

# Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number:

3-B-20-TOB

**Applicant:** STUART H. ANDERSON, AIA

**Request:** BUILDING PERMIT

**Meeting Date:** 3/9/2020

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**Address:** 10319 Cogdill Rd.

**Map/Parcel Number:** 131 088

**Location:** Northeast side of Cogdill Road, southeast of Starkey Lane.

**Existing Zoning:** I (Industrial) / TO (Technology Overlay) and CB (Business and Manufacturing) / TO (Technology Overlay)

**Proposed Zoning:** No change

**Existing Land Use:** Mixed businesses

**Proposed Land Use:** Office/warehouse

**Appx. Size of Tract:** 11.56 acres

**Accessibility:** Access is via Cogdill Road, a minor collector street with a 21' pavement width within a 50' right-of-way.

**Surrounding Zoning and Land Uses:** North: Business and residences - CB (Business and Manufacturing) / TO (Technology Overlay) and RA (Low Density Residential) / TO (Technology Overlay)

South: Mixed businesses - PC (Planned Commercial) / TO (Technology Overlay)

East: Distribution facility - I-G (General Industrial) / TO-1 (Technology Park Overlay)

West: Residence and mixed businesses - I (Industrial) / TO (Technology Overlay) and OB (Office, Medical, and Related Services) / TO (Technology Overlay)

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**Comments:**

1. This is a request for approval of a building permit for a 15,000 square foot one story office/warehouse facility. Access for the site will be to Cogdill Road.
2. The proposed office /warehouse facility is located on an 11.56 acre site that includes four existing larger buildings with a building area of 44,674 square feet. The total building area will be 59,674 square feet for a total Ground Area Coverage and Floor Area Ratio of 11.9% which is within the limits of the Design Guidelines.
3. The existing site is almost devoid of any vegetation and has an Impervious Area Ratio (IAR) of approximately 89.7%. The maximum allowed by the Design Guidelines is 70%. The impervious area includes buildings, asphalt/concrete and gravel. The gravel areas account for approximately 70% of the impervious area coverage. With the proposed site improvements the IAR will be approximately 91.6% which will require a waiver from the Design Guidelines.
4. The proposed development plan at this time does not include a landscape plan. The proposed development plan addresses site improvements near the back of the site and landscape improvements just in that area would not be adequate in addressing the sites high impervious coverage and lack of vegetation. Staff is recommending that the TTCDA Board provide direction to the applicant in developing a landscape plan that would reduce the imperious coverage and add landscaping along the street frontage and other key areas. The landscape plan would be required prior to the issuance of the Certificate of Appropriateness and approval of the plan would be by staff and a member of the Board.
5. The development site includes a total of 5 parking spaces for the office/warehouse building which complies with the required parking from the Zoning Ordinance but is below the minimum

- parking requirement of the Design Guidelines. A waiver is required from the Design Guidelines and staff supports the waiver in consideration of the amount of impervious coverage on site.
6. The proposed lighting for the parking lot and building includes full cut-off LED fixtures. The proposed site lighting still needs to be adjusted at the building entrances in order to fall within the maximum intensity limit of 5 foot candles.
  7. The majority of the proposed building will not be visible from the public right-of-way. The applicant will be using prefinished vertical metal siding on all four sides of the building. The use of non-decorative metal siding is not in keeping with the building design guidelines. The applicant is using color breaks (white, grey and tan) to add interest in the building facades. The required landscape plan can also help in creating breaks in the facades.
  8. Waste management will be provided by the use of roll out containers. Mechanical equipment areas will be ground mounted and will be screened from view from the public streets.
  9. There is no signage proposed with this submittal.

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<b>Design Guideline Conformity:</b>	The development plan will be in conformity with the Design Guidelines with approval of the waivers and conditions.
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<b>Waivers and Variances Requested:</b>	<ol style="list-style-type: none"><li>1. Waiver to allow a reduction of the minimum required parking from 15 spaces to 5 spaces.</li><li>2. Waiver to allow a slight increase in the Impervious Area Ratio (IAR) from 89.7% to 91.6%. The maximum allowed by the Design Guidelines is 70%.</li></ol>
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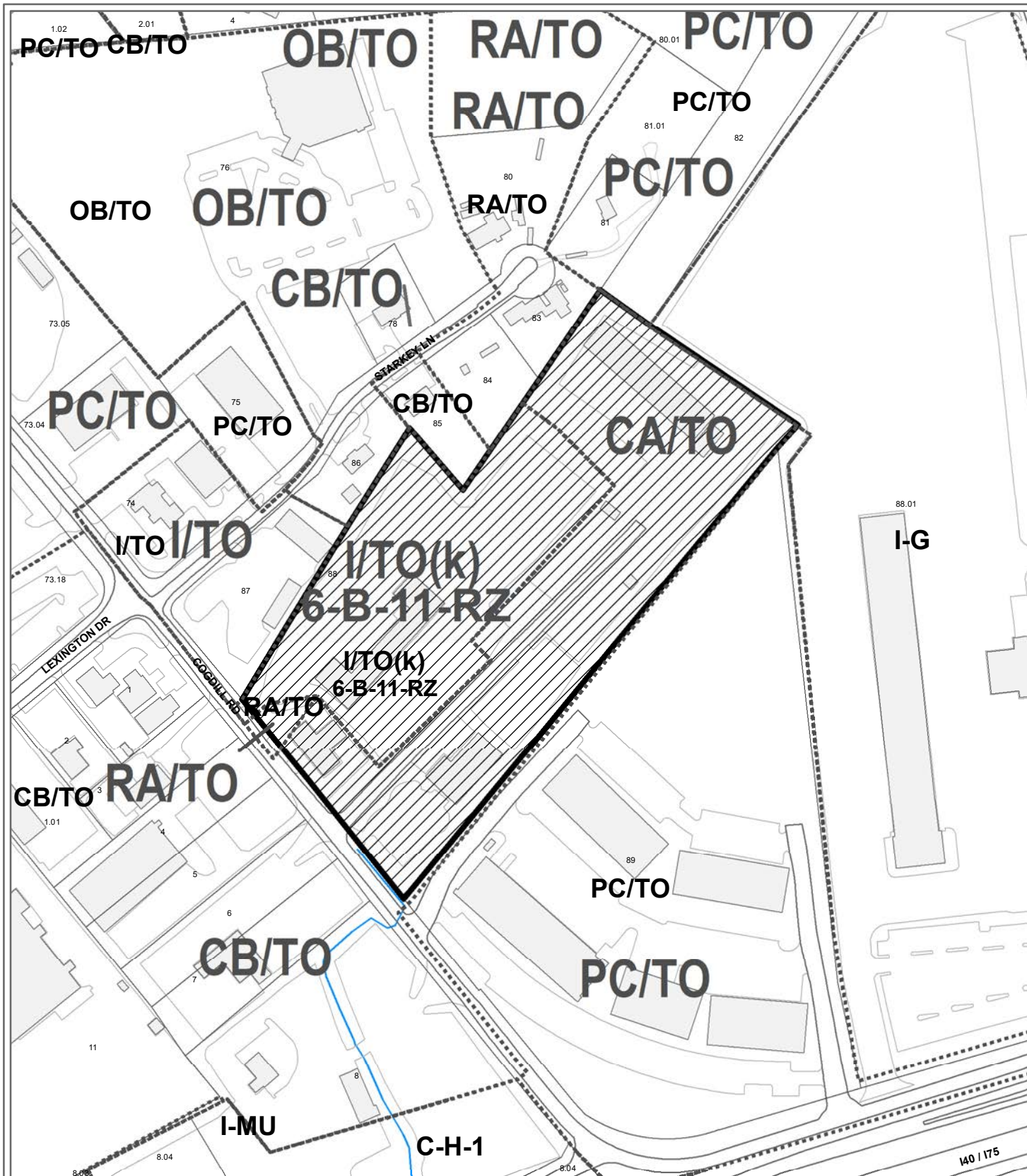
**Staff Recommendation:**

Based on the application and plans as submitted and revised, Staff recommends the following actions on the required waivers from the Design Guidelines:

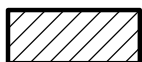
1. APPROVE the waiver to allow the reduction of the minimum required parking from 15 spaces to 5 spaces. The proposed parking is in compliance with the Knox County Zoning Ordinance.
2. APPROVE the waiver to allow the Impervious Area Ratio (IAR) of 91.6% which exceeds the maximum of 70%. The proposed condition on the required landscape plan will allow for reduction of site impervious coverage.

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. Submitting a landscape plan as directed by the TTCDA Board that that will reduce the imperious coverage (gravel areas) and add landscaping along the street frontage, around the proposed building and other key areas on the site. The landscape plan would be required prior to the issuance of the Certificate of Appropriateness and approval of the plan would be by staff and a member of the Board.
3. Installing all landscaping as identified on the approved 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.
4. Submitting a revised site lighting plan that adjusts the lighting at the building entrances in order to fall within the maximum intensity limit of 5 foot candles.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Any proposed signage will require a separate TTCDA application and approval.



**3-B-20-TOB  
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Building Permit - New Construction

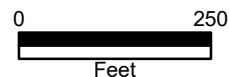
Original Print Date: 2/20/2020  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Anderson, AIA, Stuart H.

Map No: 131

Jurisdiction: County







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3-B-20-TOB

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/5/2020 at 9:33:24 AM



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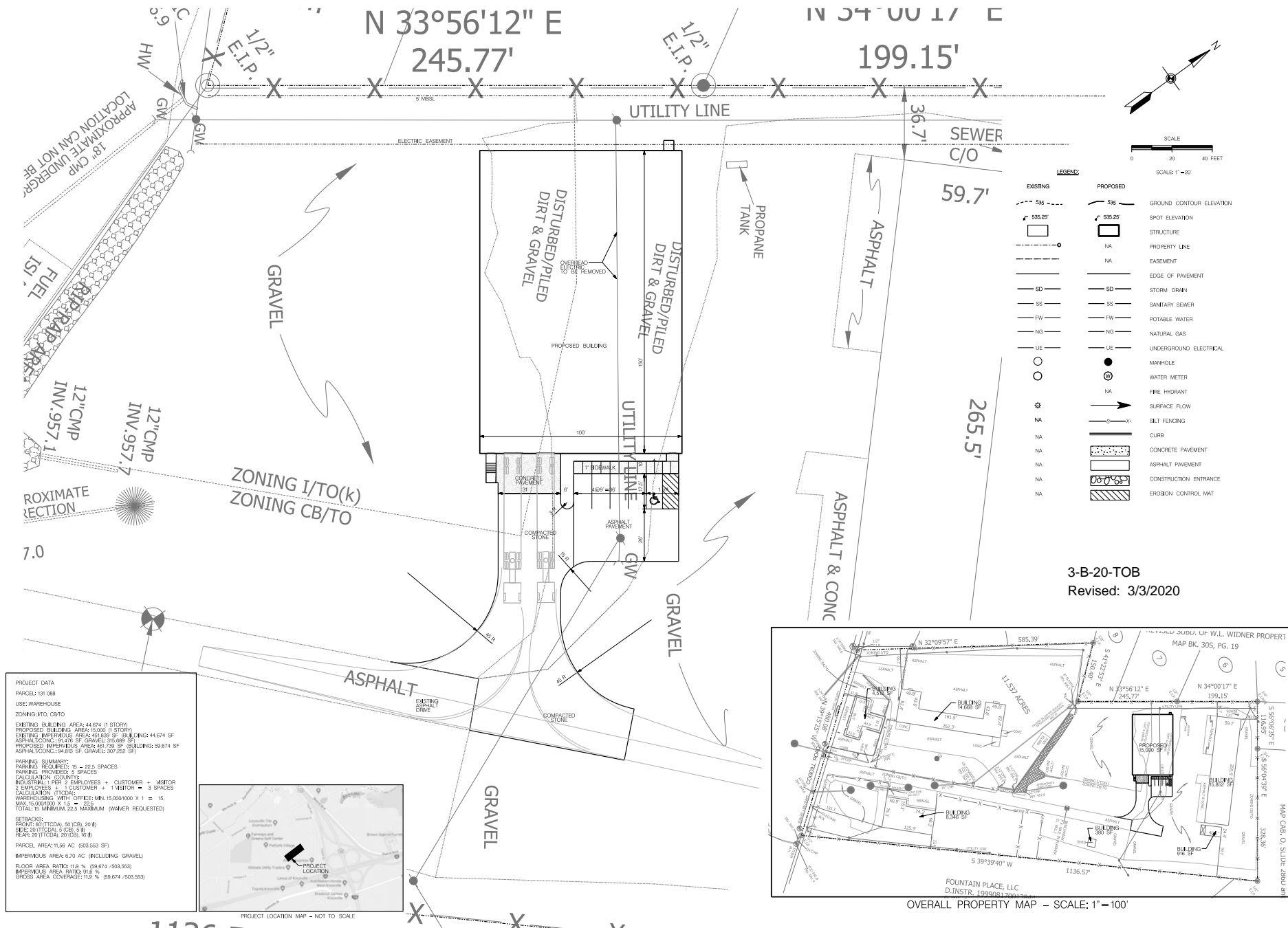
GEORGE W. REAGAN  
COMPANY  
BONDING TRUST FOR 85 YEARS  
1934-2019



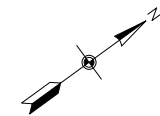
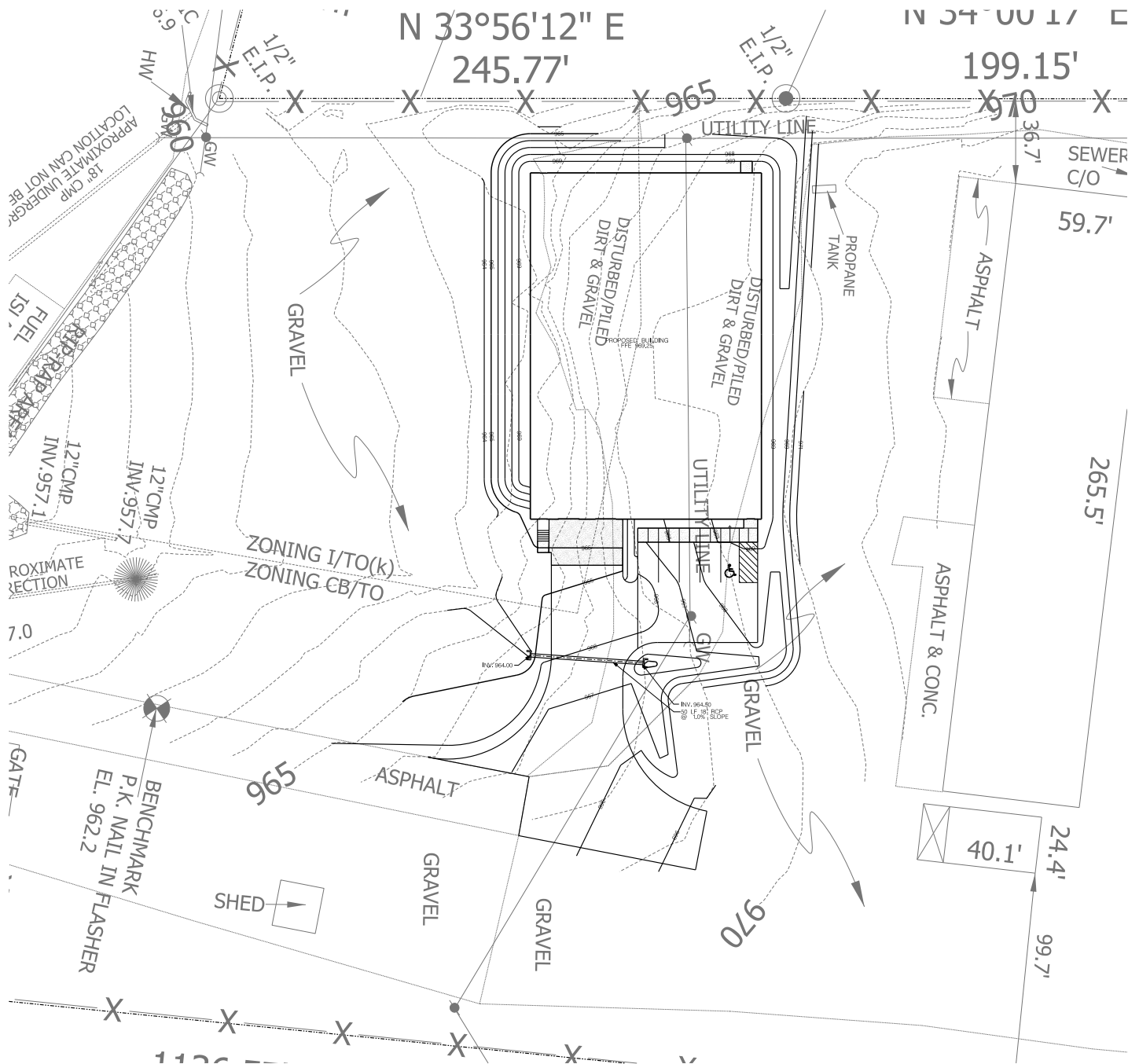
## SITE LAYOUT PLAN

E: 03 MAR 2020  
 SUBJECT NO.: 20001  
 J. MGR.: STUART

MPC01







SCALE  
0 20 40 FEET  
SCALE: 1" = 20'

EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
535.25'	535.25'	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 FENCING
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

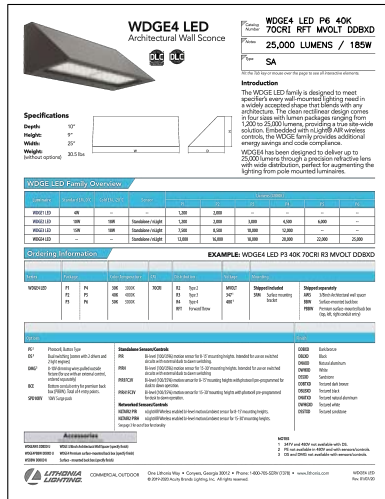
3-B-20-TOB  
Revised: 3/3/2020



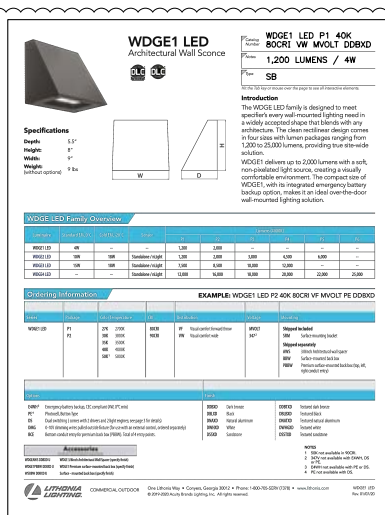
SITE GRADING PLAN

DATE: 03 MAR 2020  
PROJECT NO.: 20001  
PROJ. MGR.: STUART

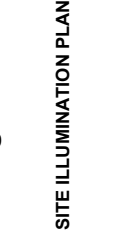
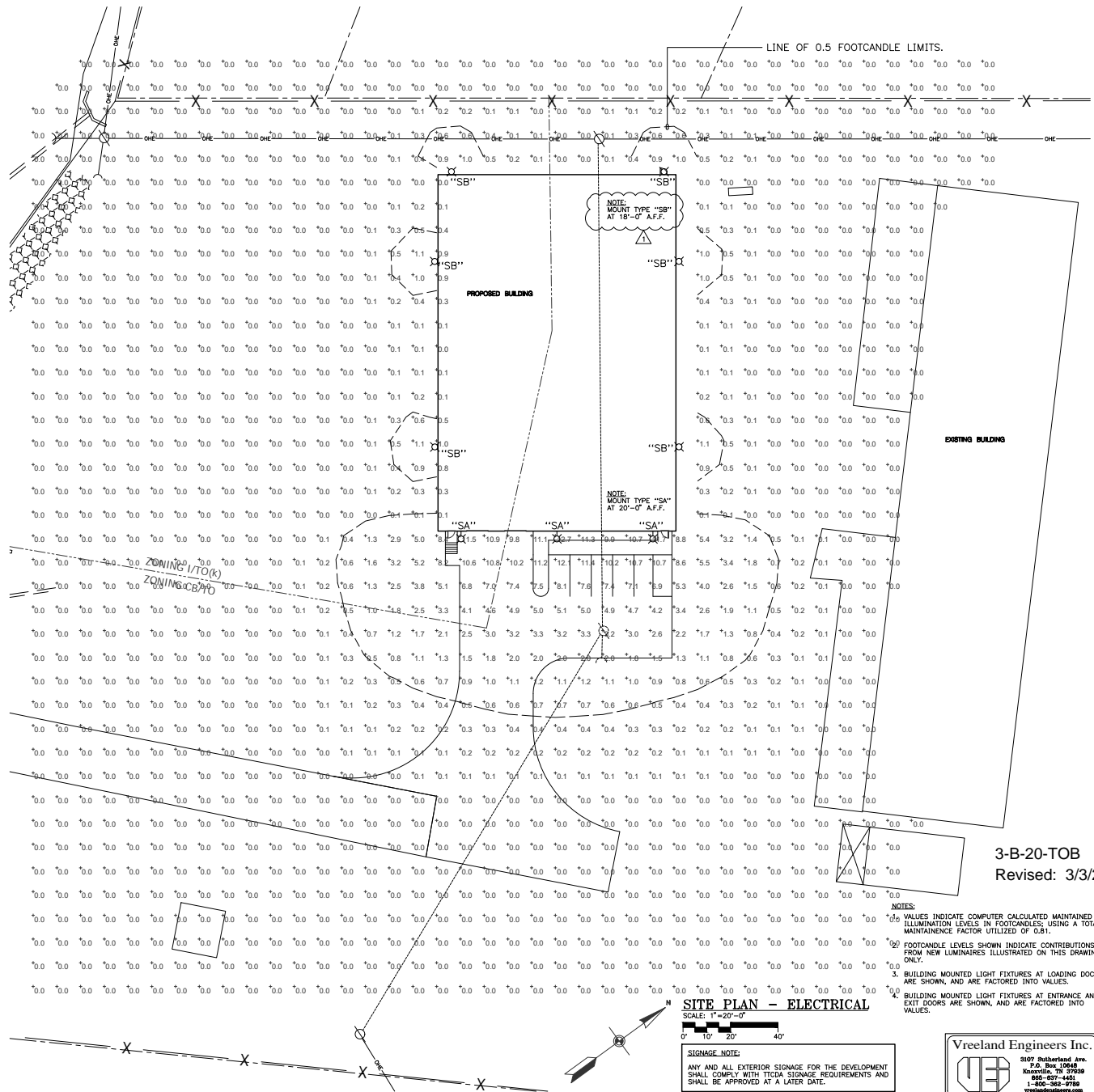
MPC02



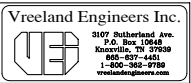
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NO SCALE

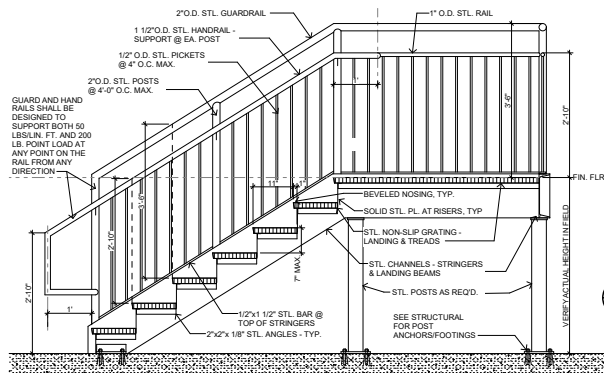


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NO SCALE

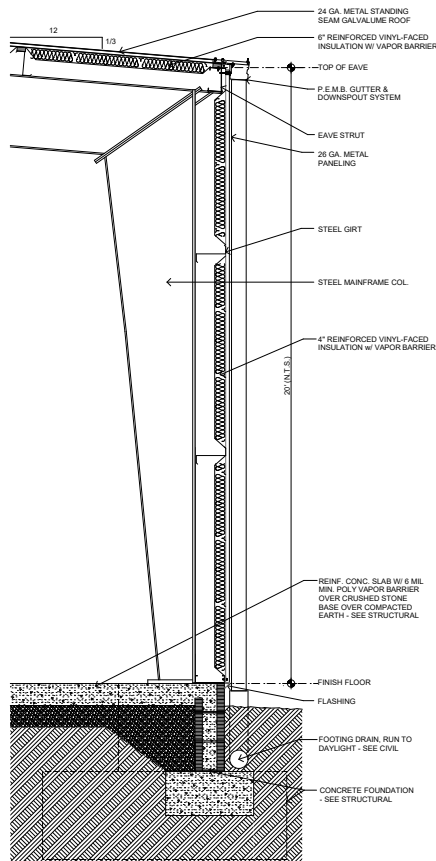


DATE: JAN 30 2020  
PROJECT NO.: 20001  
PROJECT MGR.: STUART

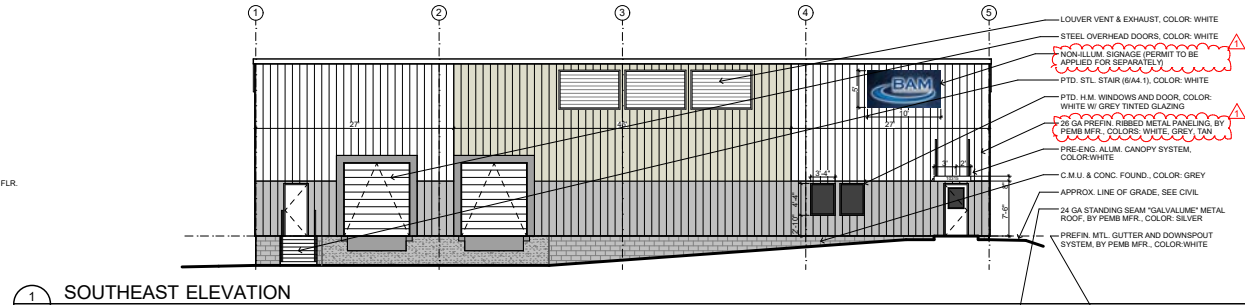




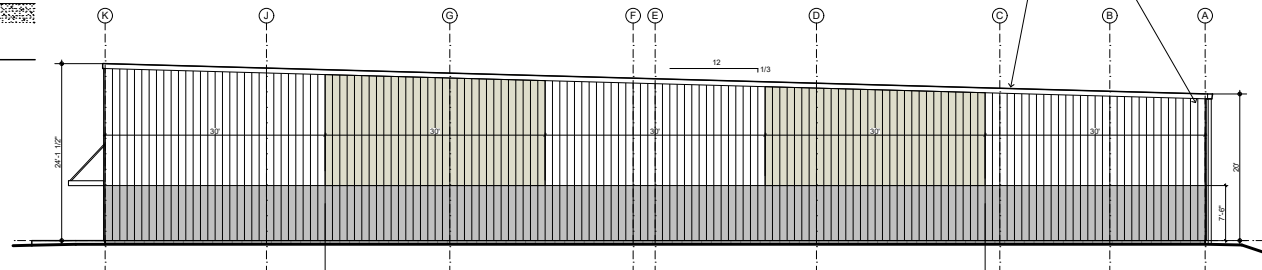
6 STAIR SECTION  
A4.1 SCALE: 3/4" = 1'-0"



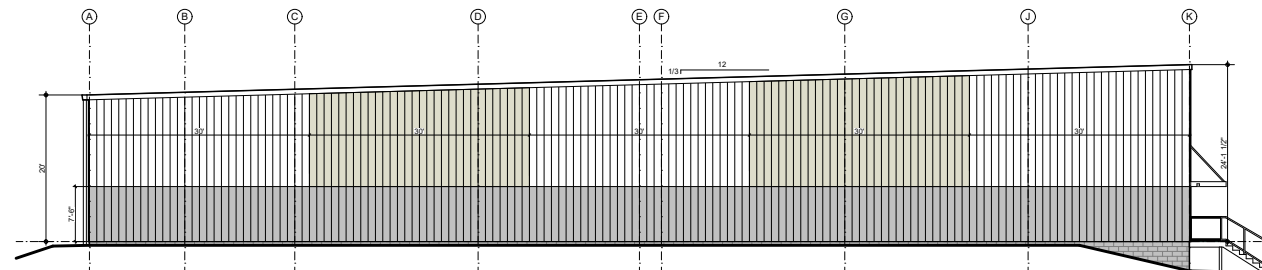
5 TYP. WALL SECTION  
A4.1 SCALE: 3/4" = 1'-0"



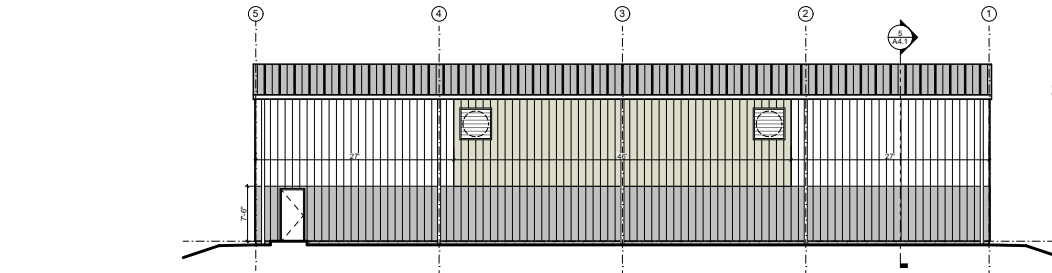
1 SOUTHEAST ELEVATION  
A4.1 SCALE: 1/8" = 1'-0"



2 NORTHEAST ELEVATION  
A4.1 SCALE: 1/8" = 1'-0"



3 SOUTHWEST ELEVATION  
A4.1 SCALE: 1/8" = 1'-0"



4 NORTHWEST ELEVATION  
A4.1 SCALE: 1/8" = 1'-0"

3-B-20-TOB  
Revised: 3/3/2020



EXTERIOR ELEVATIONS & SECTIONS

DATE: 07 FEB 2020  
PROJECT NO.: 20001  
PROJECT MGR.: STUART  
REVISION #1: 04 FEB 2020

A4.1



