

Applicant: BEN MULLINS OBO / EUROPEAN AUTO GARAGE**Request:** BUILDING PERMIT**Meeting Date:** 8/9/2021**Address:** 1229 Lovell Rd.**Map/Parcel Number:** 118 H A 3502**Location:** West side of Lovell Road north of its intersection with Blanket Bay Way**Existing Zoning:** CA (General Business) / TO (Technology Overlay) and A (Agricultural) / TO (Technology Overlay)**Proposed Zoning:** N/A**Existing Land Use:** Auto repair facility**Proposed Land Use:** New storage building for facility (secondary use to the vehicle repair facility)**Appx. Size of Tract:** 5.03 acres**Accessibility:** Access is via Lovell Road, a 5-lane minor arterial with a 60-ft pavement width inside a 100-ft right-of-way.**Surrounding Zoning and Land Uses:** North: A (Agricultural) / TO (Technology Overlay) and PC (Planned Commercial / TO (Technology Overlay) - Vet office and single family residences

South: A (Agricultural) / TO (Technology Overlay) and PR (Planned Residential / TO (Technology Overlay) - Single family residence and an apartment complex

East: OB (Office, Medical and Related Services) / TO (Technology Overlay) - Vacant land

West: A (Agricultural) / TO (Technology Overlay) and PR (Planned Residential / TO (Technology Overlay) - Single family residences and an apartment complex

Comments:

1) This is a request for a new accessory structure for an auto repair facility. The proposed structure would store cars waiting to be serviced in addition to cars stored for a fee. The structure is located within the portion of the parcel zoned A (Agricultural), and Knox County has determined this would be allowed as a use on review in the Agricultural zone. The use on review application (8-B-21-UR) for the proposed auto storage building is scheduled for review by the Planning Commission on August 12, 2021.

2) The 5.03-acre site is located on the west side of Lovell Road, just north of Snyder Road. 4.14 acres of the site is located in the Hillside and Ridgetop Protection Area (HP). The slope analysis, performed for sites in the HP area, recommends a maximum disturbance area of 3.8 acres. The proposed disturbance area is 4.15 acres. A waiver would be required to increase the maximum disturbance area allowed since the Guidelines require sites to comply with the HP plan. The areas with significant slope (over 25%) are mostly contained in front of the existing residence on the northeast side of the site and to the rear of the site in the northwest corner behind the proposed building. These areas are not proposed for disturbance, and the remainder of the site has slopes less than 15%. Given the location of the sloped areas and relatively flat topography on the portion of the site where the proposed building is located downslope from the higher areas, staff recommends approval of this waiver request.

3) The proposed new building is approximately 9,000 sq ft in area. Combined with the square footage of the other buildings, the total building footprint on the site is 24,985 sq ft.

4) The auto repair garage was approved by the TTCD in 2016 (Case 8-B-16-TOB). The staff reported cited the standard measures under Section 1.3, Development Intensity. However,

because the site is in the Hillside and Ridgetop Protection Area (HP), it must utilize the standards in the HP section of the Guidelines. The site currently exceeds the ground area coverage (GAC) allowed in HP areas, so the proposed new addition would exceed it further. The plans approved in 2016 cited the development intensity metrics as noted below:

- a. Ground area coverage (GAC): 6.8% GAC (standard maximum allowed = 25%)
 - b. Floor area ratio (FAR): 6.8% FAR (standard maximum allowed = 30%)
 - c. Impervious area ratio (IAR): 21.5% (standard maximum allowed = 70%)
- 5) There are more stringent criteria for sites in HP areas with regard to the GAC, FAR, and IAR.
- a. The maximum GAC allowed in HP areas is 5,000 sq ft of building footprint per 2 acres (a ratio of 5.7%). At 5.03 acres, the site would allow a total building footprint of up to 12,575 sq ft. The proposed building footprint is 24,985 sq ft (a ratio of 11.4%). The proposed GAC exceeds that allowed within the HP area; however, it falls within the standard maximum GAC ratio of 25%. A waiver would be required to increase the proposed GAC by 12,410 sq ft.
 - b. The FAR requirement in the HP area is the ratio between the building footprint and the maximum land disturbance allowed per a slope analysis based on the HP plan for Knox County. For this site, the maximum disturbed area acreage is 3.8 acres, or 126,324 sq ft, which yields an FAR of 18.99%. This is within the amount allowed by the TTCDA Guidelines.
 - c. The IAR in HP areas is limited to 50% within slopes ranging from 15% to 25%. The proposal shows the building outside of this slope range, so the standard maximum 70% IAR allowance can apply. The proposal yields an IAR of 29%.
- 6) Access to the site is via the existing driveway on Lovell Road that would be shared with the other three structures on the site. The complex currently consists of a house that has been adapted into an office for the facility, the auto repair garage, and a small house used to retain an employee on site for security purposes. The existing gravel driveway and the extension of that driveway to the proposed new structure would be paved.
- 7) Due to site constraints, the new building would be located closer to the northern property line than the setback requirements would allow. As proposed, the new building is proposed 20 ft from the northern property line instead of the 100 ft that is required when adjoining a residential zoning district. A waiver is required to reduce the required setback to 20 ft, which is the standard side yard lot line setback for TTCDA. Since the applicant is proposing the "Type A - Dense" landscaping buffer (required in the County when commercial businesses abut residential districts) along the northern lot line adjacent to residential lots, the building will be screened from view and staff recommends approval of the setback waiver.
- 8) The landscaping for the existing site was approved in 2016 (see Exhibit A) and is not part of this review. The landscaping plan for the additional building proposes no new landscaping beyond the Type A buffer. The proposed building requires no new parking, and parking lot landscaping has already been installed per the 2016 approval. The only landscaping required for this project is around the perimeter of the building, covering an area equal to 50% of the area of each elevation. A waiver would be required to allow the site to feature no plantings around the perimeter of the building. Since the building is not visible from the right-of-way and is to be screened from residential lots, staff has no issue with the requested waiver from the landscaping design section of the Guidelines.
- 9) The proposed building would feature metal panels above painted split face masonry block on the walls and a standing seam metal roof. Both the front and rear facades consist of a long, unbroken wall. Metal panels and long, unbroken façades are discouraged within the TO zones, but not prohibited. The building would not be visible from the street, and would be screened with a landscape buffer from adjoining residential properties. The proposed building color matches that of the existing auto garage.
- 10) Mechanical equipment is proposed in front of the southern and eastern facades. It would not be visible from the adjoining residential lots or the right-of-way. Landscaping is proposed around the HVAC units to screen them from the internal development and the requested waiver is no longer needed.
- 11) The proposed building is for vehicle storage, or prolonged parking, and does not require any additional parking spaces on the site. Parking for the existing repair facility meets the requirements of the Design Guidelines and was approved in 2016.
- 12) The proposed light fixtures meet the TTCDA Guidelines. A photometric plan is required

showing that light levels along the shared residential lot line are less than 0.2 footcandles (fc). This can be submitted for administrative review by staff as a condition of approval.

| | |
|---|---|
| Design Guideline Conformity: | With the recommended conditions and approval of the waiver, the proposed development conforms to the Design Guidelines. |
|---|---|

| | |
|---|--|
| Waivers and Variances Requested: | <ol style="list-style-type: none">1) Waiver to reduce the required setback for the shared residential property line on the north from 100 ft to 20 ft.2) Waiver to increase the maximum disturbance area from 3.8 acres to 4.15 acres.3) Waiver to increase the maximum GAC allowed from 12,575 sq ft (5.7% ratio) to 24,985 sq ft (11.4% ratio) in the HP area.4) Waiver to eliminate the requirement of plantings around the perimeter of the building. |
|---|--|

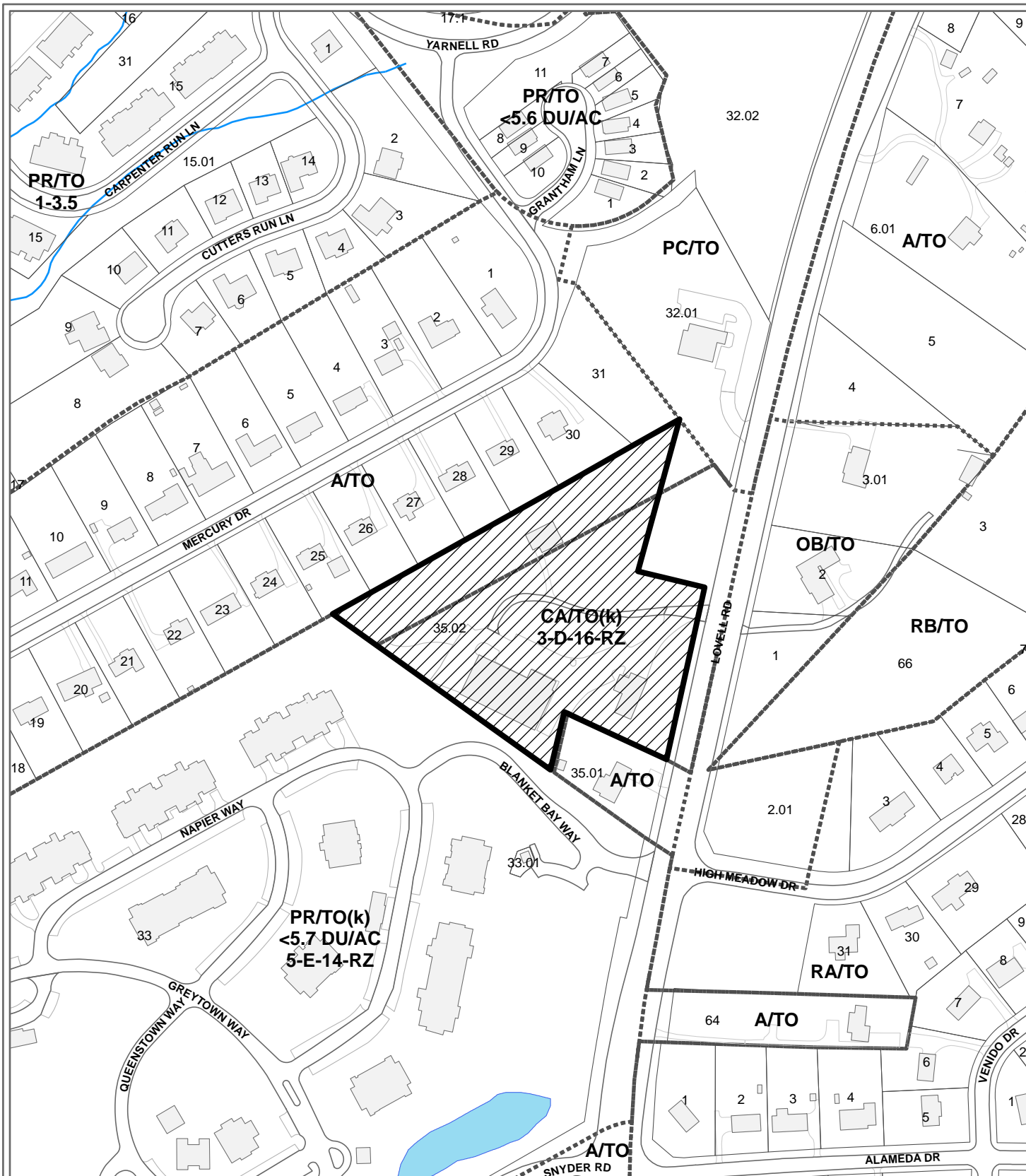
Staff Recommendation:

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

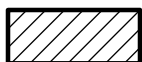
- 1) APPROVE the waiver to reduce the setback for the shared residential property line on the north to 20 ft. due to site constraints and because the area proposed for the new building does contain any significant slope.
- 2) APPROVE the waiver to increase the maximum disturbance area to 4.15 acres due to the location of the sloped areas and the relative flat topography on the portion of the site where the proposed building is located downslope from the higher areas.
- 3) APPROVE the waiver to increase the GAC by 11,410 sq ft to allow the proposed 24,985 sq ft GAC due to site constraints and because the majority of the site does not contain significant slope. The proposed site plan meets the standard GAC requirement for properties not in an HP area.
- 4) APPROVE the waiver to eliminate the requirement of plantings around the perimeter of the building since the building is not visible from the right-of-way and is screened from adjacent residential properties.

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 waivers 1 through 4 and the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) 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.
- 4) Site lighting must comply with the Design Guidelines (Section 1.8). A lighting/photometric plan shall be provided, to be reviewed and approved by staff.
- 5) Obtaining a use on review approval from the Planning Commission (8-B-21-UR).



**8-A-21-TOB
CERTIFICATE OF APPROPRIATENESS**

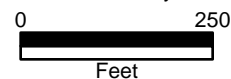


Purpose of Request: Building Permit

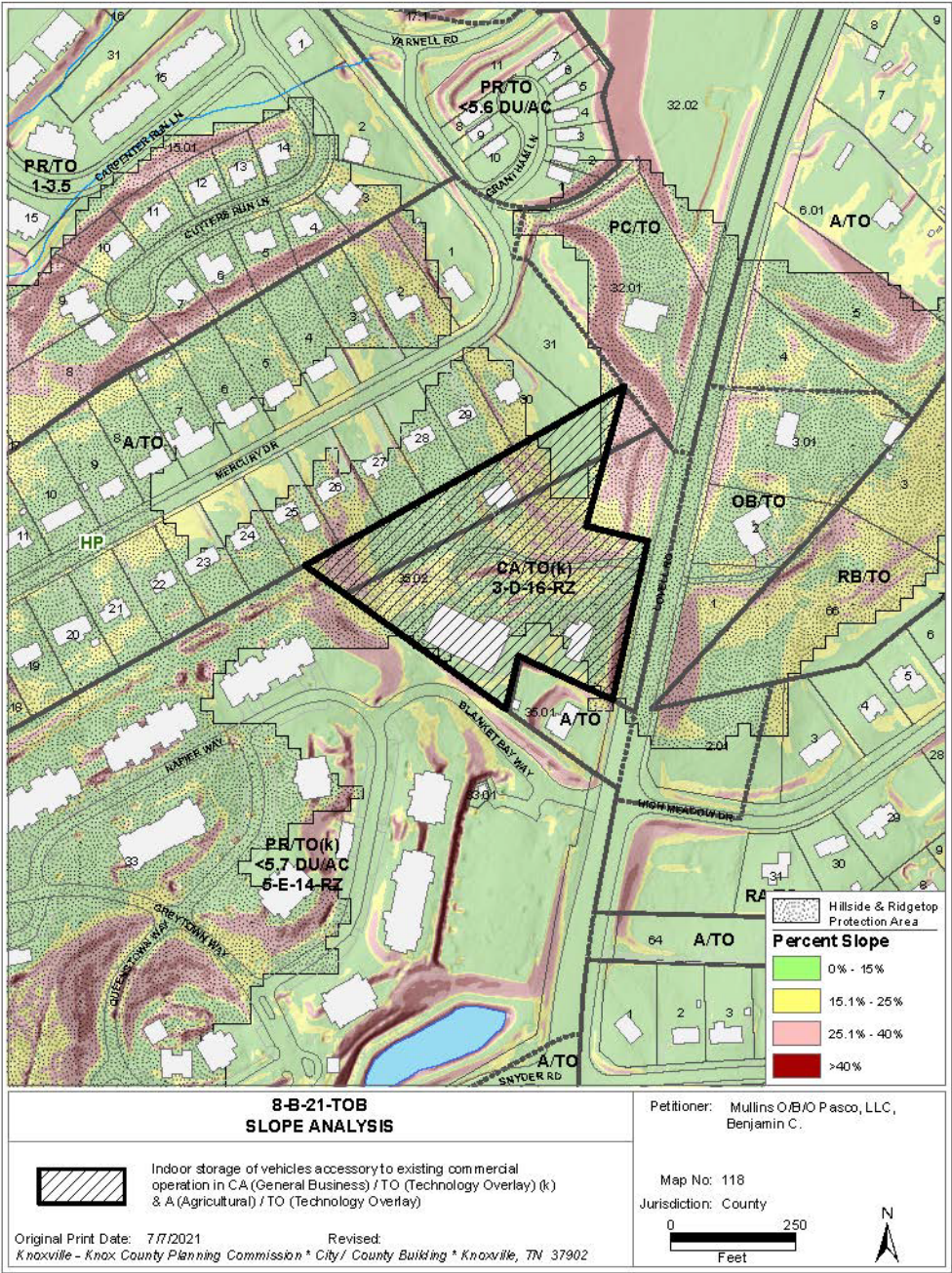
Original Print Date: 7/19/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Mullins OBO Pasco, LLC, Ben

Map No: 118
Jurisdiction: County



| CATEGORY | ACRES | RECOMMENDED DISTURBANCE BUDGET (Percent) | DISTURBANCE AREA (Acres) |
|------------------------|-------|---|--------------------------------|
| Non-Hillside | 0.89 | 100% | 0.9 |
| 0-15% Slope | 2.02 | 100% | 2.0 |
| 15-25% Slope | 1.43 | 50% | 0.7 |
| 25-40% Slope | 0.63 | 20% | 0.1 |
| Greater than 40% Slope | 0.06 | 10% | 0.0 |
| Ridgetops | 0 | | |
| Subtotal: Sloped Land | 4.14 | Recommended disturbance budget within Hillside Protection Area (acres) | 2.9 |
| Total Acreage | 5.03 | | 3.8 |



21117 European Auto Garage
1229 Lovell Road

Ground Area Coverage, GAC
Existing 14,985 sf + Proposed 10,000 sf (Building and Canopy) = 24,985 sf

Allowable Hillside and Ridgeline Protection Area (HP)
(5,000 sf/2 Acres) x 5.03 Acres = 12,576 sf

Floor Area Ratio, FAR
Existing 14,985 sf + Proposed 9,000 sf (Building) = 23,985 sf
23,985 sf / 126,324 sf = 18.99% FAR

Allowable Hillside and Ridgeline Protection Area (HP)
Allowable 2.9 Acres per attached document Staff Comments Memorandum 8-A-21-TOB
July 15, 2021

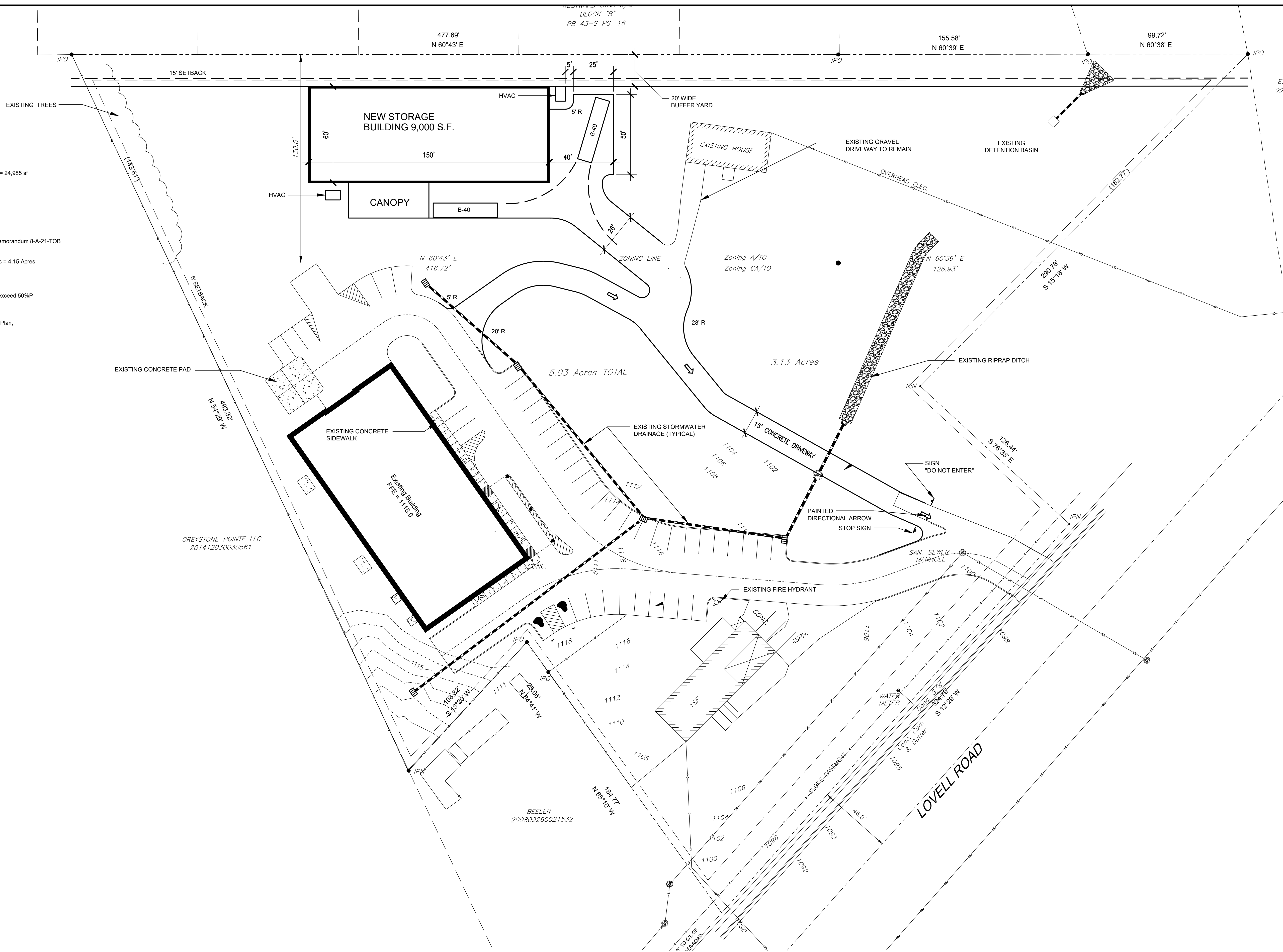
Disturbed Area: Original 3.4 Acres + Proposed 0.75 Acres = 4.15 Acres

Impervious Area Coverage, IAR
Existing 47,011sf + Proposed 16,080 sf = 63,091 sf

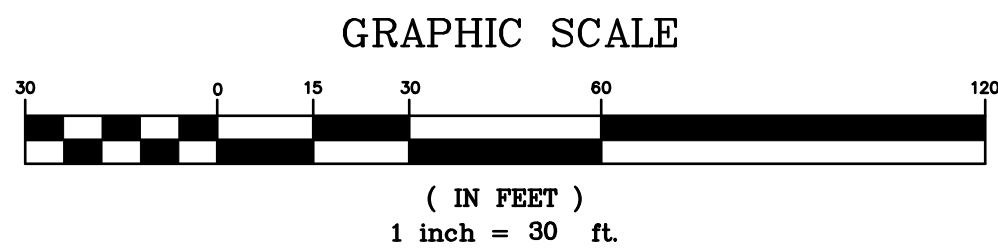
Allowable Hillside and Ridgeline Protection Area (HP) shall not exceed 50%P
63,091 sf/219,107 sf = 29%P

Existing Ground Area, Floor Area and Impervious Area taken
from Land Development Solutions Cover Sheet and C101 Site Layout Plan,
August 23, 2016

Lot Area 5.03 Acres taken from Hinds Surveying
Land Development Sheet C001 Site Survey
June 27, 2016



BASE PLAN:
LAND DEVELOPMENT SOLUTIONS
310 SIMONS RD
SUITE K
KNOXVILLE, TENNESSEE 37922
(865) 671-2281

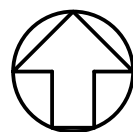
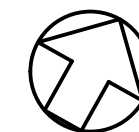


LAYOUT & CIRCULATION PLAN

SCALE: 1" = 30'-0"

TTDCA FILE NUMBER 8-A-21-TOB
USE ON REVIEW 8-B-21-UR

1
C1.0



REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|------------------------|---------|
| 1 | TTDCA COMMENTS | 7/23/21 |
| 2 | USE ON REVIEW COMMENTS | 7/26/21 |
| 3 | TTDCA COMMENTS | 7/28/21 |
| 4 | TTDCA COMMENTS | 7/30/21 |



CONCEPT PLAN
NEW STORAGE BUILDING
EUROPEAN AUTO GARAGE
1229 LOVELL ROAD
KNOXVILLE, TENNESSEE

LAYOUT & CIRCULATION PLAN

DATE: 06/25/21

C1.0

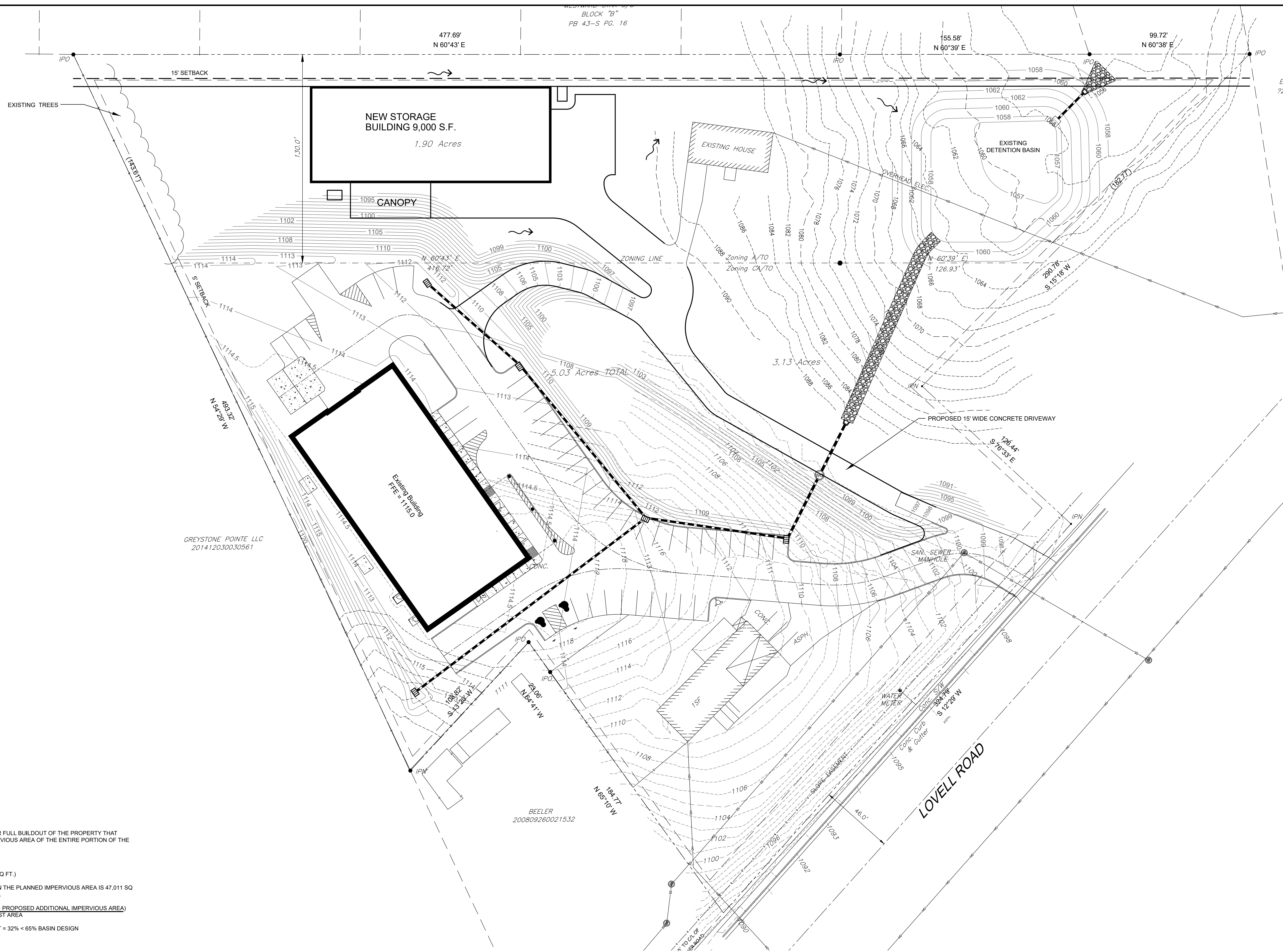
SHEET 1 OF 3

PROJ. NO. 21117

MARK V GRAHAM
ENGINEERING CONSULTANTS, LLC

PO BOX 53131
KNOXVILLE, TN 37950

PHONE: 865 712-9210
MarkVGraham@gmail.com



DRAINAGE AND DETENTION CALCULATIONS
LAND DEVELOPMENT SOLUTIONS, 9/26/16

SECTION 1 INTRODUCTION

NOTE: THE DETENTION BASIN IS BEING DESIGNED FOR FULL BUILDOUT OF THE PROPERTY THAT DRAINS TO IT. THE DETENTION DESIGN ASSUMES 65% IMPERVIOUS AREA OF THE ENTIRE PORTION OF THE SITE DRAINING TO THE DETENTION BASIN.

SECTION 3 POST-DEVELOPED ANALYSIS

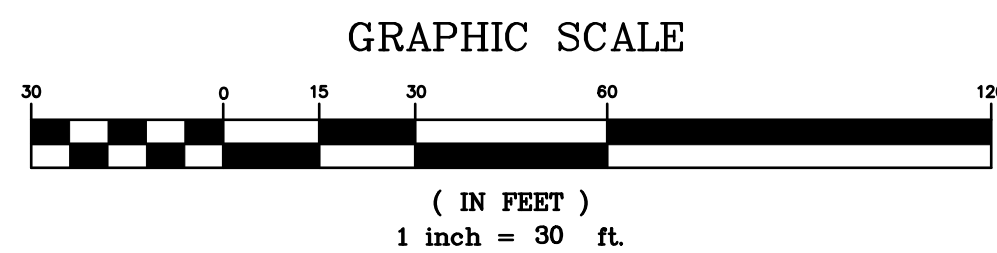
TABLE 3. DETAINED WEST AREA 4.37 ACRES, (190,357 SQ FT.)
PER APPROVED PLAN 7-11-17 SHEET C101 SITE LAYOUT PLAN THE PLANNED IMPERVIOUS AREA IS 47,011 SQ FT. PROPOSED ADDITIONAL IMPERVIOUS AREA, 14,500 SQ FT.

PROPOSED IMPERVIOUS % = (PLANNED IMPERVIOUS AREA + PROPOSED ADDITIONAL IMPERVIOUS AREA) / DETAINED WEST AREA

(47,011 SQ FT. + 14,500 SQ FT)/190,357 SQ FT = 32% < 65% BASIN DESIGN

BASE PLAN:

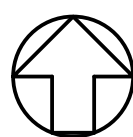
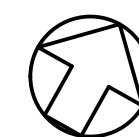
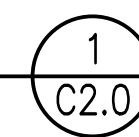
LAND DEVELOPMENT SOLUTIONS
310 SIMONS RD
SUITE K
KNOXVILLE, TENNESSEE 37922
(865) 671-2281



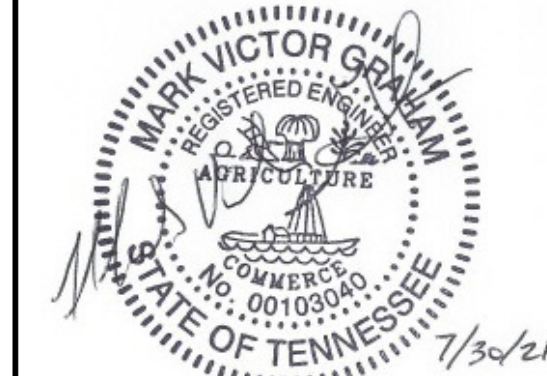
DRAINAGE CONCEPT PLAN

SCALE: 1" = 30'-0"

TTDCA FILE NUMBER 8-A-21-TOB
USE ON REVIEW 8-B-21-UR



| REVISIONS | |
|-----------|------------------------|
| NO. | DESCRIPTION |
| 1 | TTDCA COMMENTS |
| 2 | USE ON REVIEW COMMENTS |
| 3 | TTDCA COMMENTS |
| 4 | TTDCA COMMENTS |



CONCEPT PLAN
NEW STORAGE BUILDING
EUROPEAN AUTO GARAGE
1229 LOVELL ROAD
KNOXVILLE, TENNESSEE
DRAINAGE CONCEPT PLAN

DATE: 6/25/21

C2.0

SHEET 2 OF 3

PROJ NO. 21117

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KNOXVILLE, TN 37950

HVAC LANDSCAPE SCREEN BLOWUP

SCALE: N.T.S.

2

PLANTINGS

EVERGREEN TREES

5 EACH OF THE FOLLOWING SPECIES, MINIMUM

| | |
|-------------------|----------------------|
| EASTERN RED CEDAR | JUNIPERUS VIRGINIANA |
| LEYLAND CYPRESS | CUPRESSUS LEYLANDII |
| WHITE PINE | PINUS STROBUS |
| SHORTLEAF PINE | PINUS ECHINATE |
| SOUTHERN MAGNOLIA | MAGNOLIA GRANDIFLORA |

EVERGREEN TREES MUST HAVE A MINIMUM HEIGHT OF SIX FEET, (6 FT).

DECIDUOUS SHADE TREES

3 EACH OF THE FOLLOWING SPECIES, MINIMUM

| | |
|--------------|-------------------------|
| RED MAPLE | ACER RUBRUM |
| WHITE OAK | QUERCUS ALBA |
| TULIP POPLAR | LIRIODENDRON TULIPIFERE |

SHADE TREES MUST HAVE A MINIMUM TWO-INCH, (2.0") CALIPER.

EVERGREEN SHRUB

| | |
|--------------|----------------------|
| BOXWOOD | BUXUS MICROPHYLLA |
| RHODODENDRON | RHODODENDRON MAXIMUM |

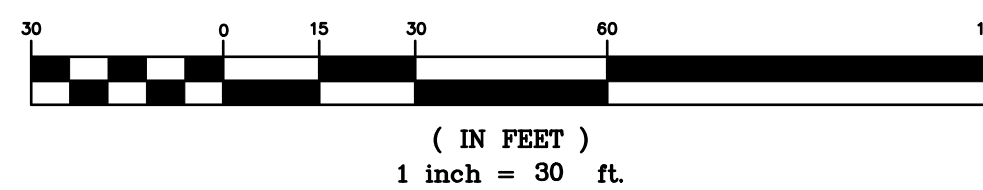
ONE EVERGREEN SHRUB PER EVERY THREE LINEAR FEET, (3 L.F.), APPROXIMATELY 240 PLANTS.

EVERGREEN SHRUBS MUST HAVE A MINIMUM HEIGHT OF EIGHTEEN INCHES, (18") ON 4.5' MIN HEIGHT BERM.

BASE PLAN:

LAND DEVELOPMENT SOLUTIONS
310 SIMONS RD
SUITE K
KNOXVILLE, TENNESSEE 37922
(865) 671-2281

GRAPHIC SCALE



BUFFER YARD PLAN

SCALE: 1" = 30'-0"

TTDCA FILE NUMBER 8-A-21-TOB
USE ON REVIEW 8-B-21-UR

1
C3.0



DATE: 06/25/21

C3.0

SHEET 3 OF 3

PROJ NO. 21117

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|------------------------|---------|
| 1 | TTDCA COMMENTS | 7/23/21 |
| 2 | USE ON REVIEW COMMENTS | 7/26/21 |
| 3 | TTDCA COMMENTS | 7/28/21 |
| 4 | TTDCA COMMENTS | 7/30/21 |



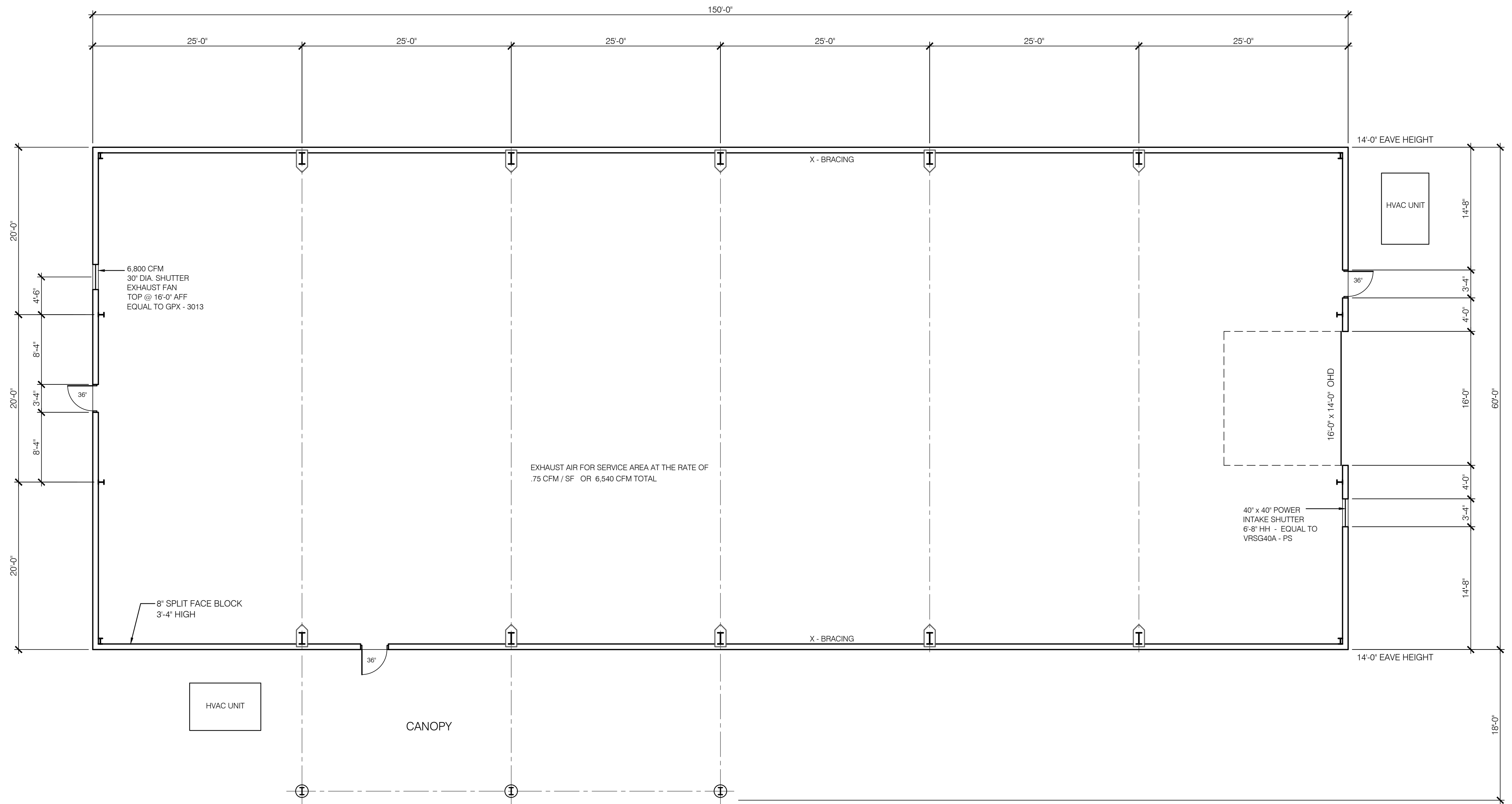
CONCEPT PLAN
NEW STORAGE BUILDING
EUROPEAN AUTO GARAGE
1229 LOVELL ROAD
KNOXVILLE, TENNESSEE

BUFFER YARD PLAN

MARK V GRAHAM
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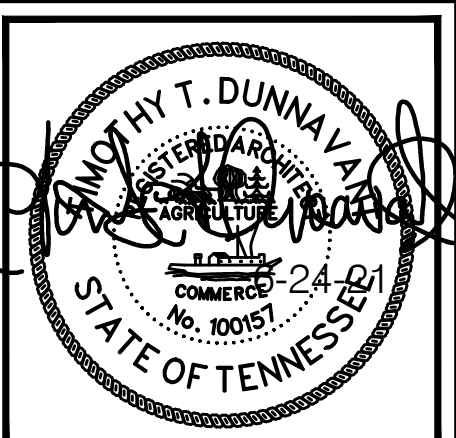


| APPLICABLE CODES: | |
|--------------------------|------------------------------|
| BUILDING CODE : | 2018 IBC |
| PLUMBING CODE : | 2018 IPC |
| MECHANICAL CODE : | 2018 IMC |
| GAS CODE : | 2018 IGC |
| ENERGY CODE : | 2018 IECC |
| FIRE CODE : | 2018 IFC |
| NATIONAL ELECTRIC CODE : | 2011 EDITION |
| LIFE SAFETY CODE : | NFPA 101 - 2012 ED. (CH. 38) |
| HANDICAP CODE : | 2009 ANSI - 117 |

| PROJECT INFORMATION: | |
|-----------------------|------------|
| TYPE OF CONSTRUCTION: | II B |
| FULLY SPRINKLED: | YES |
| OCCUPANCY TYPE: | S-1 |
| BUILDING AREA: | 9,000 S.F. |

FLOOR PLAN **9,000 S.F.**

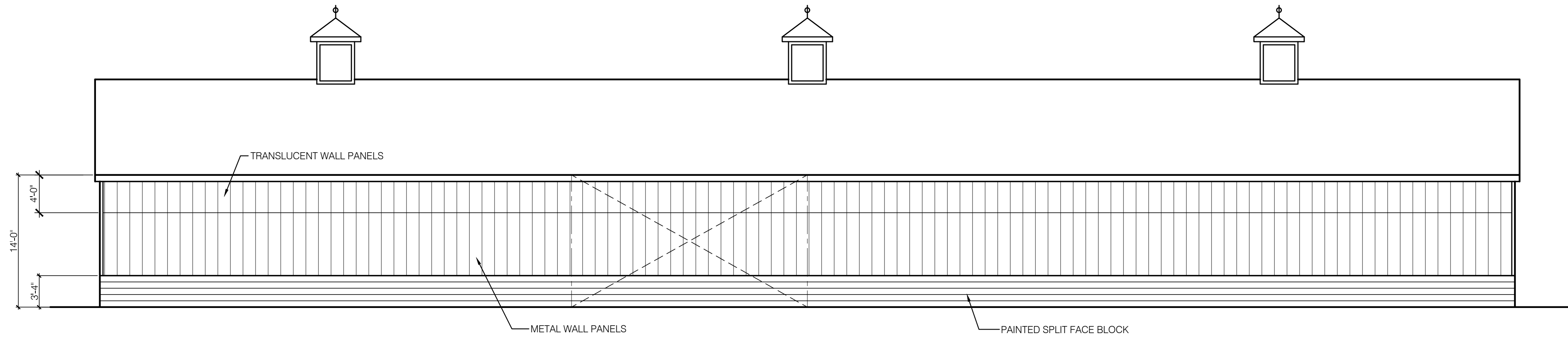
1/8" = 1'-0"



TTD architect
TIMOTHY TODD DUNNAVANT
158 BUTTERNUT DRIVE
P.O. BOX 44
NORRIS, TENNESSEE 37828
(865) 556-6778

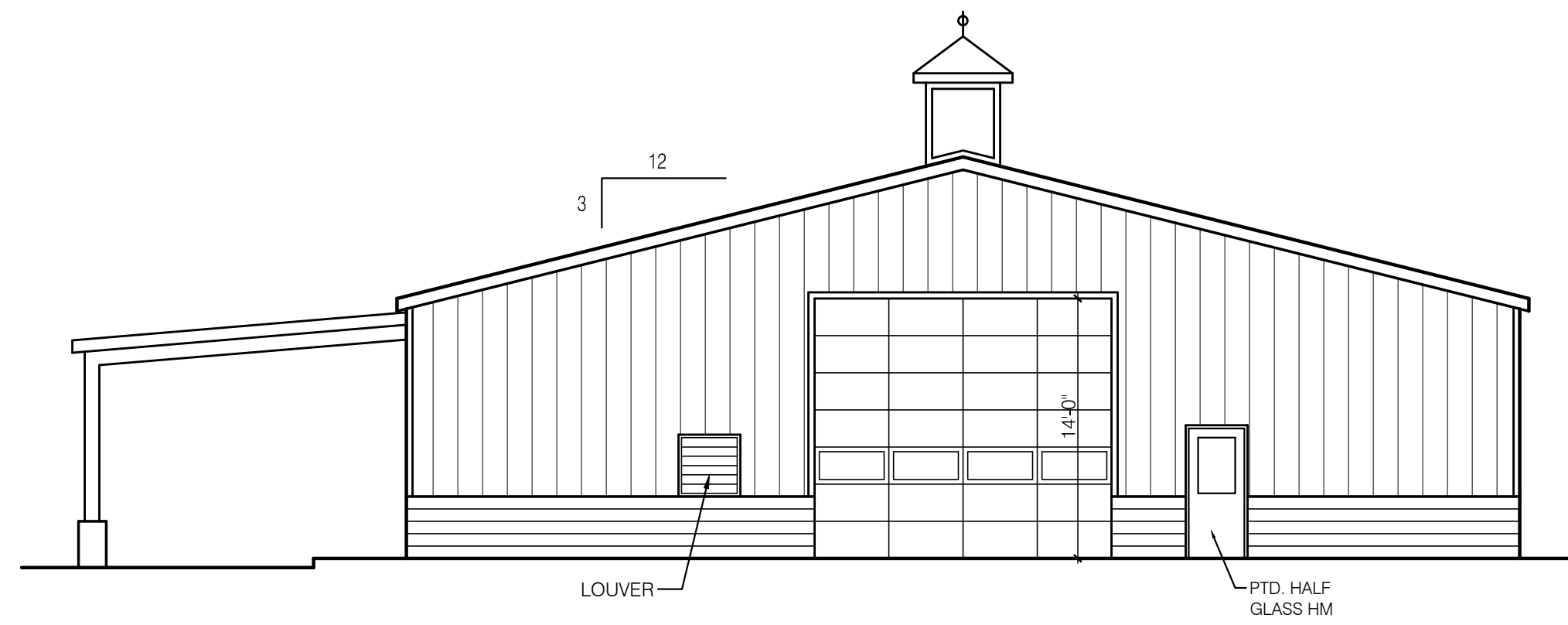
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|---------------------|---|
| BUILDING FLOOR PLAN | A NEW STORAGE BUILDING FOR: EUROPEAN AUTO GARAGE LOVELL ROAD KNOXVILLE, TENNESSEE |
| | |
| SHEET TITLE: | PROJECT TITLE: |

| | |
|----------------|---------|
| DATE: | 6-24-21 |
| REVISION: | 7-27-21 |
| DRAWING NUMBER | |
| A-1 | |



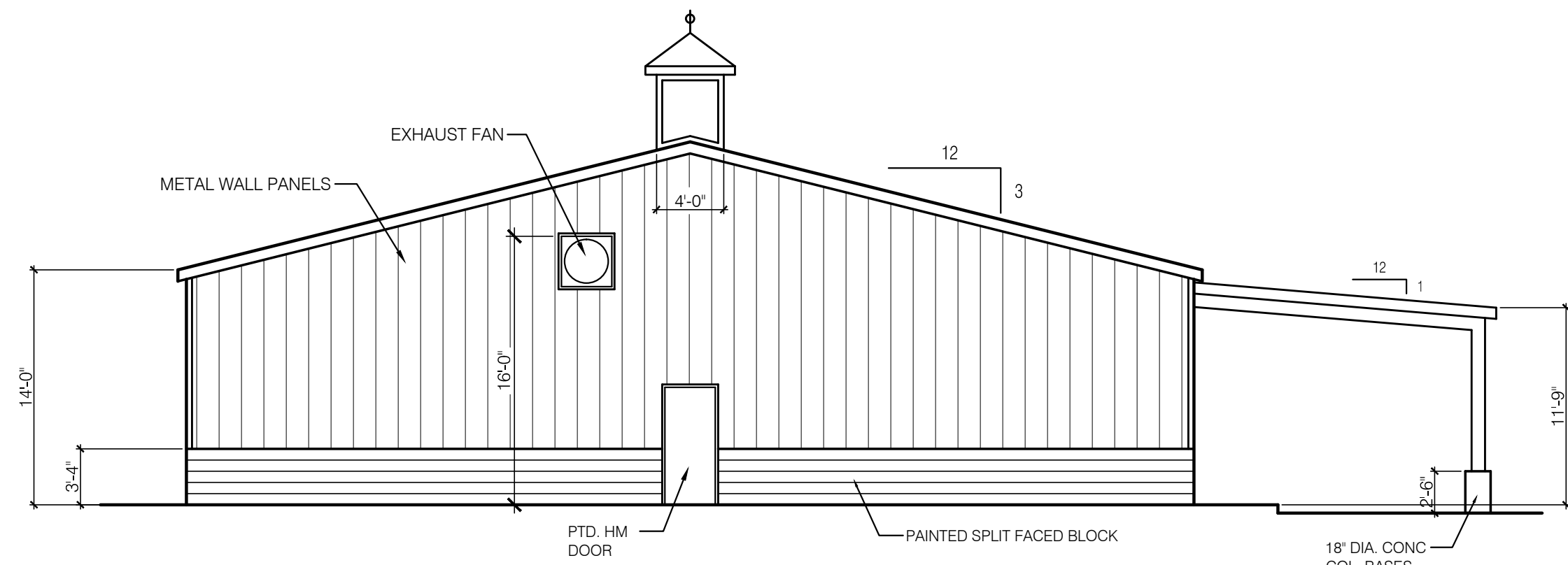
RIGHT SIDE ELEVATION

1/8" = 1'-0"



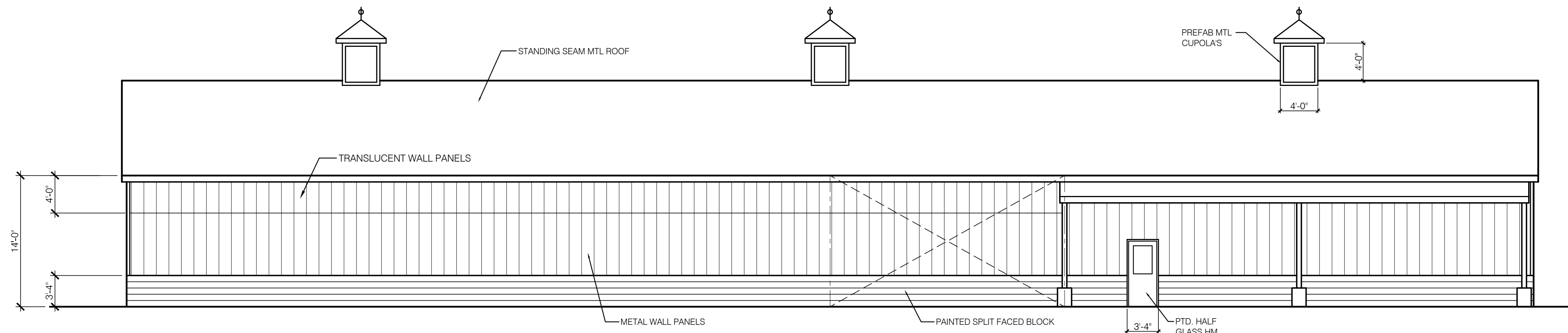
FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

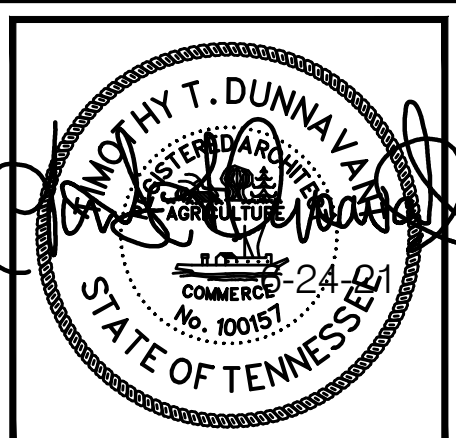
1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"

| EXTERIOR BUILDING COLORS | |
|-----------------------------|----------------------|
| 26ga METAL WALL PANELS | CRIMSON RED |
| METAL CUPOLAS | CRIMSON RED |
| 24ga STANDING SEAM ROOF | GALVALUME |
| METAL TRIM, RAKE, & CORNERS | POLAR WHITE |
| SPLIT FACED BLOCK | SPALDING GRAY SW6074 |



TTD architect
TIMOTHY TODD DUNNAVANT
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P.O. BOX 44
NORRIS, TENNESSEE 37828
(865) 556-6778

BUILDING ELEVATIONS

A NEW STORAGE BUILDING FOR:
EUROPEAN AUTO GARAGE
LOVELL ROAD
KNOXVILLE, TENNESSEE

SHEET TITLE: PROJECT TITLE:

DATE: 6-24-21

REVISION:

DRAWING NUMBER

A-2

Ultra Compact LED Wallpack – Zero Uplight



The compact LED LNC is designed for perimeter illumination, available in 3 lumen packages replacing up to 100w HID for safety, security and general illumination applications. This compact fixture is neighbor friendly with zero uplight. Typical mounting height up to 12 feet with 40ft fixture spacing (without acrylic diffuser) and 30ft spacing with acrylic diffuser installed. Photocontrol option is available.

Consortium (DLC) qualifications, consult DLC website for more details:

<http://www.designlights.org/QPL>

- Listed to UL1598 for use in wet locations
- Long-life (60,000hr L96 rated)
- Quick mount adapter and designed for both recessed box or surface conduit wiring



*3000K and warmer CCTs only

- IES Progress Award Winner - 2012
- 4K and 5K models meet DesignLights

STOCK

ORDERING INFORMATION

| Catalog Number | System Watts | Delivered Lumens | Voltage | CCT | # Drivers/Current | Mounting Height | Weight lbs. (kg) | PKG. CODE |
|----------------|--------------|------------------|----------|-------|-------------------|-----------------|------------------|-----------|
| LNC-5LU-4K | 12.8w | 1077 | 120-277V | 4000K | 1@700mA | up to 10 ft. | 4.0 (1.8) | FCC |
| LNC-5LU-5K | 12.8w | 1146 | 120-277V | 5000K | 1@700mA | up to 10 ft. | 4.0 (1.8) | FCC |
| LNC-7LU-4K-3-1 | 16.4w | 1539 | 120-277V | 4000K | 1@700mA | up to 11 ft. | 4.0 (1.8) | FCC |
| LNC-7LU-5K-3-1 | 16.4w | 1557 | 120-277V | 5000K | 1@700mA | up to 11 ft. | 4.0 (1.8) | FCC |
| LNC-9LU-4K-3-1 | 20.6w | 1989 | 120-277V | 4000K | 1@700mA | up to 12 ft. | 4.0 (1.8) | FCC |
| LNC-9LU-5K-3-1 | 20.6w | 2095 | 120-277V | 5000K | 1@700mA | 10-12 ft. | 4.0 (1.8) | FCC |



10-Day Quick-Ship Ordering Guide

Order Limit Per Luminaire Selection: 15 (Contact factory for larger quantities) – BC Pkg Code

| | | | | | | | | |
|----------------|-------------------------------|---|------------------|------------------|------------|---|---------|-------------|
| <div>LNC</div> | - | <div></div> | - | <div></div> | - | <div></div> | - | <div></div> |
| SERIES | NUMBER OF LEDS/SOURCE/VOLTAGE | | CCT | IES DISTRIBUTION | FINISH | | OPTIONS | |
| LNC | LNC | 7LU 7 LEDs, Universal voltage 120-277V | 4K 4000K nominal | 3 Type III | 1 Bronze | PCU Button photocontrol, 120-277V | | |
| | Zero uplight | 9LU 9 LEDs, Universal voltage 120-277V | 5K 5000K nominal | 4 Type IV | 2 Black | | | |
| | | | | | 3 Gray | | | |
| | | | | | 4 White | | | |
| | | | | | 5 Platinum | | | |

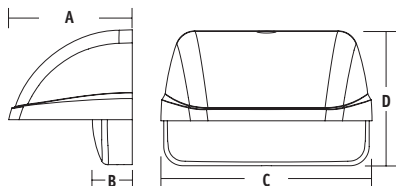
MADE-TO-ORDER

ORDERING INFORMATION – (BC PKG CODE)

| <div>LNC</div> | - | <div></div> | - | <div></div> | - | <div></div> | - | <div></div> |
|--------------------------------------|-------------------------------|---------------------------------------|-----------------|--|--------|-------------|---|-------------|
| SERIES | NUMBER OF LEDS/SOURCE/VOLTAGE | | CCT | IES DISTRIBUTION | FINISH | OPTIONS | | |
| LNC LNC Zero uplight | 7LU | 7 LEDs, Universal voltage 120-277V | 3K | 3000K nominal, 80 CRI | 3 | Type III | 1 | Bronze |
| | 9LU | 9 LEDs, Universal voltage 120-277V | 4K | 4000K nominal | 4 | Type IV | 2 | Black |
| | | | 5K | 5000K nominal | | | 3 | Gray |
| | | | AM ¹ | Amber (590 μm available for "Turtle Friendly"/observatory applications); Consult factory | | | 4 | White |
| | | | | | | | 5 | Platinum |
| 1 Amber LEDs are 035mA drive current | | | | | | | | |
| DIMENSIONS | | | | PERFORMANCE INFORMATION | | | | |

¹ Amber LEDs are 035mA drive current

DIMENSIONS



| A | B | C | D |
|--------|-------|--------|--------|
| 4.8" | 1.6" | 8.2" | 5.3" |
| 122 mm | 39 mm | 209 mm | 133 mm |

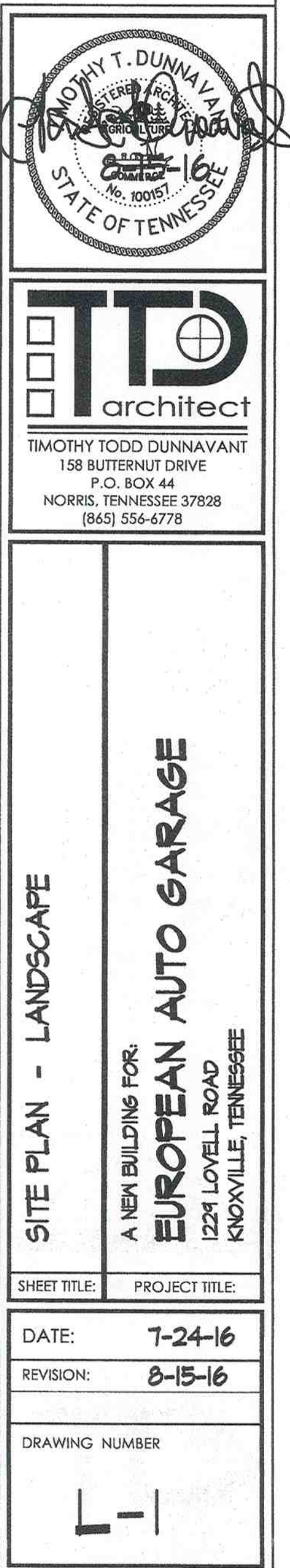
PERFORMANCE INFORMATION

| Series Number | Equivalency | | | Energy Savings |
|-------------------|-------------|-------|--------|----------------|
| | MH | HPS | CFL | |
| LNC-5L | 50w | 50w | 42w | 82% |
| LNC/LNC2-7L | 70w | 70w | 42w | 82% |
| LNC/LNC2-9L | 100w | 100w | 42w | 82% |
| LNC2-12L/LNC2-18L | 150w+ | 150w+ | 2x42w+ | 85% |



HUBBELL
Outdoor Lighting

© COPYRIGHT TTD ARCHITECT 2016



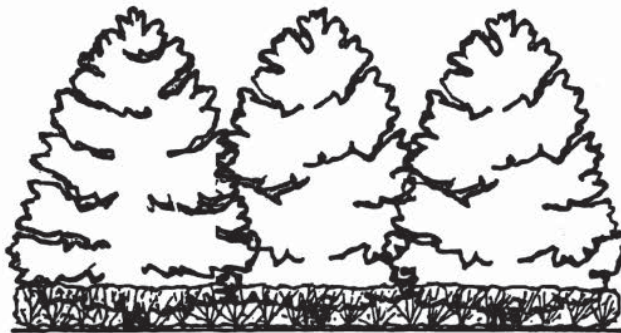
GUIDELINES LANDSCAPE SCREENING

Type "A" Screen: Dense

APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

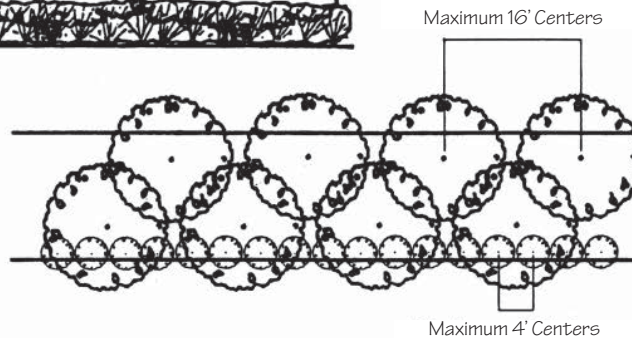
NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

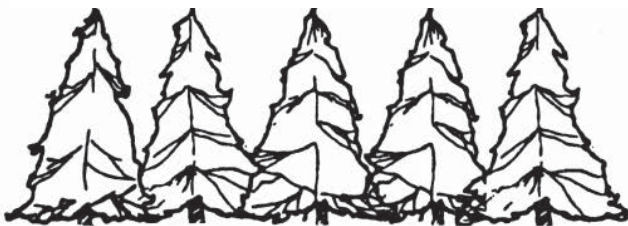


TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

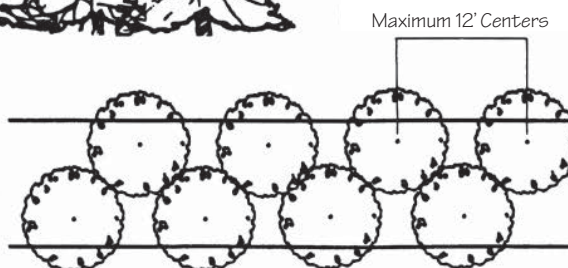
SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



- Two offset rows of evergreen trees with branches touching the ground



TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:

MPC
Development Services
Suite 403
City County Building
400 Main Street
Knoxville, TN 37902
Phone: 865 215-2500
Fax: 865 215-2068
Web: www.knoxmpc.org

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

ROBERT L. KATIN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES E. WAGNER
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July 23, 2021

Knoxville-Knox County Planning

ATTN: Michelle Portier and Mike Reynolds

City-County Building

400 Main Street, Suite 403

Knoxville, TN 37902

Re: 8-B-21-UR; 8-A-21-TOB

Dear Michelle and Mike:

This letter is intended to be responsive to some of the comments provided in relation to our TTCDA and Use on Review Application. The other comments have been addressed on the revised plans attached hereto.

Lighting (TTCDA Comment No. 7 and Planning Staff Comment No. 3)

Only wall mounted site lighting with motions sensors will be used. These lights will only be on, temporarily, at night if these sensors are triggered. The specifications of the type of lighting to be utilized can be found [here](#). There will be three of these lights: One on the east elevation of the proposed building and two on the south elevation. (both away from any residential lots)

Statement of Use (Planning Staff Comments for Use on Review No. 4):

One of Planning staff's comments was clarification of the use. The use of this building as indoor storage has been interpreted to be an accessory use to the existing residence on the property as both of them are in the agricultural zone. Nevertheless, the garage can be used for indoor storage for vehicles for the existing business on the property. The use will be only for vehicular parking. There will be no maintenance or service of any vehicle stored in the garage and the purpose is to offer protection from third-parties, the elements, and to provide additional visual screening while the vehicles are stored and present on the property. The concept for the

look of the building will be consistent with the entire campus and existing buildings to facilitate a manicured Kentucky equestrian farm aesthetic.

TTCDA Waiver Requests (TTCDA Staff Comments Nos. 1, 5, 6, 8, 9d., 9e., and 9f.):

A. Waiver for 100' Setback Section 1.4.1 (Table 2).

Applicant requests a waiver for section 1.4.1 to reduce the setback on the northern side of the site from 100ft to 20ft.

The proposed Property complies with the existing rear setback (20') for the existing Agricultural Zone, but is planned within the 100' Setback in the TO overlay when the property line abuts residential zone. As the abutting northern property is AG, agricultural, which allows for residential development on one acre lots¹, then it is Knox County's interpretation that the AG zone is considered a residential zone if it is developed with residential lots. Nevertheless, there is ample justification for granting a waiver from this setback.

Per the design criteria for the TTCDA:

Agricultural and residential uses are excluded from review. If adopted, proposed revisions to the state enabling legislation would allow review of medium and high density residential development.²

The Tennessee Technology Corridor Development Authority may grant waivers when strict application would be infeasible and the objectives of the Authority and the general public health, safety, and welfare would not be adversely affected. The criteria for the issuance of waivers may be such factors as unique site configurations and features, building construction considerations, and parcels of one acre or less which were created prior to the enactment of the design guidelines. Financial hardship, as a single criterion, is not considered a just reason for the issuance of waivers.

Tennessee Technology Corridor Design Guidelines – Overview, Page 5.

¹ The current development to the north is non-conforming to the lot area requirements for a residence in the AG zone as each of the lots are less than 1 acre.

² Arguably this use is exempt from the TTCDA guidelines per this provision. The use is allowed in the AG zone and is considered accessory to the existing residential use in the existing AG zone. Nevertheless, since the use will be utilized as part of the current business, the applicant agrees that compliance to the TTCDA guidelines, with the required waivers outlined herein, would produce the best development of this property. This statement is not a waiver of any arguments that these guidelines may not apply.

Additionally, per Section 1.4.1 and 1.12.3, waivers may be required to preserve and maintain hillsides and ridgetops.

Based upon these principles, a waiver of the 100 feet minimum setback is appropriate in this case. This property is unique insofar as it is oddly shaped, burdened with hillside protection, and contains a split zone of CA Commercial and AG Agriculture. The use is contained entirely within the existing strip of agricultural zoning. See Figure 1 (Zoning), Figure 2 (Hillside Protection with Topography Overlay), and Figure 3 (Street View of Property). This strip is only 130' wide leaving on 30' of space outside of the 100' TTCDA setback. Since this is considered an accessory use, the building cannot be closer to Lovell Road than the existing residential building in the AG zone. With all of these factors, the proposed building is located at the only place where it can be located without getting into topography that exceeds 15% slope. The intent of the location is to situate the building footprint in a way to maximize existing topography while maintaining existing slopes and existing vegetation. Additionally, there will not be any lighting on the rear of the building or directed toward the residential lot lines, the applicant will maintain as much existing vegetation as possible, and the applicant will replace any vegetation that cannot be preserved with new landscaping that meets the requirements of the TTCDA and Knox County. As such a waiver from 100' to 20' is warranted.

B. Waiver for Maximum Ground Area Coverage, Floor Area Ratio, and Impervious Area Ratio (Sections 1.12.2.B, 1.12.1.C, 1.12.2.C., 1.12.2.D., 1.3.2., and 1.3.3.)

a. The applicant seeks a waiver from the maximum Ground Area Coverage (GAC) of 12,575 sf to 24,985 sq. ft. Section 1.12.2.B

The total acreage of the site is 5.03 acres. Pursuant to 1.12.2.B of the TTCDA Guidelines, the maximum allotment for GAC in the hillside and ridgetop area is 5,000 feet per 2 acres (or for the 5.03 acre site, 12,575 sf). The existing GAC on the property is already in excess of this maximum allotment (presently 14,985sf). The proposed 10,000sf building and canopy would increase the GAC by 10,000sf for a total of 24,985 sf. The hillside protection area is applied where the average slope is greater than 15%. Nevertheless, topography that qualifies for hillside protection can vary dramatically depending on the intensity of the slopes. As depicted in Figure 2, the yellow, pink and red areas show slopes that are the areas that actually exceed 15% slopes. (See Figure 3, HPA Percent Slope Legend). The green areas, where both the existing buildings and the proposed storage building, are less than 15% slopes. The waiver is justified since the location of the development contributing to the total GAC are in a manner that intentionally avoids disturbing slopes in excess of 15% as much as practical.

b. The applicant seeks a waiver from the maximum Floor Area Coverage disturbance from 2.9 acres to 4.15 acres Sections 1.3.2, 1.12.2.C., and 1.12.1.C.

Per Section 1.3.2, the maximum Floor Area Coverage, FAC, is 30%; however, in the Hillside and Ridgetop Protection areas the percentage of FAC is determined using the total square footage and the size of the area that can be disturbed. Per staff comments, that allowable acreage of disturbance is 2.9 acres. As before, the existing FAC already exceeds the maximum

allotment 3.4 acres. The new building will require an additional .75 acres of disturbance bringing the total area to 4.15 acres. Also, as before, the areas where the slope is in excess is limited to areas of sharply defined topography, but the areas where the disturbance is located (or to be located) is generally on the portions of the property with topography less than 15%. The waiver is justified since the location of the development contributing to the total FAR are located in a manner that intentionally avoids disturbing any slopes in excess of 15% as much as practical.

c. It does not appear that the applicant requires a waiver from the maximum Impervious Area Ratio (IAR). Sections 1.12.2.D and 1.3.3.

Per section 1.12.2.D, in the Hillside Protection areas the IAR shall not exceed 50% on slopes ranging from 15% to 24.99%; however, if the area to be developed does not include slopes within that range, then the site can use the normal IAR allotment of 70%. Under either standard, this development complies with the IAR allotments. Unlike the standards for GAC and FAR, the IAR calculations do not apply to the HP areas which only average slopes in excess of 15% but focus on those areas that exceed 15%. For the current development, the IAR is 47,011sf while the proposed development would add an additional 16,080 sf (63,091 sf total). The total sf for the 5.03 acre lot is 219,107 sf. Therefore, the total IAR is 29% and complies with the TTCDA guidelines.³

C. The applicant seeks a waiver from the landscaping requirements of Sections 3.2.2 and 3.3.1.

Sections 3.2.2 and 3.3.2 require landscaping to be added at the building entries. This waiver is justified because the building will not be visible from the public right-of-way (See Figure 4 Street View of Property) nor will the building's entrances be visible to any adjoining residential lots due to the existing vegetation and the landscaping plan to replace any vegetation removed with guideline and code compliant landscaping. The development is seeking a manicured Kentucky equestrian farm aesthetic and may add ornamental landscaping as desired; however, there's no justification for any landscaping to be mandated. As such a waiver of the requirements of Section 3.2.2 and 3.3.1 is appropriate.

D. The applicant seeks a waiver from the landscaping requirement of Section 3.3.3.

Section 3.3.3 requires areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants. As noted above, this waiver is justified because the building will not be visible from the public right-of-way nor will the building be visible to any adjoining residential lots due to the existing vegetation and the landscaping plan to replace any vegetation removed with guideline and code compliant landscaping. The development is seeking a manicured Kentucky equestrian farm aesthetic and may add ornamental landscaping as desired; however, there's no justification for

³ The existing Ground Area, Floor Area and Impervious area were taken from the August 23, 2016 Cover Sheet and C101 Site Layout Plan prepared by Land Development Solutions. The total lot area of 5.03 acres were taken from Hinds Survey and Land Development Sheet C001 Site Survey dated June 26, 2016.

any landscaping to be mandated. As such a waiver of the requirements of Section 3.3.3 is appropriate.

E. The applicant seeks a waiver from the landscaping and screening of mechanical equipment of Section 3.3.6. and Planning Comment 3

Section 3.3.6 requires mechanical equipment, or other unsightly exterior building elements to be screened by landscaping. Even though the rear of the building, where the building's HVAC units were originally intended, would not be visible to the street or adjoining neighbors because of the vegetative buffer and planned landscaping, the revised plans have further mitigated the location of the HVAC until by moving it to the left side elevation (on the opposite side of the neighbors). It is still not visible from the street, but it would further be shielded from the contiguous lots by the building itself. As such a waiver of the requirements of Section 3.3.6 is appropriate.

F. TTCDA Comment 6:

The Midpoint of the roof line is 17' – 3/4", less than the 35 ft. This can be scaled from the revised plans but is not specifically dimensioned on the revised sheet.

G. The applicant seeks a waiver from the design elements of Sections 2.1.2, 2.2.2, and 2.4.2.

Some of the design aspects of the proposed building, though consistent with the existing buildings, do not technically comply with the TTCDA design guidelines. Specifically, the guidelines state that "Long unbroken facades are discouraged." (Sections 2.1.2 and 2.4.2). This is a suggestive aesthetic guideline and not mandatory (i.e. an absolute prohibition against unbroken facades over a specified length). The concept for the look of the building will be consistent with the entire campus and existing buildings to facilitate a manicured Kentucky equestrian farm aesthetic. To the extent a waiver is required, it is justified insofar as the proposed building design matches the existing structures and forms a more cohesive design.

Similarly, Section 2.2.2 discourages use of nondecorative metal panels. The metal paneling used in this building is intended to mimic a painted barn to further continue the equestrian farm aesthetic. It is consistent with the existing structures and facilitates a more cohesive design. As such, to the extent a waiver of Section 2.2.2 is required, it would be justified.

Conclusion

Please let me know if you need any additional information to evaluate our responses to these comments or our requests for waivers from the strict application of the TTCDA guidelines.

Sincerely,
Benjamin C. Mullins
Benjamin C. Mullins
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:erl
Enc.



Michelle Portier <michelle.portier@knoxplanning.org>

Comments on revised set of plans - European Auto Repair

Benjamin C. Mullins <bmullins@fmsllp.com>

Mon, Jul 26, 2021 at 4:08 PM

To: Michelle Portier <michelle.portier@knoxplanning.org>, Mark Graham <markvgraham@gmail.com>

Michelle,

A couple of questions:

Comment 4: Do we need to show the calculation in its entirety or will that be addressed in staff's report?

Comment 6: Please allow the following to supplement our request for Waivers:

The applicant seeks a waiver from the recommended disturbance area determined by the slope analysis. Section 12.12.2.A.

Per staff's calculation, the total area for allowed disturbance in the Hillside Protection area is 3.8 acres. See Section 12.12.2.A. Per this section it is recommended that the total disturbance not exceed this maximum allowance of 3.8; however, the proposed plan identifies a disturbance of 4.15 acres. The hillside protection area is applied where the average slope is greater than 15%. Nevertheless, topography that qualifies for hillside protection can vary dramatically depending on the intensity of the slopes. As depicted in Figure 2, the yellow, pink and red areas show slopes that are the areas that actually exceed 15% slopes. (See Figure 3, HPA Percent Slope Legend). The green areas, where both the existing buildings and the proposed storage building, are less than 15% slopes. The waiver is justified since the location of the development contributing to the total GAC are in a manner that intentionally avoids disturbing slopes in excess of 15% as much as practical and the disturbed areas does not include the areas with slope ranges in excess of 25%.

Thank you.

Ben

[Quoted text hidden]

Figure 1: Zoning



Figure 2: Hillside Protection with Topography Overlay

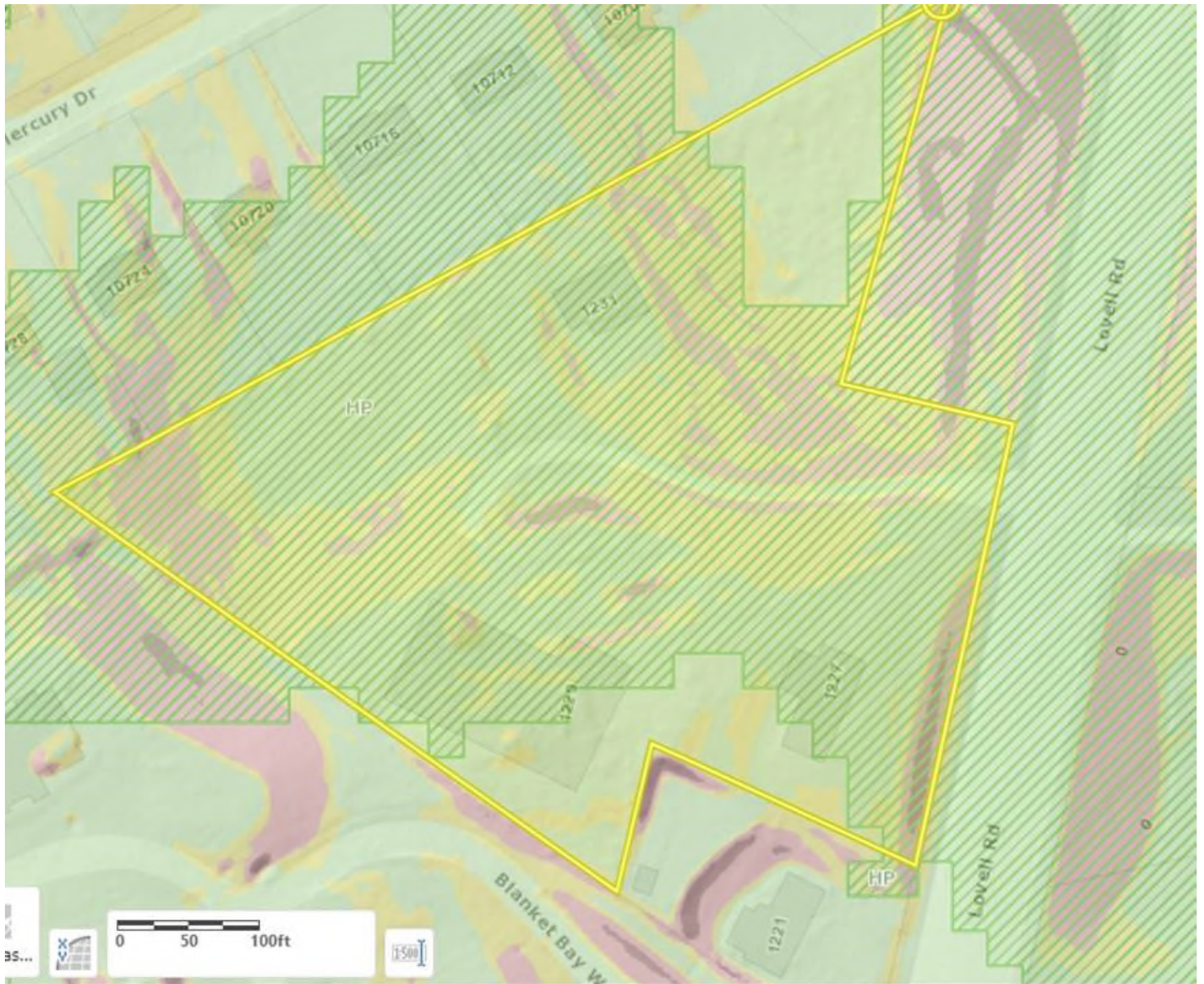


Figure 3: HPA Percent Slope Legend

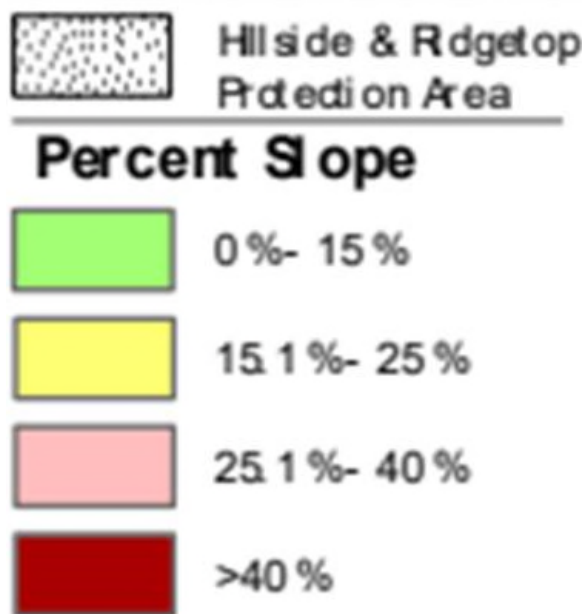


Figure 4 (Street View of Property)





CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Benjamin C. Mullins o/b/o Pasco, LLC
Date Filed: July 5, 2021 Fee Paid: \$175.00 ~~\$400~~ File Number: 8-A-21-TOB
Map Number: 118HA Zoning District: CA/TO(k) and A/TO
Jurisdiction: ☐ City _____ Councilmanic District ☒ County 6 Commission District

PROPERTY INFORMATION

ADDRESS: 1229 Lovell Rd
STREET NUMBER AND NAME
GENERAL LOCATION: West of Lovell Rd. and north of its intersection with Blanket Bay Way
PARCEL NUMBER(S): 03502 PLANNING SECTOR: Northwest County SECTOR PLAN DESIGNATION: LDR
SIZE OF TRACT: +/- 5.03 ☒ ACRES ☐ SQUARE FEET

PURPOSE OF REQUEST

- ☒ BUILDING PERMIT — New Construction
☐ BUILDING PERMIT — Expansion or Renovation
☐ BUILDING PERMIT — Grading Plan
☐ REZONING
From: N/A
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:

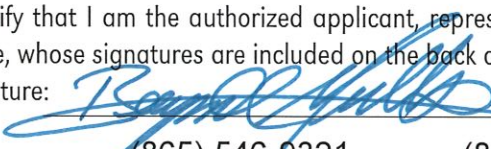
- ☒ DEVELOPMENT PLAN
☒ BUILDING ELEVATIONS
☒ FLOOR PLAN
☒ LANDSCAPE PLAN WITH SCHEDULE
☐ SIGNAGE PLAN
☒ OFF-STREET PARKING PLAN
☐ OTHER:

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

PLEASE PRINT

Name: Benjamin C. Mullins, Esq. Phone: (865) 546-9321 Fax: (865) 637-5249
Mailing Address: 550 West Main St., Suite 500 Knoxville, TN 37902

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: Benjamin C. Mullins, Esq. Phone: (865) 546-9321 Fax: (865) 637-5249
Mailing Address: 550 West Main St., Suite 500, Knoxville, TN 37902

APPLICATION ACCEPTANCE — Staff Member who accepted this application:



SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

(Please sign in black or blue ink)

[illegible]