
VASK
 0 MURDOCK DRIVE
 KNOX COUNTY, TN 37932



LANDSCAPE PLAN

DATE: 30 DEC 2019
 PROJECT NO.: 19046
 PROJECT MGR.: STUART

L1



CSX1 LED Area Luminaire

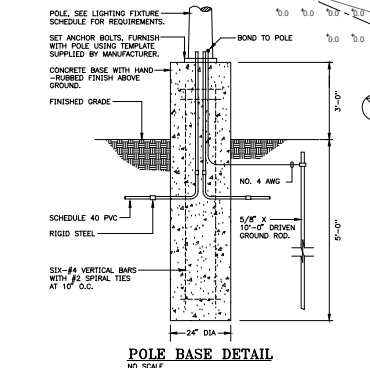
TYPE "SA" LIGHTING FIXTURE CUT SHEET
 NO SCALE

Item	Description	Quantity	Unit	Material	Notes
1	CSX1 LED Area Luminaire	1	EA	Dark Bronze Finish	See Schedule for details
2	Concrete Base with Hand-Rubbed Finish	1	EA	Concrete	See Schedule for details
3	5/8" x 10" x 10" Driven Ground Rod	1	EA	Steel	See Schedule for details
4	6x6 Vertical Bams with #2 Spiral Ties	1	EA	Concrete	See Schedule for details

CSXW LED Wall Luminaire

TYPE "SB" LIGHTING FIXTURE CUT SHEET
 NO SCALE

Item	Description	Quantity	Unit	Material	Notes
1	CSXW LED Wall Luminaire	1	EA	Dark Bronze Finish	See Schedule for details
2	Concrete Base with Hand-Rubbed Finish	1	EA	Concrete	See Schedule for details
3	5/8" x 10" x 10" Driven Ground Rod	1	EA	Steel	See Schedule for details
4	6x6 Vertical Bams with #2 Spiral Ties	1	EA	Concrete	See Schedule for details



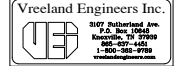
SITE ILLUMINATION PLAN
 SCALE: 1" = 20'-0"
 0' 10' 20' 40'

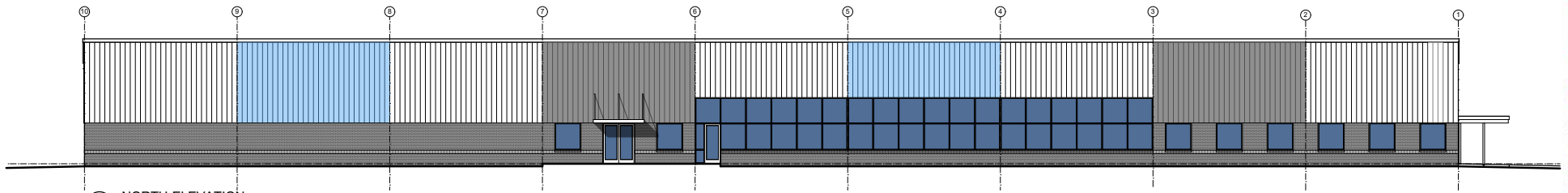
SITE LIGHTING FIXTURE SCHEDULE

DESIGNATION	WATTS	DELIVERED LUMENS	POLE DESCRIPTION: MATERIAL & SHAPE			POLE ARM MOUNTED, FORWARD THROW DISTRIBUTION, FULL CUT-OFF	MANUFACTURER'S PRODUCT ITEM	REMARKS
			ALUMINUM	STEEL	FINISHED GRADE			
S-A	134	16710	4000	•	30 FT	POLE ARM MOUNTED, FORWARD THROW DISTRIBUTION, FULL CUT-OFF	LITHONIA RSA 27 6G 4 DM19 DOB	CSX1 LED 600 700 40K 17M DARK BRONZE FINISH
S-B	69	8063	4000	•	18 FT	BUILDING MOUNTED WALL PACK, FORWARD THROW DISTRIBUTION, FULL CUT-OFF	LITHONIA	CSXW LED 300 700 40K 17M DARK BRONZE FINISH

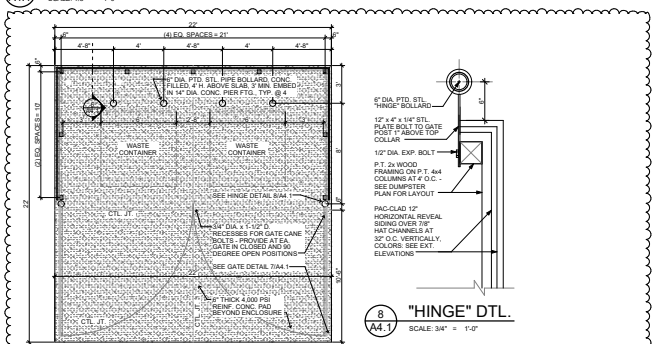
- NOTES:**
- VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDLES, USING A TOTAL MAINTENANCE FACTOR UTILIZED OF 0.81.
 - FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.
 - BUILDING MOUNTED LIGHT FIXTURES AT LOADING DOCK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

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

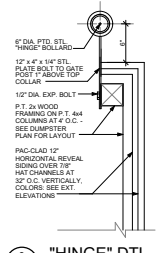




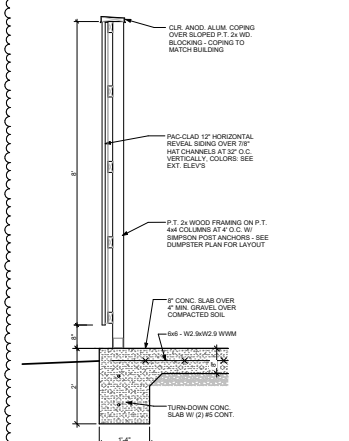
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



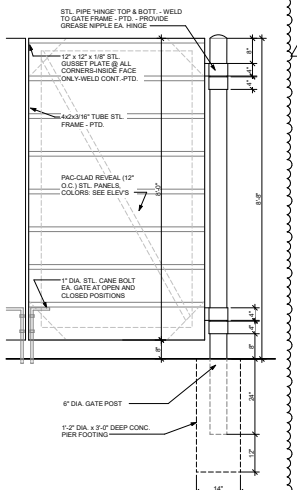
5 TYP. DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



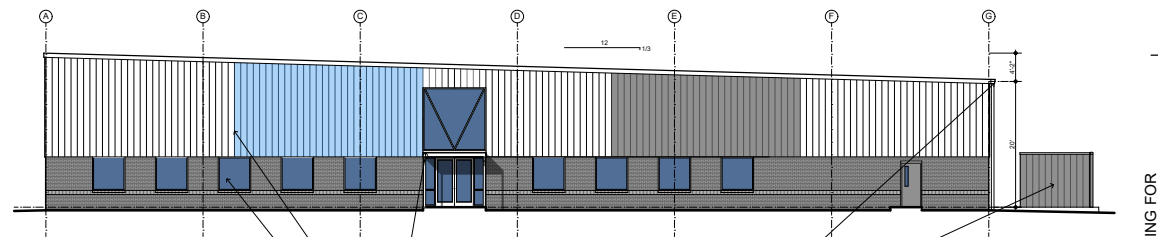
8 "HINGE" DTL.
SCALE: 3/4" = 1'-0"



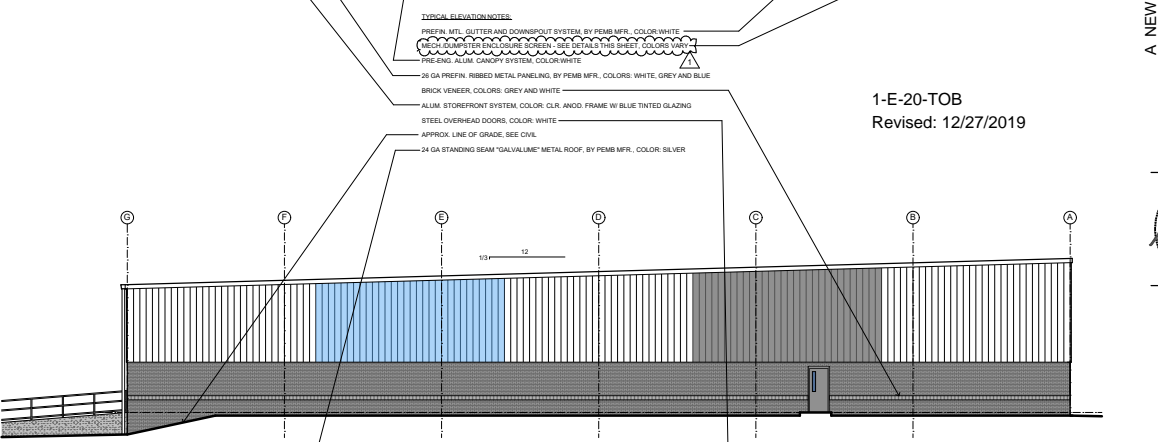
6 SCREEN SECTION
SCALE: 3/4" = 1'-0"



7 GATE DETAIL
SCALE: 3/4" = 1'-0"

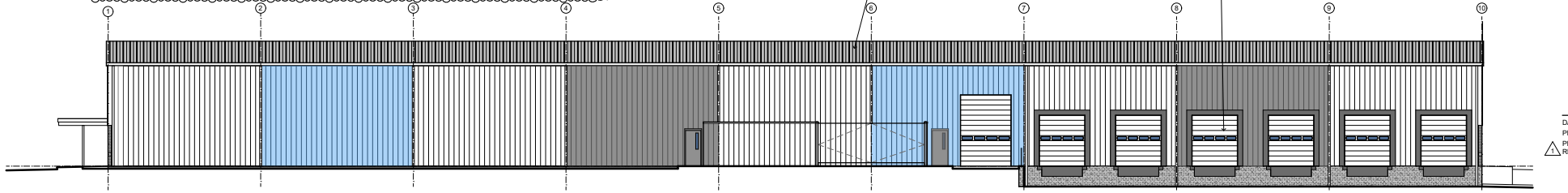


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

- TYPICAL ELEVATION NOTES:**
- PREPA. MTL. GUTTER AND DOWNSPOUT SYSTEM BY PEMB MFR. COLOR: WHITE
 - PRE-ENG. ALUM. CANOPY SYSTEM, COLOR: WHITE
 - 24 GA. PREPA. METAL PANELING BY PEMB MFR. COLORS: WHITE, GREY AND BLUE
 - BRICK VENEER, COLORS: GREY AND WHITE
 - ALUM. STOREFRONT SYSTEM, COLOR: CLR. ANOD. FRAME W/ BLUE TINTED GLAZING
 - STEEL OVERHEAD DOORS, COLOR: WHITE
 - APPROX. LINE OF GRADE, SEE CIVIL
 - 24 GA. STANDING SEAM "GALVALUME" METAL ROOF BY PEMB MFR. COLOR: SILVER



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

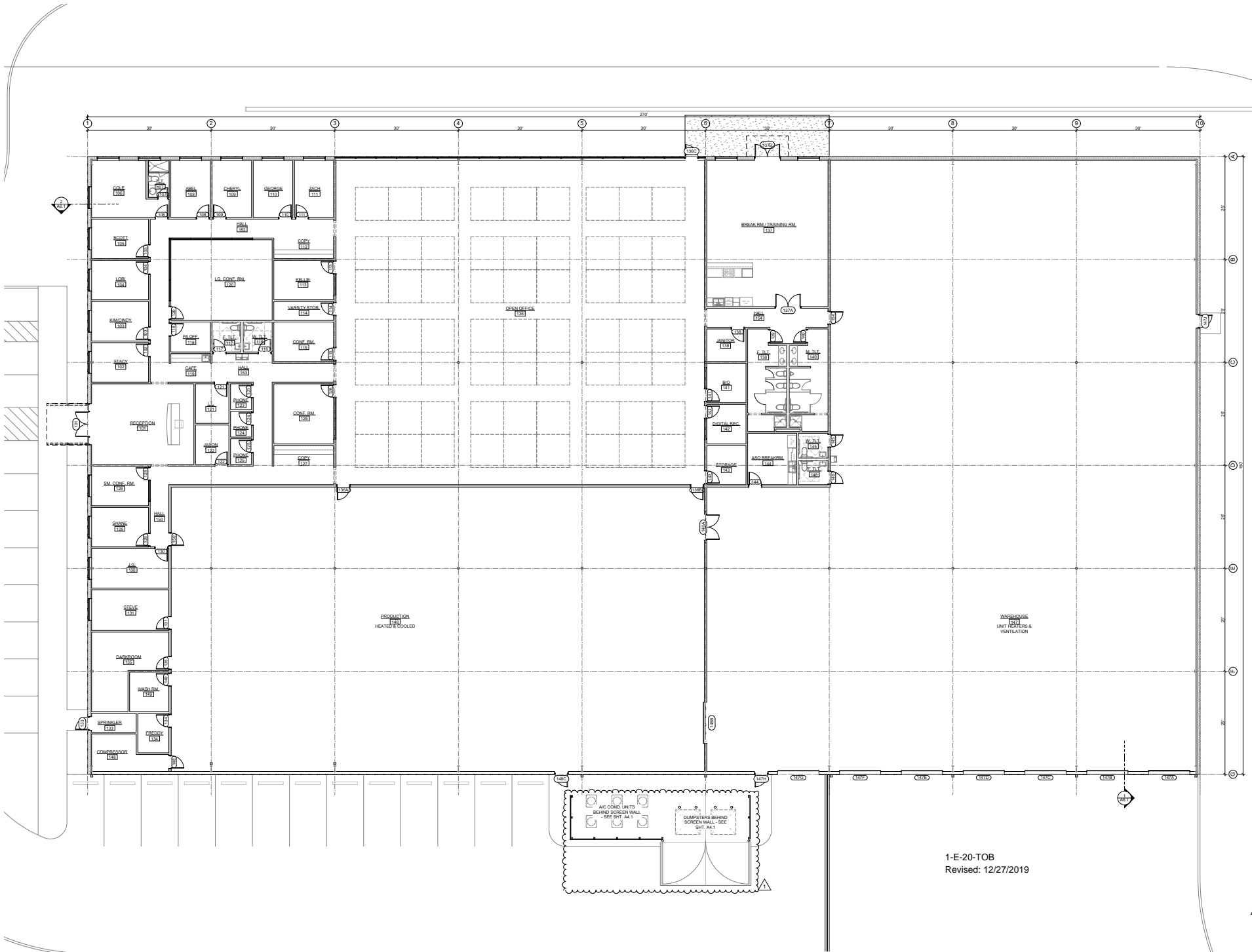


PRIME Construction
306 Westfield Drive
Knoxville, TN 37919
(865) 679-2126

A NEW BUILDING FOR
VASK
0 MURDOCK DRIVE
KNOX COUNTY, TN 37932



FLOOR PLAN



1-E-20-TOB
Revised: 12/27/2019