

Report of Staff Recommendation

File No.: 5-A-21-TOB

Applicant:	STUART ANDERSON, AIA								
Request:	BUILDING PERMIT								
Meeting Date:	5/10/2021								
Address:	10315 Cogdill Rd.								
Map/Parcel Number:	131 088								
Location:	Northeast side of Cogdill Road south of Starkey Lane								
Existing Zoning:	I (Industrial) / TO (Technology Overlay) and CB (Business and Manufacturing) / TO (Technology Overlay)								
Proposed Zoning:	N/A								
Existing Land Use:	Two office warehouses are located on this property								
Proposed Land Use:	Office/warehouse								
Appx. Size of Tract:	11.56 acres								
Accessibility:	Cogdill Rd is a minor collector with a 20-ft pavement width inside a 50-ft right-of-way.								
Surrounding Zoning and Land Uses:	North: I (Industrial), OB (Office, Medical, and Related Services), RA (Low Density Residential) and CB (Business and Manufacturing), all with TO (Technology Overlay) - Offices and single family dwellings								
	South: PC (Planned Commercial) / TO (Technology Overlay) - Small office complex								
	East: I-G (General Industrial) / TO (Technology Overlay) - Vehicle storage facility for 18- wheelers								
	West: C-H-1 (Highway Commercial) / TO (Technology Overlay) - Office/warehouses								
Comments:	 This is a request for approval of a building permit for a 27,086 square foot one-story office/warehouse facility. The proposal is a revised plan of a building and site plan that was approved by the TTCDA at the March 9, 2020 meeting. That approval included two waivers: a waiver to reduce the minimum required parking spaces from 15 spaces to 5 spaces, and a waiver to allow an impervious area ratio (IAR) of 91.6% versus the maximum of 70%. Access for the site will be from Cogdill Road. 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. With the proposed new building, the total building area would be 71,760 square feet for a total Ground Area Coverage and Floor Area Ratio of 14.4% which is within the limits of the Design Guidelines. 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. In an effort to reduce the impervious areas, the area labelled "Disturbed/Piled Dirt and Gravel" behind the loading area would be converted to pervious concrete pavement and gravel areas at the street frontage were replaced with landscaping beds. With these proposed site improvements, the IAR would be approximately 91.5% which requires a waiver from the Design Guidelines. As stated previously, a waiver to approve the 91.6% IAR was approved by the TTCDA at its March 2020 TTCDA meeting. The COA expires on March 9, 2022 so the waiver is still in effect. As part of that approval, the site was to include landscaping where it was possible to do so. 								

	The TTCDA board acknowledged the difficulty this would present due to the existing surface conditions of the site. During that meeting, board members discussed possible solutions with the applicant and locations for landscaping beds were agreed upon. These beds were to be located on the northwest and southwest corners of the site along the Cogdill Road frontage and would replace gravel beds at these locations. Additional landscaping was to be provided around the existing building at the front of the site to create more landscaping where it would be visible from the road. Additional suggestions included bringing the portion of the site housing the new building into compliance with the landscaping as much as possible. 6) The landscaping plan has added landscaping in these areas per the recommendations of the board. With the exception of the following requested waiver, the landscaping complies with TTCDA Guidelines. a. Waiver of the requirement listing 60 feet as the maximum distance from any parking stall to a medium or large tree, due to the existing surface conditions and the fact that the parking is not visible from the public street. 7) The development site includes a total of 28 new parking spaces for the office/warehouse building which complies with the TTCDA Guidelines. 8) The proposed lighting for the parking lot and building includes full cut-off LED fixtures. The applicant is requesting two waivers from the lighting requirements. a. A waiver of section 1.8.8 to increase the allowable footcandles to 3.8 fcs along sidewalks (vs. the 1.0 fc max allowed) due to the need for increased safety and since this project is not readily visible from the street or surrounding properties. b. A waiver of section 1.8.C to increase the allowable footcandles to 4.7 fc in parking areas (versus the 2.5 maximum allowed in the Guidelines) due to the need for increased safety since this project is not in a very visible area and is located away from street frontage. 9) The applicant will be using prefinished vertical metal sidi
	unknown. These issues will be addressed once a tenant is secured. The applicant has acknowledged that TTCDA has required standards for these items and will comply. Should dumpster or mechanical screening be required, the proposed screening may need TTCDA approval, which likely could be an administrative review by staff. 11) There is no signage proposed with this submittal.
Design Guideline Conformity:	With the recommended conditions and approval of the requested waivers, this request complies with the TTCDA Design Guidelines.
Waivers and Variances Requested:	 Waiver to 3.8 fcs on sidewalks. Waiver to allow 4.7 fc in parking areas. Waiver of the requirement listing 60 feet as the maximum distance from any parking stall to a medium or large tree, due to the existing surface conditions and the fact that the parking is not visible from the public street.

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 3.8 fcs along sidewalks to increase safety and because the building is not readily visible from the street or surrounding properties.

2) APPROVE the waiver to allow 4.7 fcs in parking areas to increase safety and because the building is not readily visible from the street or surrounding properties.

3) APPROVE the waiver of the requirement for a large or medium canopy tree to be located with 60 feet of all parking

spaces due to the existing surface conditions.

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 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.

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 dumpster or mechanical equipment screening may require a separate TTCDA application and approval.

6) Any proposed signage will require a separate TTCDA application and approval.







C1.1

KNOX COUNTY, TENNESSEE TTCDA #5-A-21-TOB













6" REINFORCED CONCRETE PAVEMENT

1.5" ASPHALT TOPPING

1.5" ASPHALT TOPPING



TRUST FOR 85 YEARS 1934-2019

JSE

4" CONCRETE PAVEMEN BRUSHED FINISH

COGDILL ROAD OFFICE WAREHOL KNOX COUNTY, TENNESSEE TTCDA #5-A-21-TOB

C2.1



DATE: 22 APRIL 2021 PROJECT NO.: 20001 PROJ. MGR.: STUART

C2.2



A1.1

PLAN NORTH

1 FLOOR PLAN A1.1 SCALE: 1/8" = 1'-0"





Plan Landscape

DATE: 05 April 2021 PROJECT NO .: 20001

PROJ. MGR.: STUART

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Planting Notes:

- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents
- Contractor to provide allowance for soil ammendments, percolation tests, soil tests, mulch and irrigation. Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect. The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having
- 6 jurisdiction over such work and provide for permits required by local authorities. 7
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition, quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- 8 Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until ough grade has been reviewed and approved by the landscape architect. Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- 11. Test blan beds and olant bits for adequate drainage. Hardban or moisture barriers shall be broken, or drain pipes to be installed to orovide proper drainage of blant areas. Plant bits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- 12
- name to plants. Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed. Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, much and water throughly. 13.
- 14 Set all plants plumb and turned so that the most attractive side is viewed
- 15.
- Plants shall be measured to their main structure, not tip to tip of branches 16. Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- 17. Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery. 18. Any plant materials shipped to site in uncovered vehicles/ trailer shall be rejected regardless of season.
 - 19. All tree scars over 1 -1/2" shall be rejected and tree to be replaced.
- All shubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans. Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- 22. If rootball is wrapped in non-biodegradeable burlap, remove entire wrap after placed in pit,

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TYPE B LIGHTING FIXTURE CUT SHEET



	LIGHTING FIXTURE SCHEDULE													
	ILLUMINATION MOUNTING													
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LIMITS OF 0.5 FOOT CANDLE LEVEL

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1.	VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDLES; USING A TOTAL MAINTAINENCE FACTOR UTILIZED OF 0.82.
2.	FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW BUILDING MOUNTED LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.
Γ	SIGNAGE_NOTE:
	ANY AND ALL EXTERIOR SIGNAGE FOR THE DEVELOPMENT SHALL COMPLY WITH TTCDA SIGNAGE REQUIREMENTS AND SHALL BE APPROVED AT A LATER DATE.

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SITE PLAN - ILLUMINATION

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EWART ARCHITECT

GEORGE

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SITE PLAN -ILLUMINATION

DATE: 1 APRIL 2021 PROJECT NO .: 20098 PROJECT MGR .: STUART



SE1.2



CERTIFICATE OF APPROPRIATENESS

Tennessee Technology Corridor DEVELOPMENT AUTHORITY	Name of Applicant: <u>Stuart An</u> Date Filed: <u>02 April 2021</u> Map Number: <u>131 088</u> Jurisdiction: □City Cou	derson, AIA Fee Paid: <u>\$400</u> Zoning Distr uncilmanic District	File Numb Fict: <u>I/TO, and C</u> I/County <u>6</u>	per: <u>5-A-21-TOB</u> B/TO _ Commission District
PROPERTY INFORM	ATION			
ADDRESS: 10315 Cogdi	ll Road	F	PLANNING SECTOR:	NW County Sector
	STREET NU	JMBER AND NAME		
GENERAL LOCATION: ea	ast corner of Cogdill Road an	nd Starkey Lane		

PARCEL NUMBER(S): 131 088

SIZE OF TRACT: 11.56	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 correspond	lence relating to this application should be sent to:							
Name: Stuart Anderson, AIA	Phone: 865-602-7771 Fax: 865-602-7742							
Mailing Address: 404 Bearden Park Circle, Knoxville, TN	57919							
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. PLEASE PRINT Name: Stuart Anderson, AIA Mailing Address: 404 Bearden Park Circle, Knoxville, TN 37919								
APPLICATION ACCEPTANCE – Staff Member who acc	epted this application: Michele Portig							

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

(Please sign in black or blue ink)

NAME	Complete Mailing Address	Owner	Option
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