

Applicant: LEXINGTON SIMMONS, LLC

Request: BUILDING PERMIT

Meeting Date: 2/7/2022

Address: 10401 Dutchtown Rd. (part of) and 10533 Murdock Dr.

Map/Parcel Number: 118 17312 (PART OF) AND 173

Location: Northwest side of Murdock Dr, north of its intersection with Dutchtown Rd and west of Innovation Dr

Existing Zoning: BP (Business and Technology) / TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Vacant land

Proposed Land Use: Two office-warehouse buildings

Appx. Size of Tract: 12.71 acres

Accessibility: Access is proposed off of Murdock Drive and Innovation Drive. Murdock Drive is a minor arterial consisting of a travel lane in each direction, a dual turn lane in the middle, and a 35-ft pavement width inside a 100-ft right-of-way. Innovation Drive is a local road with a boulevard entrance. It has a pavement width of 54 ft at the boulevard that tapers down to 27 ft, and is within a 94-ft right-of-way.

Surrounding Zoning and Land Uses: North: BP (Business and Technology) / TO (Technology Overlay) - Research and Development offices

South: BP (Business and Technology) / TO (Technology Overlay) - Single family residences and office building

East: BP (Business and Technology) / TO (Technology Overlay) - Office building

West: BP (Business and Technology) / TO (Technology Overlay) - FedEx facility

Comments:

- 1) The applicant is requesting approval of an office/warehouse in the BP (Business and Technology Park) / TO (Technology Overlay) zones.
- 2) The proposal consists of two parcels, one of which is bifurcated with the other half of it located about 900 feet to the north on the north side of Corridor Park Blvd. The property on which the development is proposed comprises 12.71 acres total.
- 3) The subject property is located where Murdock Drive becomes Dutchtown Road, both of which are classified as a minor collector. The property has two frontages: Dutchtown Road and Murdock Drive to the south, and Innovation Way to the east. The westernmost parcel also has frontage along Research Drive to the north, but Research Drive was platted as a private right-of-way, though KGIS does not depict it that way.
- 4) Both buildings are to be one-story buildings with a proposed area of 60,000 square feet for the building on the west and 62,250 square feet for the building on the east.
- 5) Two access points are proposed off of the south side of the site off of Murdock Drive, and an additional access is proposed off of Innovation Drive on the east.
- 6) The proposed ground area coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR), are in compliance with the Design Guidelines.
- 7) Since the tenants are unknown at this time, the applicant has opted to comply with the Knox County Zoning Ordinance rather than the TTCDA Guidelines to accommodate a tenant whose

needs are as yet unknown and who may need more spaces than TTCDA Guidelines allow. The TTCDA requires between 122 and 183 spaces, while the Knox County Zoning Ordinance requires a minimum of 109 spaces per building for an office-warehouse at the square footage proposed per use. The proposed parking consists of 109 spaces per building for a total of 218 spaces on the site, and a waiver is being sought for the overage.

8) Parking is located along the building fronts and sides. A 60-ft front setback is required for buildings when parking is located between the building and the street, with 20 feet of landscaped area required between the parking area and the street. The proposed building placement meets all setback requirements and features a landscaped area exceeding 20 feet along all public rights-of-way.

9) There are loading docks facing rights-of-way to the north and east. The TTCDA Guidelines allow for loading docks to be located on front facades of public streets if a side or rear position is not feasible as long as adequate screening is provided. Innovation Drive is a public street requiring a screening buffer from the loading doors, and a landscape screen has been provided. The northern loading doors face Research Drive and do not require extra screening since it is not a public right-of-way.

10) Building facades feature painted, split-face CMU placed below metal panels on the walls, topped by a flat metal roof. Metal panels are discouraged within the TO zones, but not prohibited. Trees, shrubs, and plantings are proposed along all three street frontages, which will soften the effect of the metal panels.

11) Pedestrian entries to both buildings are juxtaposed at an angle on the southern corners of both sides of both buildings. Each entry is to be capped with an aluminum canopy directly. Windows are also capped with metal canopies.

12) The landscape plan meets the landscaping requirements of the TTCDA Guidelines.

13) The proposed lighting includes 10 light poles along the southern edge of the parking lot along Murdock Drive and Dutchtown Road, and building-mounted lights on both buildings for security. The proposed light fixtures meet the TTCDA Guidelines.

14) Lighting levels slightly exceed the maximum footcandles (fc) allowed by the TTCDA Guidelines, and the proposed plan require two waivers:

a) Waiver of Section 1.8.5(B) requirements to allow 3.2 footcandles (fc) within parking areas to provide additional safety and security within the parking areas (versus the 2.5 maximum allowed in the Guidelines).

b) Waiver of Section 1.8.5(C) requirements to allow 1.8 footcandles (fc) along sidewalks to provide additional safety along sidewalks (versus the 1.0 maximum allowed in the Guidelines).

15) No signage is proposed at this time. Should signage be desired, it should be submitted in a separate application at a future time.

16) The plans will require use on review approval from the Planning Commission per section 5.50.12 of the Knox County Zoning Ordinance pertaining to the BP (Business and Technology Park) zoning requirements.

Design Guideline Conformity:	With the approval of the requested waivers, and based on the application and plans as submitted, the proposal is in compliance with TTCDA Design Guidelines.
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Waivers and Variances Requested:	<ul style="list-style-type: none">1) Waiver to increase the allowed parking spaces to 218 spaces.2) Waiver to increase the allowable footcandles to 1. fc along sidewalks.3) Waiver to increase the allowable footcandles to 3.2 fc in parking areas.4) Waiver to increase the allowable footcandles to 2.0 fcs on the driveways.
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Staff Recommendation:

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

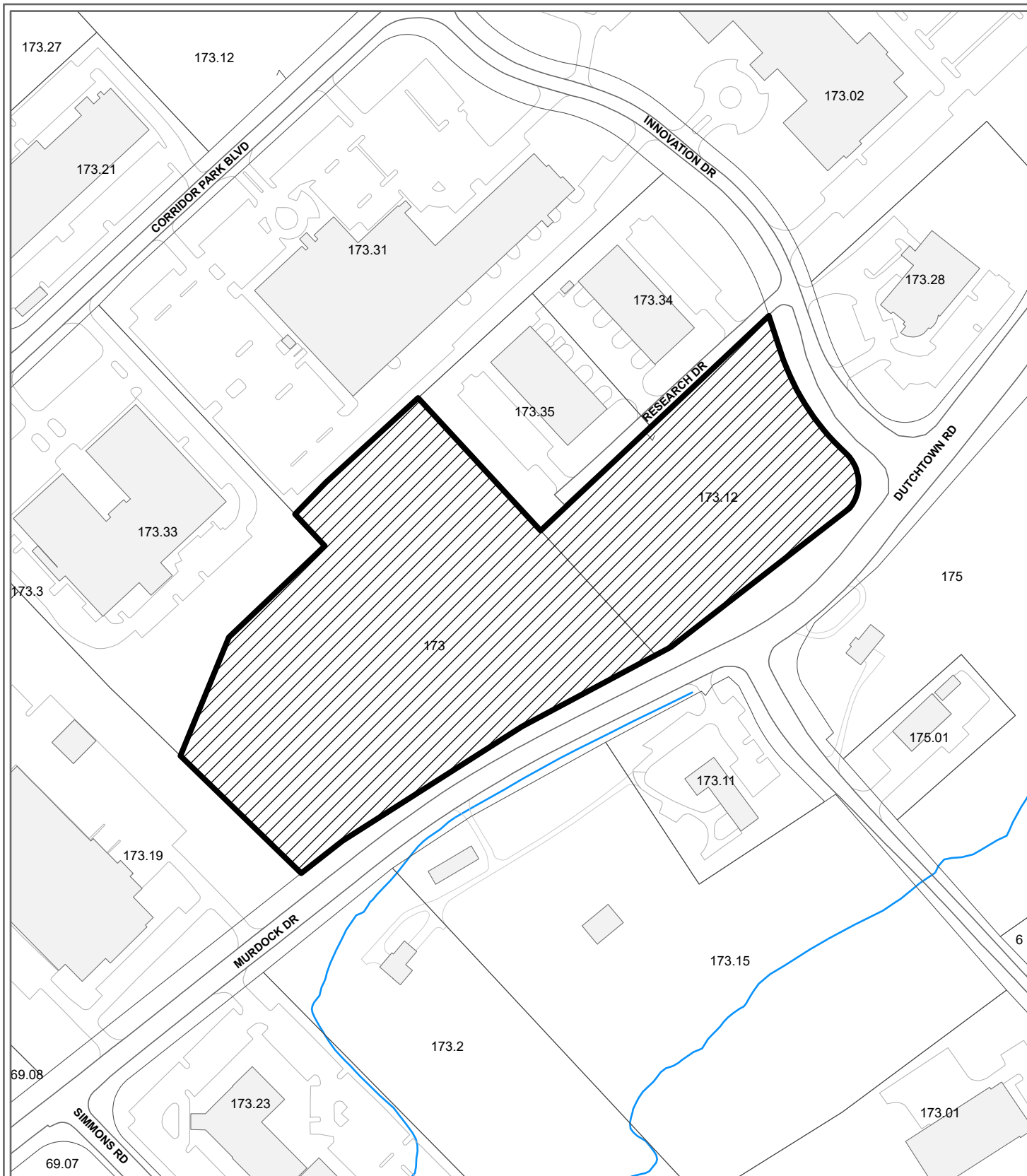
- 1) Approve the waiver to increase the allowed parking spaces from 183 to 218 from the TTCDA parking standards to allow the applicant to comply with Knox County zoning regulations.
- 2) Approve the waiver to increase the allowed lighting levels along sidewalks from 1.0 fc to 1.8 fc to increase safety and minimize trip hazards.

3) Approve the waiver to increase the allowed lighting levels in parking areas from 2.5 to 3.2 fc to increase safety and minimize trip hazards.

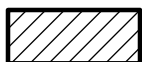
4) Installation of all landscaping as shown on the landscape plans within six months of issuance of the first occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping shall not interfere with sight visibility requirements at the driveway entrances.

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) Installation of all landscaping as shown on 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.
- 2) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) No signage is requested at this time. If signage is desired in the future, a signage package would need to be submitted and would be required to meet all applicable requirements of the TTCDA.



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

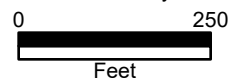


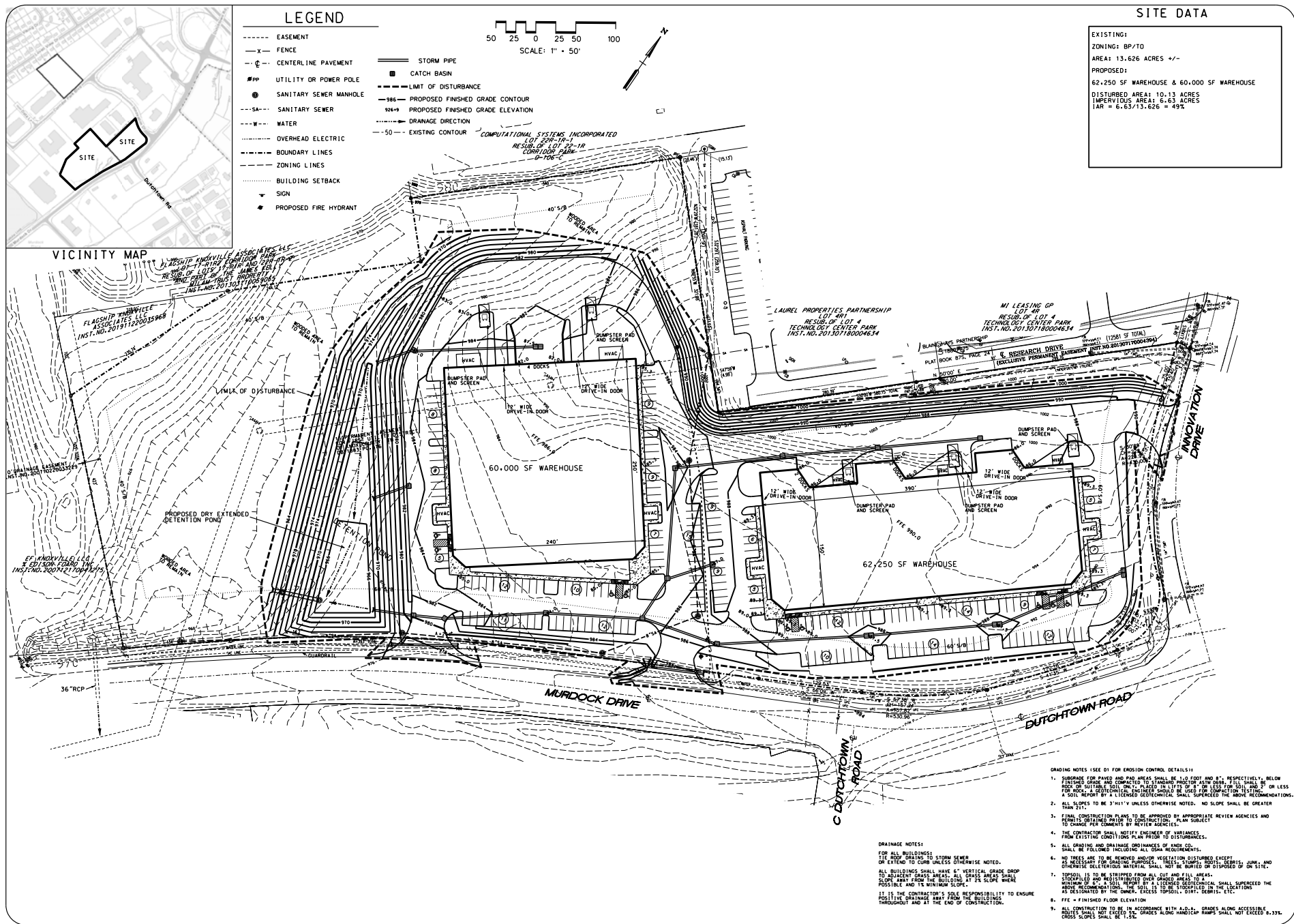
Purpose of Request: Building Permit

Original Print Date: 12/16/2021 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Rigopoulos, Alex
 George Armour Ewart Architect

Map No: 118
 Jurisdiction: County





NOT FOR CONSTRUCTION

PRELIMINARY GRADING AND DRAINAGE PLAN

CORRIDOR PARK

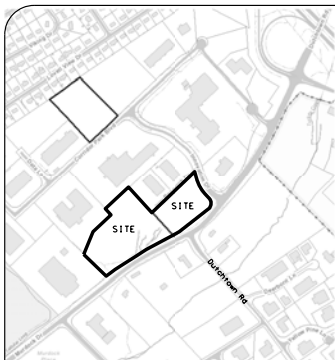


CLIENT:
LEXINGTON SIMMONS, LLC
7235 BELLEVUE AVENUE
KNOXVILLE, TN 37922

ORIGINAL ISSUE:
NOV. 10, 2021

SHEET NO.
C2

JOB NO. 2093

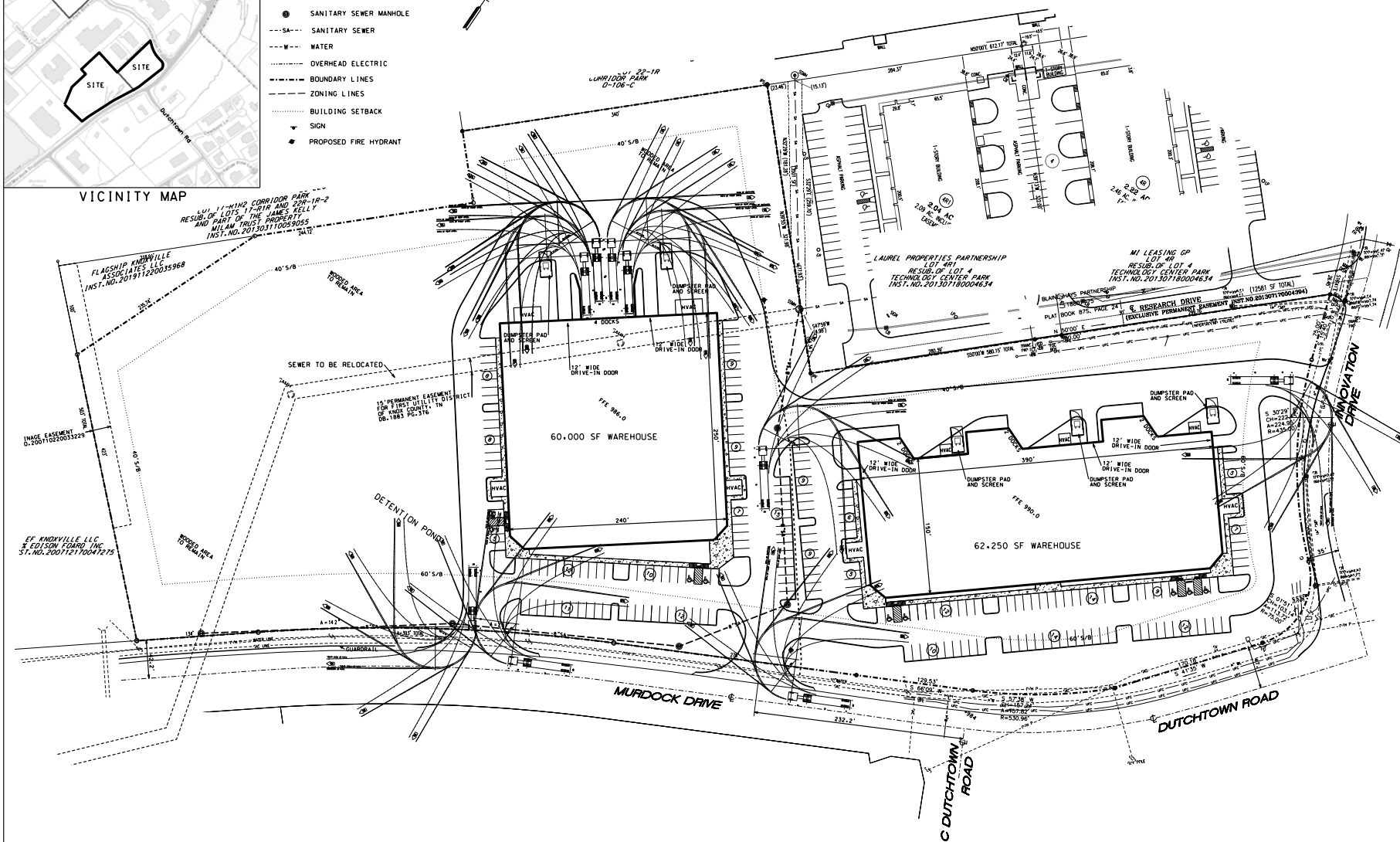


VICINITY MAP

LEGEND

- EASEMENT
- X- FENCE
- C- CENTERLINE PAVEMENT
- PP--- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SA--- SANITARY SEWER
- W--- WATER
- OVERHEAD ELECTRIC
- B--- BOUNDARY LINES
- Z--- ZONING LINES
- BUILDING SETBACK
- ▲ SIGN
- PROPOSED FIRE HYDRANT

50 25 0 25 50 100
SCALE: 1" = 50'

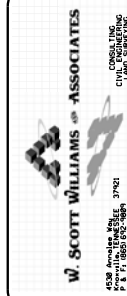


- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SHOW TRAFFIC CIRCULATION ONLY. NOT A CONSTRUCTION DOCUMENT.
 2. 52' TRAILER TEMPLATE SHOWN WITH 45' MIN. RADIUS TURNS.

NOT FOR CONSTRUCTION

TRAFFIC CIRCULATION PLAN

CORRIDOR PARK
10401 DUTCOTOWN ROAD
CLT MAP 118 PARCEL 1551-2
6TH CIVIL DISTRICT
155-2-08



CLIENT:
LEXINGTON SIMMONS, LLC
7235 WELLSLEY MANOR WAY
MEMPHIS, TN 38120

ORIGINAL ISSUE:
NOV. 10, 2021

SHEET NO.
C1a

JOB NO. 2093



**GEORGE
ARMOUR
EWART
ARCHITECT**

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

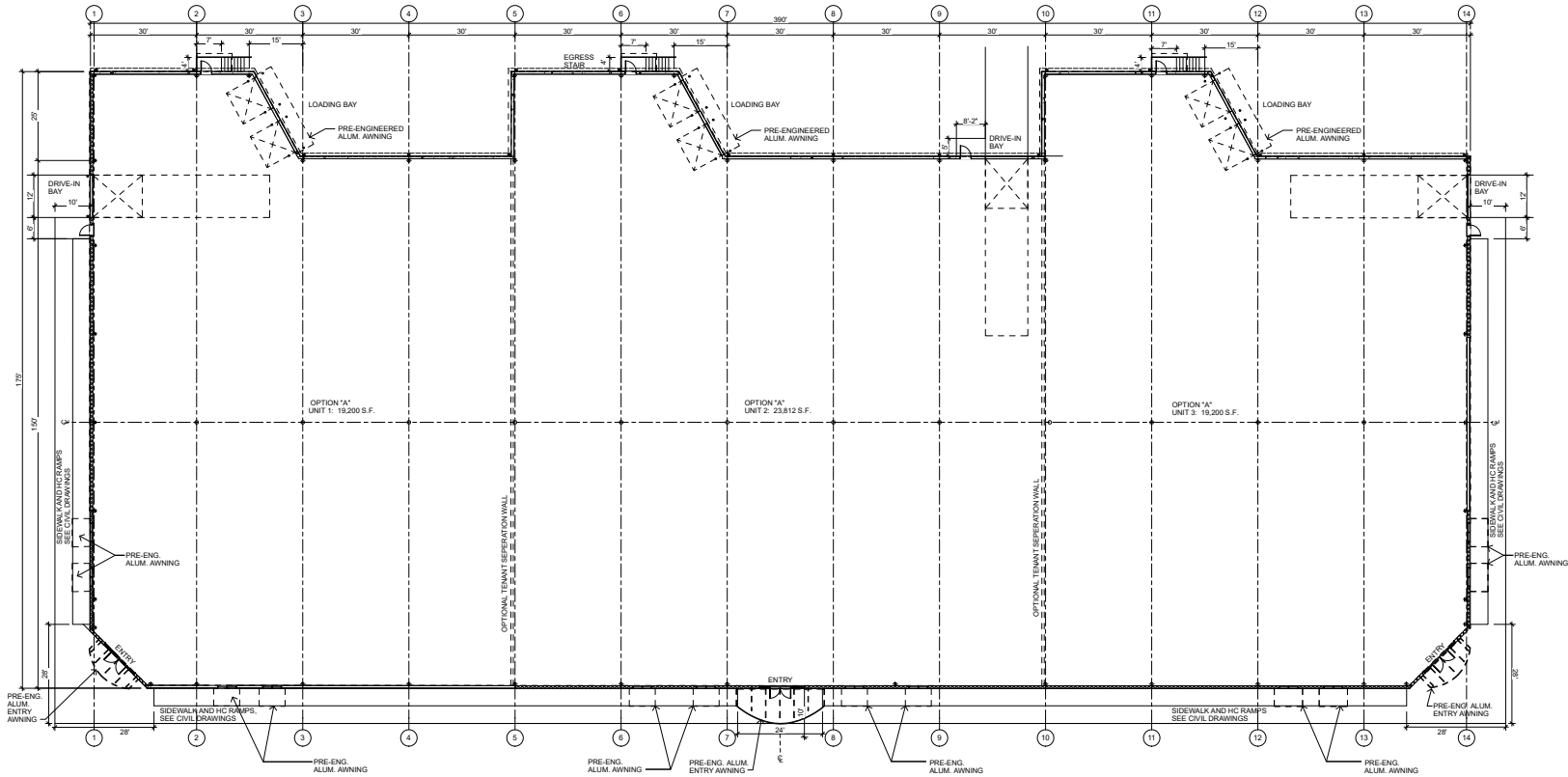
WAREHOUSE BUILDINGS
60,000 SF AND 62,250 S.F.
MURDOCK DRIVE
KNOX COUNTY, TN 37932
1-B-22-TOB



FLOOR PLAN

DATE: 21 DEC. 2021
PROJECT NO.: 21194
PROJECT MGR.: AGR
REVISION: 1 21 DEC 2021

A1.1



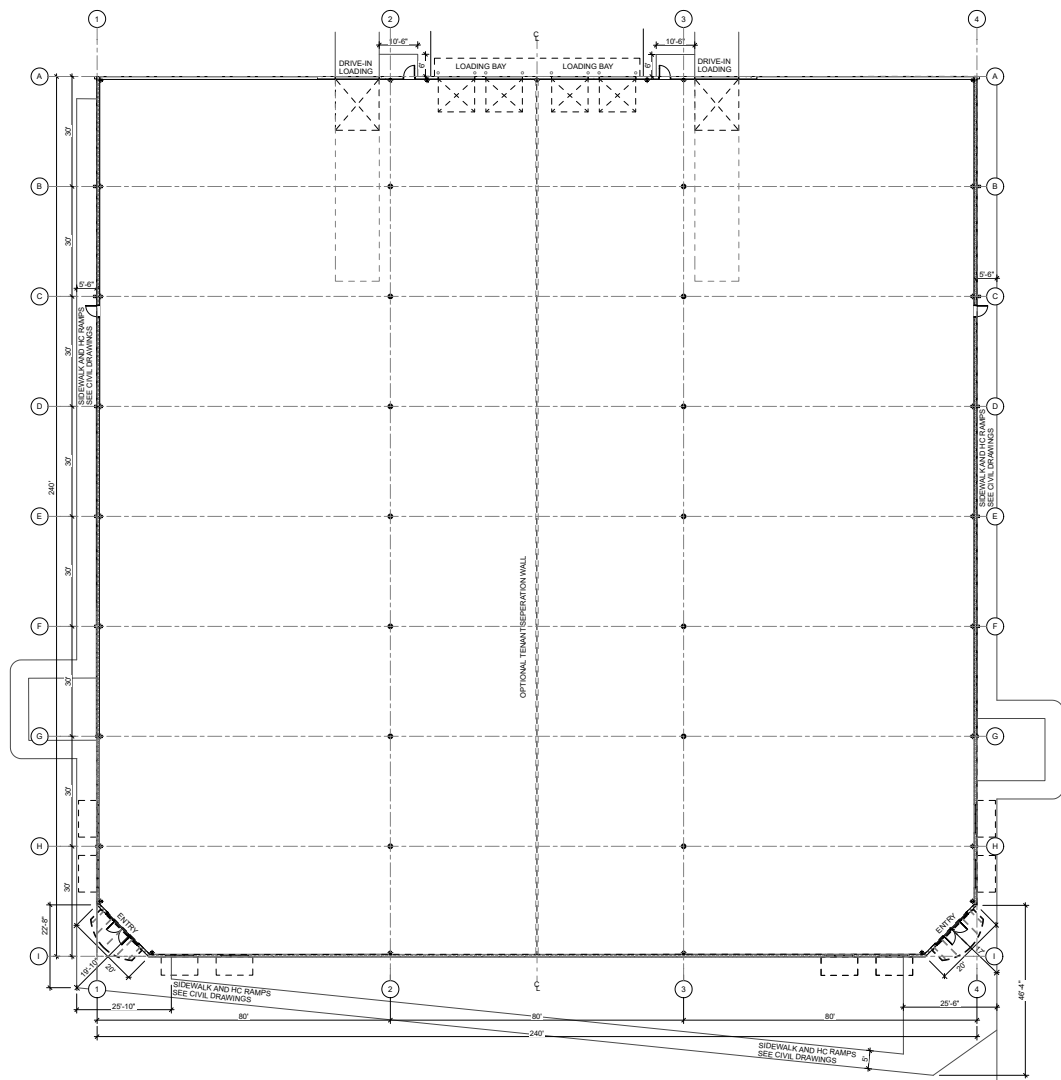
1
A1.1

FLOOR PLAN - 62,250 SF WAREHOUSE

SCALE: 1/16" = 1'-0"

62,212 S.F.





1 FLOOR PLAN
A1.2 SCALE: 1/16" = 1'-0"

57,800 S.F.



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WAREHOUSE BUILDINGS
60,000 SF AND 62,250 S.F.

MURDOCK DRIVE
KNOX COUNTY, TN 37932
1-B-22-TOB

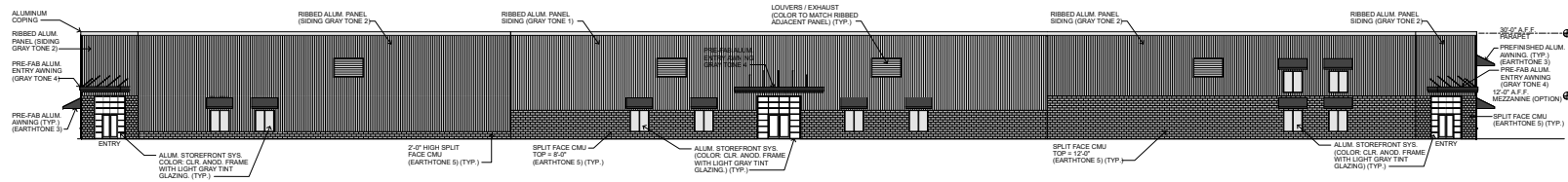


FLOOR PLAN

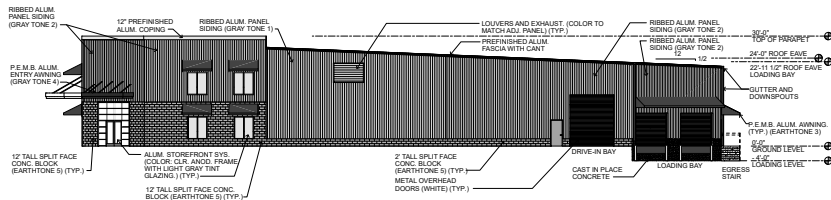
DATE: 21 DEC 2021
PROJECT NO.: 21194
PROJECT MGR.: AGR
REVISION: 1 21 DEC 2021

A1.2

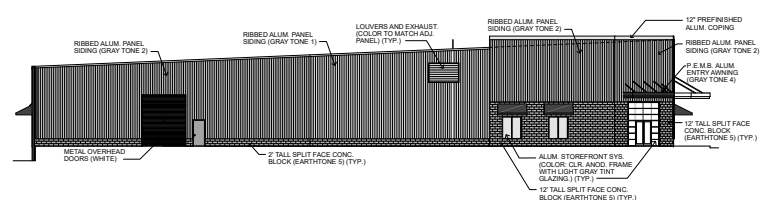
1 62,250 WAREHOUSE - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



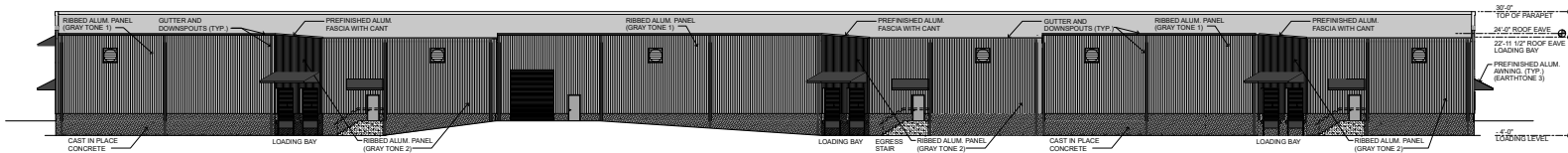
2 62,250 WAREHOUSE - EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 62,250 WAREHOUSE - WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 62,250 WAREHOUSE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WAREHOUSE BUILDINGS
60,000 SF AND 62,250 S.F.
MURDOCK DRIVE
KNOX COUNTY, TN 37932
1-B-22-TOB



EXTERIOR ELEVATIONS

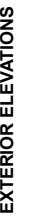
DATE: 21 DEC. 2021
PROJECT NO.: 21194
PROJECT MGR.: AGR
REVISION: 1 21 DEC 2021

A4.1

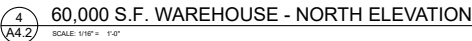


WAREHOUSE BUILDINGS
60,000 SF AND 62,250 S.F.


MURDOCK DRIVE
KNOX COUNTY, TN 37932
1-B-22-TOB



A4.2



D-Series Size 1 LED Area Luminaire



Specifications

Size: 12.5" W x 12.5" H
 Weight: 4.5 lbs
 Height: 1.5" (to top of luminaire)
 Height: 1.5" (to bottom of luminaire)
 Height: 1.5" (to top of mounting bracket)
 Height: 1.5" (to bottom of mounting bracket)

Introduction


The D-Series Size 1 LED Area Luminaire is a high performance, high efficiency lighting fixture. It is designed to provide uniform, glare-free illumination for a wide range of applications. The fixture is available in two mounting configurations: wall mount and pole mount. The wall mount configuration is designed for use in areas where the luminaire is to be mounted on a wall. The pole mount configuration is designed for use in areas where the luminaire is to be mounted on a pole. The fixture is available in two mounting configurations: wall mount and pole mount. The wall mount configuration is designed for use in areas where the luminaire is to be mounted on a wall. The pole mount configuration is designed for use in areas where the luminaire is to be mounted on a pole.

Ordering Information

EXAMPLE: D001 LED P7 4K TM MV002 5A N24W2 PIRN02 D001

Item	Qty	Description	Notes
D001	1	D-Series Size 1 LED Area Luminaire	

KAXW LED Wall Luminaire



Specifications

Size: 12.5" W x 12.5" H
 Weight: 4.5 lbs
 Height: 1.5" (to top of luminaire)
 Height: 1.5" (to bottom of luminaire)
 Height: 1.5" (to top of mounting bracket)
 Height: 1.5" (to bottom of mounting bracket)

Introduction

The KAXW LED Wall Luminaire is a high performance, high efficiency lighting fixture. It is designed to provide uniform, glare-free illumination for a wide range of applications. The fixture is available in two mounting configurations: wall mount and pole mount. The wall mount configuration is designed for use in areas where the luminaire is to be mounted on a wall. The pole mount configuration is designed for use in areas where the luminaire is to be mounted on a pole. The fixture is available in two mounting configurations: wall mount and pole mount. The wall mount configuration is designed for use in areas where the luminaire is to be mounted on a wall. The pole mount configuration is designed for use in areas where the luminaire is to be mounted on a pole.

Ordering Information

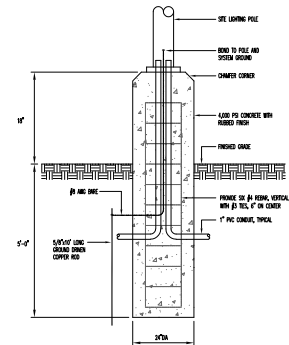
EXAMPLE: KAXW LED P7 4K TM MV002 5A N24W2 PIRN02 D001

Item	Qty	Description	Notes
KAXW	1	KAXW LED Wall Luminaire	

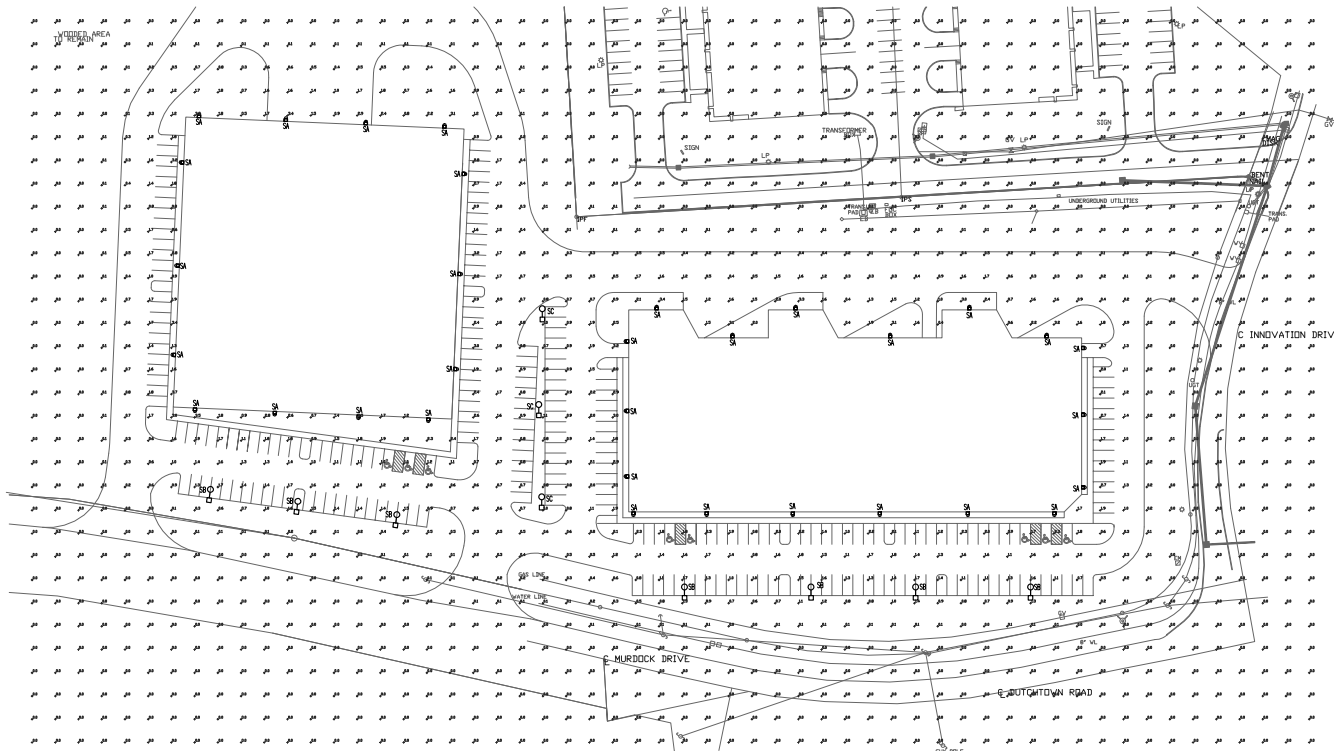
SITE LIGHTING FIXTURE SCHEDULE					
SYM	CATALOG NUMBER	PERFORMANCE	MOUNTING	DESCRIPTION	
COMPANY	MODEL NUMBER	WATTS	TEMP IN °	DELIVERED LUMENS	
SA	LITHONIX KAXW-LED-P7-4K-TM-MV002-5A-N24W2-PIRN02	20	4000K	3415	WALL MOUNTED LUMINAIRE, TYPE 4, FULL CUTOFF
SB	LITHONIX FEATURE-45X14-LED-P4-4000-72M-PV01-100W-4000K-000000	54	4000K	6994	ONE POLE MOUNTED AREA LIGHT, TYPE2 MEDIUM DISTRIBUTION, FULL CUTOFF
SC	LITHONIX FEATURE-45X14-LED-P4-4000-72M-PV01-100W-4000K-000000	54	4000K	6994	ONE POLE MOUNTED AREA LIGHT, TYPE2 MEDIUM DISTRIBUTION, FULL CUTOFF

NOTES:

1. FINISH SHALL BE SELECTED BY ARCHITECT, NOTED BY 77 IN MODEL NO.
2. PROVIDE CONCRETE BASE PER DETAIL.
3. ALL FIXTURES HAVE MINIMUM OF 70.
4. ALL FIXTURES SHALL BE FURNISHED COMPLETE WITH ELECTRICAL DRIVERS WITH MAXIMUM 10% THD.



POLE BASE FOR SB & SC



PHOTOMETRIC PLAN
 SCALE: 1" = 50'-0"



**FACILITY
 SYSTEMS
 CONSULTANTS, LLC**
 713 S. Central Street
 Suite 101
 Knoxville, Tennessee 37902
 ph: (865) 246-0164
 fx: (865) 246-1084

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Revisions:
 REV 1: 12/21/21
 TTCD No. 1-B-22-TOB

CORRIDOR PARK
 MURDOCK DRIVE
 KNOX COUNTY, TN.

Job No: AHE103
 Date: 12/21/2021
 Designed by: LTH
 Drawn by: CLC

Sheet Title:
 ELECTRICAL SITE
 PHOTOMETRICS

Scale:

SHEET
E100



- ☒ BUILDING PERMIT - NEW CONSTRUCTION
☐ BUILDING PERMIT - EXPANSION OR RENOVATION
☒ BUILDING PERMIT - GRADING PLAN

- ☐ REZONING
☐ SIGNAGE
☐ ZONING VARIANCE

- ☒ ADMINISTRATIVE REVIEW
☒ BOARD REVIEW

Lexington Simmons, LLC

PUBLISHED APPLICANT NAME - no individuals on behalf of -

12/06/21

DATE FILED

1/10/2022

MEETING DATE (IF APPLICABLE)

1-B-22-TOB

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

Alex Rigopoulos

NAME

404 Bearden Park Circle

ADDRESS

(865) 602-7771

PHONE

George Armour Ewart Architect

COMPANY

Knoxville

CITY

arigopoulos@georgeewart.com

EMAIL

TN

STATE

37919

ZIP

CURRENT PROPERTY INFO

☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

Lexington-Simmons, LLC

OWNER NAME - if different -

7735 Wellsley Manor Way

OWNER ADDRESS

(865) 310-6102

OWNER PHONE/EMAIL

10401 Dutchtown Road, ~~Knox County, Tennessee~~ and 10533 Murdock Dr.

PROPERTY ADDRESS

CLT Map 118 17312 (part of) and 173

PARCEL ID(S)

(Y) Parcel 173.12

PART OF PARCEL? (Y/N)

12.71 ac.

TRACT SIZE

STAFF USE ONLY

Northwest side of Murdock Dr, north of the intersection with Dutchtown Rd and west of Innovation Dr

GENERAL LOCATION

☐ CITY ☒ COUNTY

6th

DISTRICT

BP/TO

ZONING

TP (Technology Park)

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

PLANNING SECTOR

Vacant land

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:

Traffic
Circulation
Plan and Site
Photometrics

WAIVERS OR VARIANCES REQUESTED? ☐ YES ☒ NO

ADMINISTRATIVE REVIEW: ☒ LIGHTING ☒ LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

Two new metal building shells for warehouses with
Parking, Site Lighting and Landscaping on property

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM:

TO:

SECTOR PLAN AMENDMENT FROM:

TO:

SIGNAGE

☐ YARD SIGN

AREA:
HEIGHT:
FIN SH:

☐ BUILDING SIGN

AREA:
HEIGHT:
FINISH:

☐ OTHER SIGN

AREA:
HEIGHT:
TYPE:

STAFF USE ONLY

- ☐ TTCCA Checklist
☐ Property Owners/Option Holders

CODE

CODE

TOTAL

FEE

FEE

\$450.00

801 / \$450.00

By signing below

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

C. Douglas Sirwin,
APPLICATION AUTHORIZED BY

Lexington-Simmons LLC
AFFILIATION

12-6-21
DATE

865-310-6102
PHONE NUMBER

cdouglasirwin@outlook.com
EMAIL

Michelle Portier
STAFF SIGNATURE

Michelle Portier
PRINT NAME

12/6/2021
DATE PAID

12/6/21 swm