



MEMORANDUM

To: Knoxville-Knox County Planning Commission
From: Michelle Portier, AICP, Planning Services Coordinator and Principal Planner
Date: 8/4/2022
Subject: 8-B-22-TOB: Incomplete Information for Staff Report

COMMUNICATION:

This request includes a renewal of a waiver that was issued in 2020 to increase the Impervious Area Ratio (IAR) from 70% to 91.6% and has since expired. The applicant needs to provide more information in order to request a new waiver. The revised landscape plans are complete. However, the revision affects the IAR, which will be altered slightly. The civil engineer will provide the final IAR % by the time of the meeting in order to renew the waiver request.

Applicant: FURROW FAMILY PARTNERSHIP, LLP

Request: BUILDING PERMIT

Meeting Date: 8/8/2022

Address: 10315 Cogdill Rd.

Map/Parcel Number: 131 088

Location: East side of Cogdill Rd. south of Starkey Ln

Existing Zoning: I (k) (Industrial), CB (Business and Manufacturing), and TO (Technology Park)

Proposed Zoning: N/A

Existing Land Use: Small light industrial building complex

Proposed Land Use: Retain existing light industrial facility

Appx. Size of Tract: 11.56 acres

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

Surrounding Zoning and Land Uses: North: I (Industrial), OB (Office, Medical, and Related Services), RA (Low Density Residential), CB (Business and Manufacturing) & TO (Technology Overlay) in Knox County - Offices and single family dwellings

South: PC (Planned Commercial) / TO (Technology Overlay) in Knox County - Small office complex

East: I-G (General Industrial) / TO-1 (Technology Park Overlay) in the City and PC (Planned Commercial) / TO (Technology Overlay) in Knox County - Vehicle storage facility for 18-wheelers

West: CB (Business and Manufacturing) / TO (Technology Overlay) in Knox County - Office-warehouses

Comments:

- 1) This is a request to revise previously approved landscaping plans for the light industrial building complex known as "Cogdill Place". The complex is an 11.56-acre site accessed off of Cogdill Road that includes five buildings comprising 71,674 sq ft.
- 2) The existing site is almost devoid of any vegetation and, prior to the addition of a fifth building, had an Impervious Area Ratio (IAR) of approximately 89.7%. The maximum allowed by the Design Guidelines is 70%. The impervious area on the site includes buildings, asphalt/concrete, and gravel, though the gravel areas account for approximately 70% of the impervious area coverage.
- 3) The original plans for the fifth building were approved on March 9, 2020 (Case 3-B-20-TOB).
 - a. The fifth building added 27,000 sq ft and that approval included two waivers: 1) a reduction of the minimum required parking spaces from 15 spaces to 5 spaces, and 2) an increase in the maximum IAR from 70% to 91.6%.
 - b. During that meeting, landscaping was requested along the front property line to mitigate the IAR overage and the lack of landscaping throughout the site, and as part of the rationale to approve the waiver to increase the IAR beyond the existing overage that was present at the time. 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.

- c. This discussion led to condition #2 of the COA, which was to submit “a landscape plan as directed by the TTCDA Board that that will reduce the impervious 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.”
- 4) Revised plans for the landscaping and changes to the fifth building were approved on May 10, 2021 (Case 5-A-21-TOB).
 - a. To reduce the impervious areas per the condition mentioned above, the area on the 2021 site plans labeled “Disturbed/Piled Dirt and Gravel” behind the loading area of Building 5 was proposed to be converted to pervious concrete pavement, and the gravel areas at the street frontage were proposed to be replaced with landscaping beds.
 - b. With those proposed site improvements, the IAR would have been approximately 91.5%, just under the 91.6% allowed by the waiver that had been approved.
 - c. The plans received another waiver from the landscaping requirements with this approval so that not every parking stall had to be a maximum of 60 feet from a medium or large canopy tree. This was granted due to the existing surface conditions and the fact that the parking is not visible from the public street.
- 5) Since the 2021 approval, the impervious area behind the proposed fifth building loading area has been converted to a pervious surface. However, there are issues with the landscaping plan proposing trees under the existing power lines and landscaping affecting sight distance at the curb, so the applicant is seeking approval of another revision to the landscaping plans.
- 6) The new proposal is for a reduction in the planting areas at the northwest and southwest property lines at the front of the site due to existing overhead power lines.
 - a. Northwest corner: the triangular-shaped landscaped area is partially beneath power lines. The landscaped area was originally proposed to displace some of the existing gravel at the front of the site. It has been changed from a mix of trees, shrubs, and groundcover plantings to a row of smaller holly trees that progress from west to east along the northern property line.
 - b. Southwest corner: the triangular-shaped landscaped area is partially located beneath power lines. The landscaped area was originally proposed to displace some of the existing gravel at the front of the site. It has been changed from a mix of trees, shrubs, and groundcover plantings to a row of smaller holly trees and a staggered row of shrubs that run parallel to the street.
 - c. A third planting area had been proposed in the grassy area just to the south of the building consisting of trees, shrubs, and groundcover plantings. The mix and configuration of plantings has been altered slightly from what was approved in 2021 to provide better sight distance at this exit.
 - d. Trees and shrubs had been proposed behind the building that connected to the existing grassy area. This has been cut back to cover just the left side of the building and the existing impervious surface in that location is proposed to remain as is.
- 7) With the proposed changes and the addition of the fifth building and impervious area behind it, the IAR is to be determined. Staff recommends not exceeding the previously approved IAR of 91.6%. *Revised IAR percentage is pending.*
- 8) The COA expired on March 9, 2022 so a new waiver for the increase in the IAR is required with the approval of these plans.

**Design Guideline
Conformity:**

With the approval of the requested waiver, and the recommended conditions, this request complies with the TTCDA Design Guidelines.

**Waivers and Variances
Requested:**

1) Renew the waiver, approved in 2021, to increase the Impervious Area Ratio from 70% to 91.6%. *Revised IAR percentage is pending.*

Staff Recommendation:

Staff recommends the following actions on the required waivers from the Design Guidelines:

1) Approve the waiver to increase the Impervious Area Ratio from 70% to 91.6%.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

1) Obtaining Planning Commission approval for the proposed revision of the development plans; this request will be on the September 6, 2022 TTCDA Agenda.

2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.

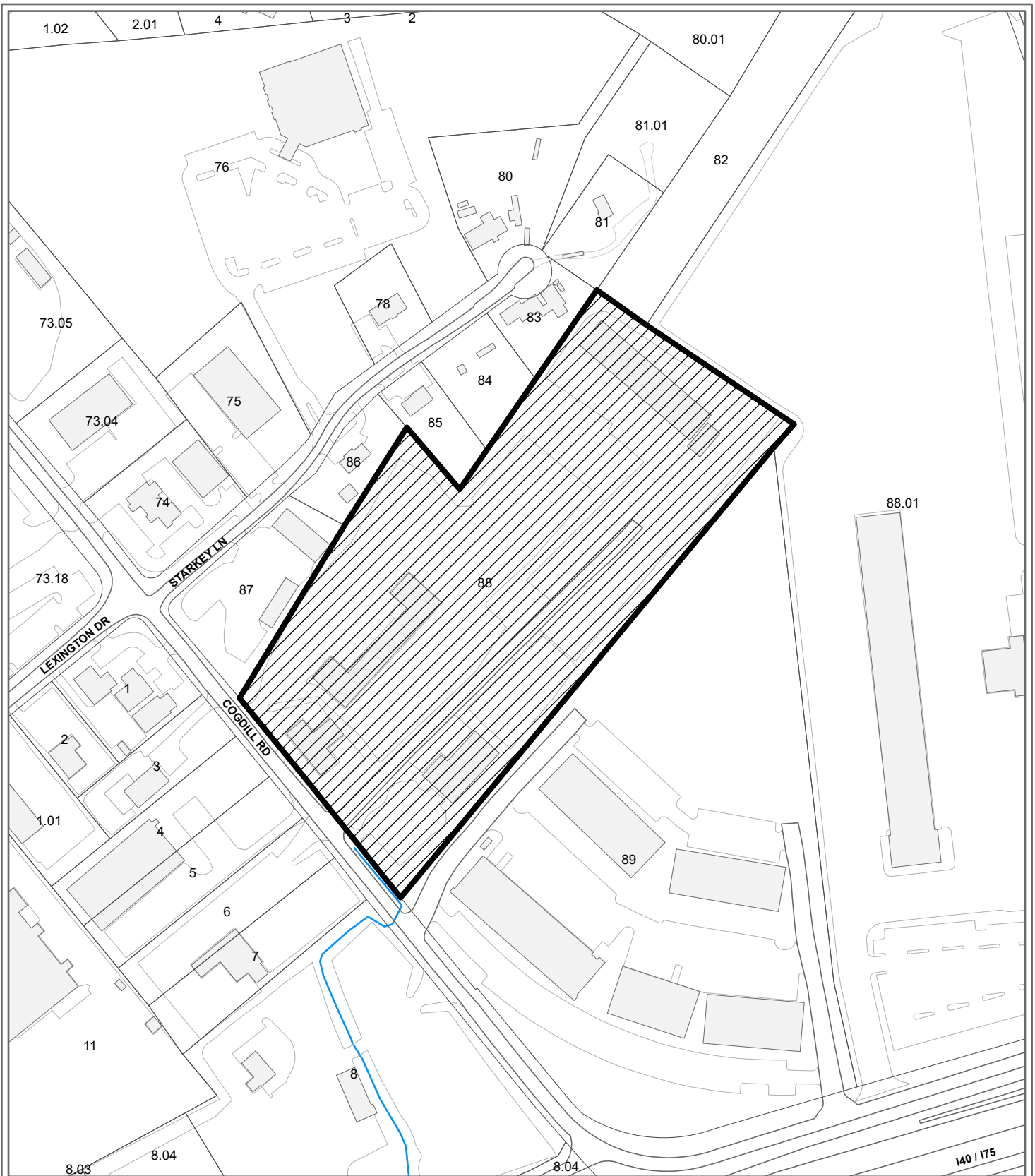
3) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

4) Installation of all sidewalks as identified on the site plans. Sidewalks connecting those along the right-of-way with those at the church entry may be required by the Knox County Engineering Department during the permitting review stage and would be coordinated at that time. Knox County Engineering reserves the right to waive the sidewalks due to the steep topography if found to be unreasonable to install.

5) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.

6) Meeting all applicable requirements of the Knox County Zoning Ordinance.

7) Obtaining approval of signage in a separate application at a future time.



**8-B-22-TOB
CERTIFICATE OF APPROPRIATENESS**

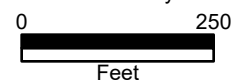


Purpose of Request: Building Permit

Petitioner: Furrow Family Partnership, LLP

Map No: 131

Jurisdiction: County

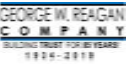


Original Print Date: 7/18/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

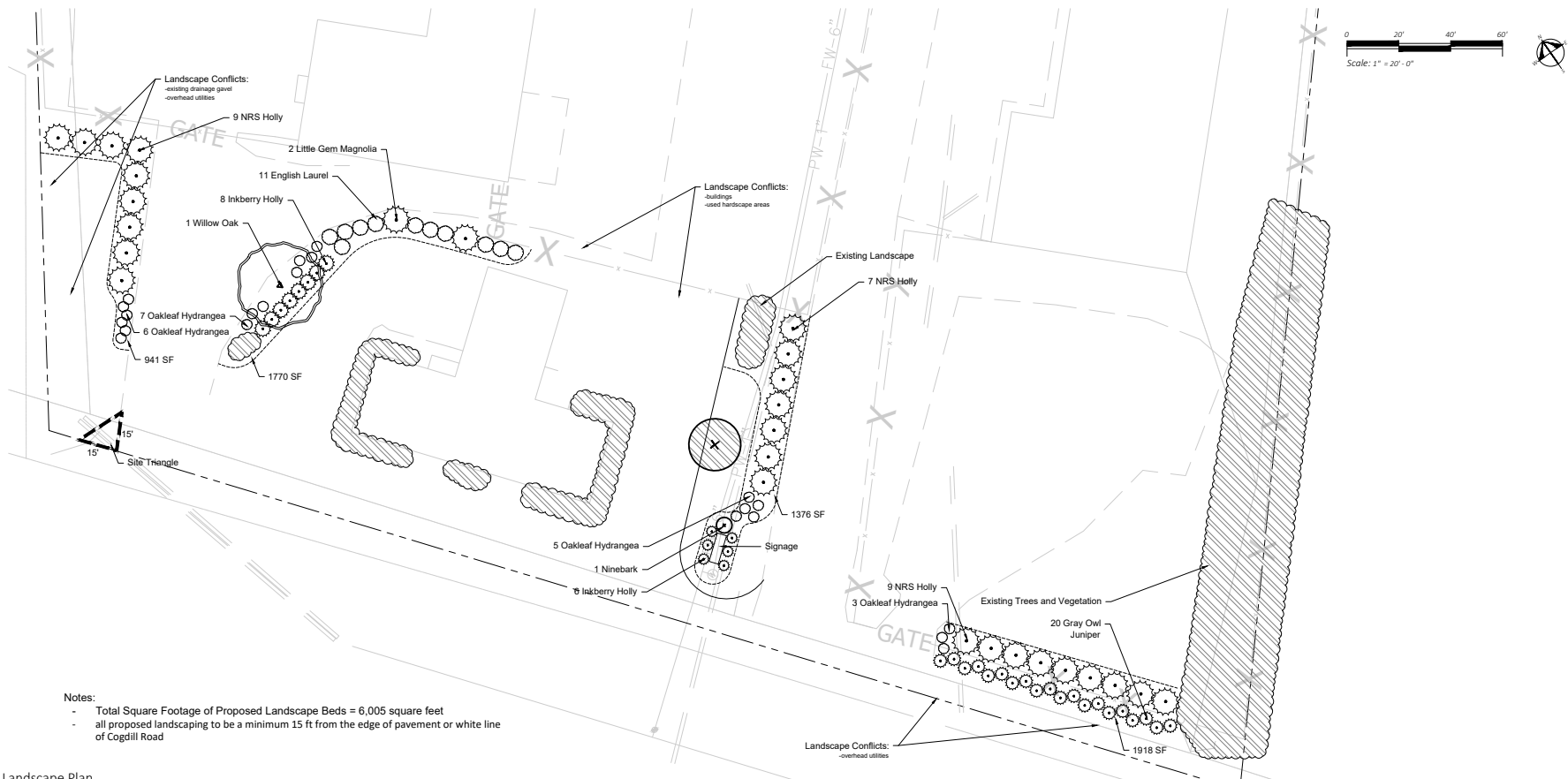


GEORGE ARMOUR EWART ARCHITECT

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

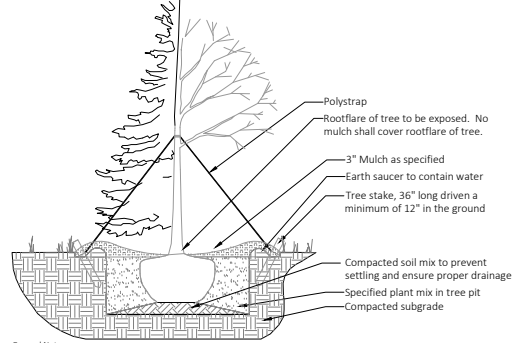


A NEW WAREHOUSE BUILDING FOR:
COGDILL ROAD OFFICE WAREHOUSE
KNOX COUNTY, TENNESSEE
TCD#45-B-20-TOB



Notes:
- Total Square Footage of Proposed Landscape Beds = 6,005 square feet
- all proposed landscaping to be a minimum 15 ft from the edge of pavement or white line of Cogdill Road

Landscape Plan



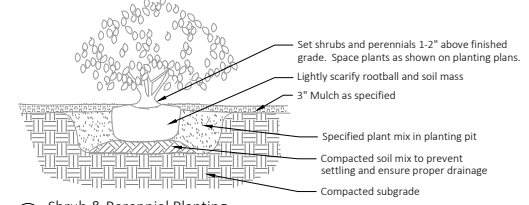
- General Notes:
- Excavate tree pit to a depth equal to depth of rootball plus 24", and a width equal to two times the diameter of the rootball.
 - Fill tree pit with water and confirm percolation rate. (Notify landscape architect if poor drainage conditions exist.)
 - Install tree 2-3" above finished grade. Avoid any damage to rootball or trunk of tree.
 - Add specified plant mix and soil amendments.
 - Remove burlap on top 2/3 of tree rootball.
 - Immediately soak tree pit with water and remove any air pockets that may have occurred during backfilling.
 - Stake and guy tree with specified materials.

1 General Tree Planting

Scale: NTS

Landscape Schedule

Qty	Botanical Name	Common Name	Size	Notes
Deciduous Trees				
1	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense
Evergreen Trees				
25	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6' hgt.	central leader, full and dense
2	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	6' hgt.FTG.	central leader, full and dense
Deciduous Shrubs				
21	Hydrangea quercifolia	Oakleaf Hydrangea	3 gallon	full and dense
1	Physocarpus opulifolius	Ninebark	3 gallon	full and dense
Evergreen Shrubs				
14	Ilex glabra	Inkberry Holly	3 gallon	full and dense
20	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense
11	Prunus laurocerasus	English Laurel	3 gallon	full and dense



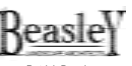
2 Shrub & Perennial Planting

Scale: NTS

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 amendments, 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 jurisdiction over such work and provide for permits required by local authorities.
- 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. Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough 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.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits 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.
- 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, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- 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.
- Any plant materials shipped to site in uncovered vehicles/trailer shall be rejected regardless of season.
- All tree scars over 1 - 1/2" shall be rejected and tree to be replaced.
- All shrubs 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.
- If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

8-B-22-TOB
Rev 8.3.22



Patrick Beasley
865.441.4428
patrick@beasleyia.com

Landscape Plan

DATE: 02 Aug 2022
PROJECT NO.: 20001
PROJ. MGR.: STUART
TTCAD file number (8-B-22-TOB)

L-100



Certificate of Appropriateness For a Building Permit

Tennessee Technology Corridor Development Authority

On March 9, 2020, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Stuart H. Anderson, AIA, hereinafter referred to as the Applicant, on its application filed on February 3, 2020 with Application No. 3-B-20-TOB, this Certificate of Appropriateness for the following described property, 10319 Cogdill Rd. / Parcel ID 131 088. 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.

- 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.**

APPROVE the 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.**

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





TTCDA Review Request

<input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION	<input type="checkbox"/> REZONING	<input type="checkbox"/> ADMINISTRATIVE REVIEW
<input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION	<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> BOARD REVIEW
<input type="checkbox"/> BUILDING PERMIT - GRADING PLAN	<input type="checkbox"/> ZONING VARIANCE	

Furrow Family Partnership, LP

PUBLISHED APPLICANT NAME - no individuals on behalf of -

June 10, 2022

August 8, 2022

8-B-22-TOB

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

CORRESPONDENCE *Correspondence related to this application will be directed to the contact listed below.*

APPLICANT OWNER OPTION HOLDER SURVEYOR ENGINEER ARCHITECT/LANDSCAPE ARCHITECT ATTORNEY

Mark Johnson

George W. Reagan Company

NAME

COMPANY

1700 Grainger Avenue

Knoxville

TN

37917

ADDRESS

CITY

STATE

ZIP

865-522-6175

mark@gwreagan.com

PHONE

EMAIL

CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Furrow Family Partnership, LP

P.O. Box 32676, Knoxville, TN 379 865-777-2244

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

10315 Cogdill Rd., Knoxville, TN 37932

PROPERTY ADDRESS

131 088

No

11.56 Acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

CITY COUNTY

East side of Cogdill Rd south of Starkey Ln.

3rd

GENERAL LOCATION

DISTRICT

I, CB, TO

LI & HI

ZONING

SECTOR PLAN
LAND USE CLASSIFICATION

Northwest County

Light Industrial

PLANNING SECTOR

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
 EXPANSION OR RENOVATION
 GRADING PLAN

- REZONING
 SIGNAGE
 ZONING VARIANCE

PLAN MATERIALS:

- DEVELOPMENT PLAN
 BUILDING ELEVATIONS
 FLOOR PLAN
 LANDSCAPE PLAN
 SIGNAGE PLAN
 OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

Revision to the previously approved landscape plan which is associated with a new 27,500 SF building on the site that sits 500 LF off Cogdill Rd. The previously approved landscape plan did not account for existing

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- | | | |
|------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> YARD SIGN | <input type="checkbox"/> BUILDING SIGN | <input type="checkbox"/> OTHER SIGN |
| AREA: _____ | AREA: _____ | AREA: _____ |
| HEIGHT: _____ | HEIGHT: _____ | HEIGHT: _____ |
| FINISH: _____ | FINISH: _____ | TYPE: _____ |

STAFF USE ONLY

- TTCDA Checklist
 Property Owners/Option Holders

CODE	CODE	TOTAL
FEE	FEE	
808 \$250.00	1102 \$200.00	\$450.00

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

PHONE NUMBER

EMAIL

Michelle Portier

Michelle Portier

6/22/2022 & 7/7/2022

STAFF SIGNATURE

PRINT NAME

DATE PAID

865-777-2244

Manager of General Portier
rhinckey@burrrowservices.com