



# Certificate of Appropriateness For a Building Permit Administrative Review

On July 7, 2022, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Damon Falconnier Falconnier Design Co., hereinafter referred to as the Applicant, on its application filed on June 28, 2022 with Application No. 8-D-22-TOA, this Certificate of Appropriateness for the following described property, 501 Omni Ln. / Parcel ID 131 G A 00703. 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 three 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 three 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.

**APPLICATION APPROVED July 7, 2022, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:**

- 1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.**

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 N/A (Administrative approval)

Attested to by Michelle Portier

Approval date: 7/7/2022

COA expiration date (3 years): 7/6/2025

# Report of Staff Recommendation

## Administrative Review

File No.: 8-D-22-TOA

**Applicant:** DAMON FALCONNIER FALCONNIER DESIGN CO.

**Request:** BUILDING PERMIT

**Meeting Date:** 8/8/2022

**Address:** 501 Omni Ln.

**Map/Parcel Number:** 131 G A 00703

**Location:** Southern terminus of Omni Ln, north side of I-40/I-75

**Existing Zoning:** I-MU (Industrial Mixed-Use) / TO-1 (Technology Park Overlay)

**Proposed Zoning:** N/A

**Existing Land Use:** Vacant existing building

**Proposed Land Use:** Small office building

**Appx. Size of Tract:** 1.82 acres

**Accessibility:** Access is via Omni Lane, a local road with a 24-ft pavement width within a 50-ft right-of-way.

**Surrounding Zoning and Land Uses:** North: CB (Business and Manufacturing) / TO (Technology Overlay) in Knox County - Office-warehouse

South: I-40 / I-75 right-of-way

East: CB (Business and Manufacturing) / TO (Technology Overlay) in Knox County - Equipment storage

West: I-G (General Industrial) / TO-1 (Technology Overlay) in the City - Vacant land

**Comments:**

- 1) The applicant is renovating the existing building at the southern terminus of Omni Lane. The renovation of the 4,550 sq ft building will entail interior renovations only and as such would not be subject to TTCDA approval.
- 2) The property is zoned I-MU (Industrial-Mixed Use) / TO-1 (Technology Park Overlay), which allows this use by right.
- 3) The access to the site will remain unchanged, as will the parking lot configuration, though the applicant will be adding striping to the existing asphalt.
- 4) Omni Lane terminates into the parking lot entry. Parking is proposed at the termination point of Omni Lane in front of the building. Since the parking lot and building are existing, and nothing new is being created, neither the parking lot nor the building is being reviewed with this application.
- 5) The landscape plan meets the landscaping requirements of the TTCDA Guidelines. Since the parking lot is existing, it is exempt from much of the Landscaping section of the Guidelines. The Plan proposes a small group of plantings at the site entry and foundation plantings along the front façade between the building and the sidewalk. Trees are planted in the corners where possible to come as close to compliance as is possible with the required spacing between a canopy tree and parking spaces.
- 6) The site has a little over 1 acre of yard space, which would require 10 large trees. The landscape plan proposes to retain 12 existing large trees along the southern lot line.
- 7) No lighting or signage is proposed at this time. Should signage be desired in the future, it would need to be submitted in a separate application at a future time.

**Design Guideline  
Conformity:** This plan is in conformance with the Design Guidelines as much as possible due to pre-existing conditions.

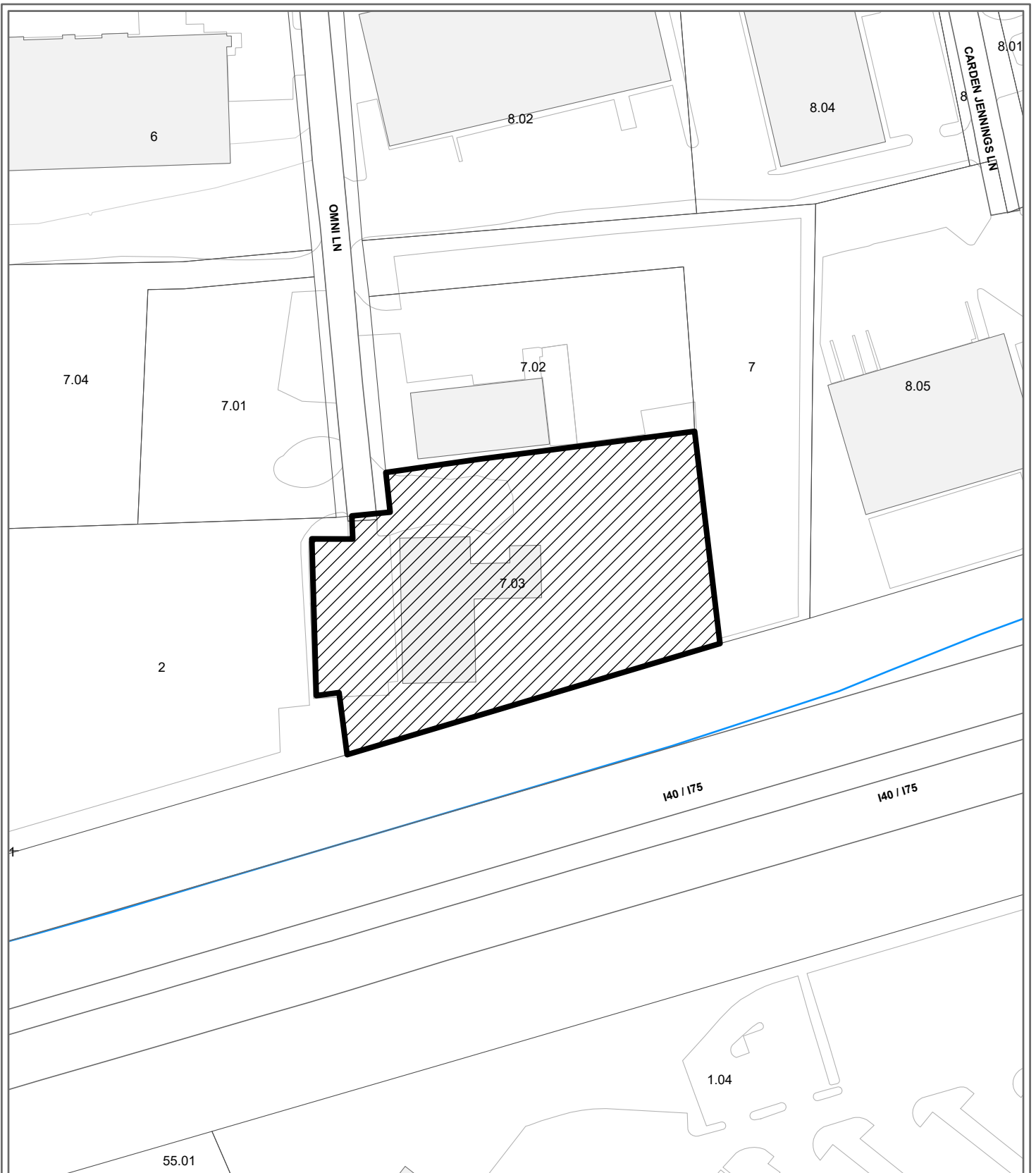
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**Waivers and Variances  
Requested:** N/A

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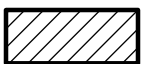
**Staff Recommendation:**

APPLICATION APPROVED July 7, 2022, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:  
1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.



**8-D-22-TOA  
CERTIFICATE OF APPROPRIATENESS**

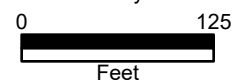
Petitioner: Damon Falconnier Falconnier Design Co.



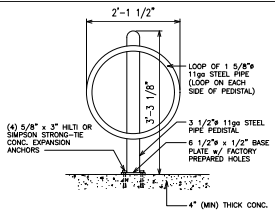
Purpose of Request: Building Permit

Map No: 131

Jurisdiction: City



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



- BIKE RACK:**
- EQ TO "DOUBLE LOOP BIKE RACK" AS MANUFACTURED BY PARK-IT.
  - BIKE RACK IS A COMPLETE UNIT, NO FIELD WELDING OR ASSEMBLY REQUIRED APART FROM MOUNTING.
  - GALVANNEZED STEEL WITH NATURAL FINISH.
  - PROVIDE ALL ANCHORS, WASHERS, ETC. REQUIRED FOR MOUNTING MOUNT UNIT VERTICALLY, SHIM AS REQUIRED.
  - SEE SITE PLAN FOR LOCATIONS.

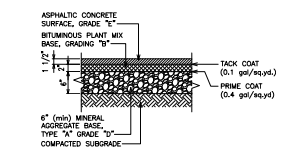
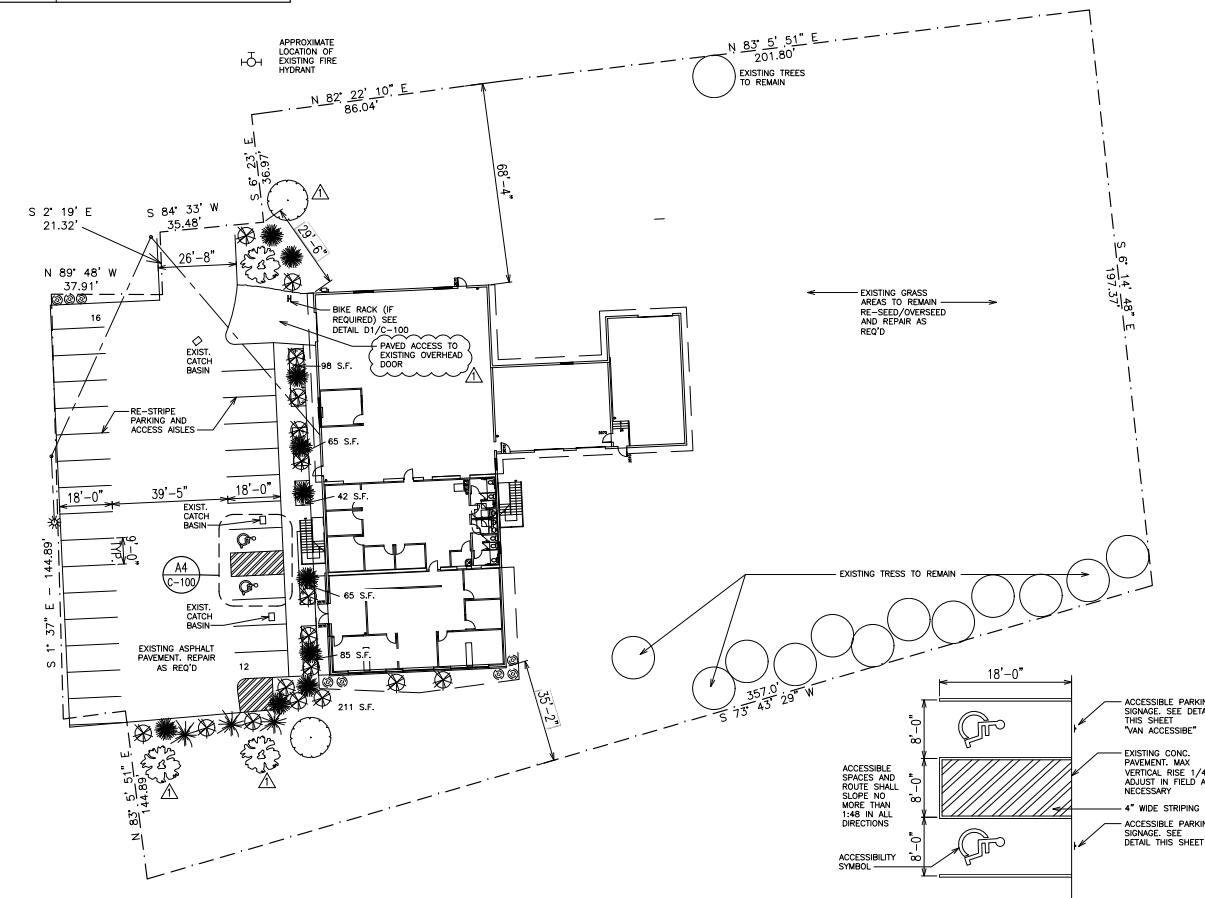
**D1 BIKE RACK**  
3/4" = 1'-0"

- SITE DEVELOPMENT & LANDSCAPING GENERAL NOTES:**
- PROPERTY LINES ARE BASED ON SURVEY PROVIDED BY OWNER. SEE CIVIL DRAWINGS FOR MEETS AND BOUNDS.
  - TOTAL SITE AREA IS 1.815 ACRES.
  - SITE IS COVERED BY TWO OVERLAPPING SETS OF GUIDELINES. THE MOST STRINGENT IN EACH CASE SHALL GOVERN:
  - CITY OF KNOXVILLE ZONING ORDINANCE
  - TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY.
  - DEVELOPED AREA SHALL HAVE LANDSCAPING TO CONFORM TO ALL APPLICABLE CODES AND STANDARDS.
  - TREE AND PLANT SCHEDULES ARE INCLUDED IN THE LANDSCAPING DESIGN.
  - THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS WITHIN THE LIMITS OF DEVELOPMENT IN THIS SITE.
  - THERE IS TO BE NO CLEARING WITHIN THE REQUIRED LANDSCAPE BUFFER AREA.
  - PROVIDE DARK MULCH AROUND PLANTS AS REQUIRED.
  - PARKING LOT AREA: 11,044 S.F. (5% OR 552 S.F. OF PLANTING BEDS: 566 S.F. PROVIDED.)
  - THERE ARE NO PROPOSED CHANGES TO PARKING LOT ILLUMINATION.
  - THE EXTERIOR OF THE BUILDING HAS BEEN RECENTLY PAINTED. SCOPE OF WORK DOES NOT INCLUDE ANY ADDITIONAL RE-PAINTING.
  - REPAIR ASPHALT AS REQUIRED. SEE DETAIL C5 THIS SHEET.
  - REPAIR/REPLACE CURB AS REQUIRED. SEE DETAIL C6 THIS SHEET.
  - PROVIDE ALL REQUIRED EROSION CONTROL. PROTECT EXISTING CATCH BASINS FROM CONSTRUCTION ACTIVITIES.

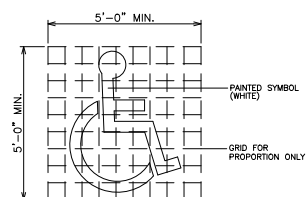
**LANDSCAPING SCHEDULE & LEGEND**

SYMB.	COMMON NAME Scientific Name	QUANTITY (APPROX)	HEIGHT AT MATURITY	EVERGREEN/ DECIDUOUS	REMARKS:
●	NELLIE R. STEVENS HOLLY <i>Ilex cornuta 'Nellie R Stevens'</i>	1	20'-25' LARGE	EVERGREEN	
●	YELLOW TWIG DOGWOOD <i>Cornus sericea 'Flaviramea'</i>	2	8'-10' SMALL	DECIDUOUS	
●	LESCO "TRANSITION BEND" TALL FESCUE <i>Festuca grandiflora</i>	5 lbs/1000 S.F.	N/A	N/A	FOR LAWN REPAIR/REPLACEMENT
●	DENSIFORMIS YEW <i>Taxus x media 'densiformis'</i>	3	N/A	EVERGREEN	
●	HAMELIN DWARF FOUNTAIN GRASS <i>Pennisetum alopecuroides 'Hamelin'</i>	10	N/A	DECIDUOUS	
●	FRAGENISE VIRBURNUM <i>Viburnum x fragense</i>	17	N/A	EVERGREEN	
●	SKIP LAUREL <i>prunus laurocerasus</i>	8	N/A	EVERGREEN	

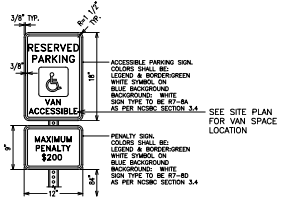
APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 7/17/2022  
(Administrative Approval)



**C5 ASPHALT PAVEMENT**  
3/4" = 1'-0"



**B5 ACCESSIBILITY SYMBOL**  
NOT TO SCALE



**B6 ACCESSIBILITY SIGN**  
1" = 1'-0"

**SITE INFORMATION:**

**MUNICIPAL JURISDICTIONS:**  
CITY OF KNOXVILLE  
TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY (TTCA)

**SITE ZONE:** 1-MU/TO  
**PARCEL ID:** 1310A00703  
**BLOCK:** 46/4A369  
**WABD:** 47

**SITE AREA:** 1.815 ACRES (79,061 S.F.)  
**ELUCS AREA RATIO:**  
10,128 S.F. + 79,061 = 12,043 + 79,061 = 15.2% < 30%  
**IMPERVIOUS AREA RATIO:**  
10,128 (BLDG) + 11,044 (PARKING) = 21,172 + 79,061 = 26.7% < 70%

SITE PLAN PREPARED FROM RECORDED PLAT PREPARED BY TRACY WIGNER, R.S. (NST. NO. 20210114056634). ARCHITECT'S FIELD OBSERVATIONS AND PUBLICLY AVAILABLE KGIS DATA. THIS IS NOT A SURVEY.

**NOTE:** SITE IS WITHIN THE TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY OVERLAY. TTCA DESIGN GUIDELINES AND SITE DEVELOPMENT STANDARDS APPLY. TTCA HAS SEPARATE REVIEW PROCESS AND SUBMITTAL FEES. VISIT [www.tn.gov/planning.org/applications](http://www.tn.gov/planning.org/applications) FOR ADDITIONAL INFORMATION.

**PARKING:**  
KNOXVILLE ZONING 11.4 (TABLE 11.2)  
OFFICE USE (6,973 S.F.)  
MIN: 5 PER 1000 S.F. GFA (21 SPACES)  
MAX: 8 PER 1000 S.F. GFA (56 SPACES)  
WAREHOUSE USE (5,070 S.F.)  
MIN: 0.5 PER 1000 S.F. GFA (3 SPACES)  
MAX: 2 PER 1000 S.F. GFA (10 SPACES)

**TOTALS:**  
MIN: 24 SPACES  
MAX: 66 SPACES  
PROVIDED: 28 SPACES INCLUDING 2 ACCESSIBLE  
PARKING WILL BE RE-STRIPED ON EXISTING ASPHALT LOT

**A1 EXISTING SITE PLAN**  
1" = 20'-0"

**A4 PARKING DETAIL**  
1/8" = 1'-0"

**FALCONNIER DESIGN COMPANY**  
4622 Chambliss Avenue  
Knoxville, TN 37919  
Phone: 865.584.7868  
Fax: 865.584.3139  
falconni@gnail.com  
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**GEORGE W. REAGAN COMPANY**  
P.O. Box 27096  
Knoxville, TN 37927  
Ph: 865.522.6175  
fx: 865.522.6178  
GENERAL CONTRACTOR

**INTERIOR FINISH-OUT**  
PIPE WRENCH PLUMBING  
501 OMNI LANE  
KNOXVILLE, TN 37931

**SITE PLAN**

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF DAWN A. FALCONNER AND AS SUCH ARE PROTECTED BY STATE AND FEDERAL COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM DAWN A. FALCONNER IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

**DRAWN BY:** MS/GHF  
**CHECKED BY:** DAF  
**ISSUED:** 06/27/22  
**REVISION(S):**  
07/07/22  
**FILE:** 2022-042

**C-100**



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

Damon Falconnier

**PUBLISHED APPLICANT NAME** - no individuals on behalf of -

6/27/2022	8/8/2022	8-D-22-TOA
<b>DATE FILED</b>	<b>MEETING DATE (IF APPLICABLE)</b>	<b>FILE NUMBER</b>

## CORRESPONDENCE

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

- APPLICANT    OWNER    OPTION HOLDER    SURVEYOR    ENGINEER    ARCHITECT/LANDSCAPE ARCHITECT    ATTORNEY

Damon A. Falconnier	Falconnier Design Co.		
<b>NAME</b>	<b>COMPANY</b>		
4622 Chambliss Ave	Knoxville	TN	37919
<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
865-584-7868	faldesco@gmail.com		
<b>PHONE</b>	<b>EMAIL</b>		

## CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS    PART OF PARCEL

MFM LTD	PO Box 32676 Knoxville TN 37930	
<b>OWNER NAME - if different -</b>	<b>OWNER ADDRESS</b>	<b>OWNER PHONE/EMAIL</b>
501 Omni Lane		
<b>PROPERTY ADDRESS</b>		
131GA00703	N	1.82 ACRE
<b>PARCEL ID(S)</b>	<b>PART OF PARCEL? (Y/N)</b>	<b>TRACT SIZE</b>

## STAFF USE ONLY

Southern terminus of Omni Ln, north side of I-40/I-75	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY
<b>GENERAL LOCATION</b>	2nd
I-MU/TO-1	<b>DISTRICT</b>
<b>ZONING</b>	LI
Northwest	<b>SECTOR PLAN LAND USE CLASSIFICATION</b>
<b>PLANNING SECTOR</b>	Vacant existing building (formerly <b>EXISTING LAND USE</b>

## 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:

Interior renovation of white box for new tenant, re-stripe parking lot, new foundation plantings along side of building facing parking lot

## ZONING VARIANCE

### SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

REZONE FROM: \_\_\_\_\_

TO: \_\_\_\_\_

SECTOR PLAN AMENDMENT FROM: \_\_\_\_\_

TO: \_\_\_\_\_

## SIGNAGE

- YARD SIGN       BUILDING SIGN       OTHER SIGN
- AREA: \_\_\_\_\_      AREA: \_\_\_\_\_      AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_  
FINISH: \_\_\_\_\_      FINISH: \_\_\_\_\_      TYPE: \_\_\_\_\_

## STAFF USE ONLY

- TTCDA Checklist  
 Property Owners/Option Holders

CODE 808  
FEE \$250.00

CODE  
FEE

TOTAL  
\$250.00

## AUTHORIZATION

*By signing below*

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



Architect/Applicant

June 27, 2022

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-584-7868

faldesco@gmail.com

PHONE NUMBER

EMAIL



Michelle Portier

6/28/2022

STAFF SIGNATURE

PRINT NAME

DATE PAID