

Applicant: AVERITT EXPRESS**Request:** BUILDING PERMIT**Meeting Date:** 7/11/2022**Address:** 207 Cogdill Rd.**Map/Parcel Number:** 131 08801, 082, 081, 08101, & 08001**Location:** North and west sides of Cogdill Rd, north of I-40 and west of Pellissippi Parkway**Existing Zoning:** PC (Planned Commercial) / TO (Technology Overlay) in Knox County; I-G (General Industrial) / TO-1 (Technology Park Overlay) in the City**Proposed Zoning:** N/A**Existing Land Use:** Averitt Express Transportation Services facility and vacant land**Proposed Land Use:** Modification to existing facility**Appx. Size of Tract:** 34 acres**Accessibility:** Access is via Cogdill Road, a minor collector with a 23-ft pavement width inside the I-40/I-75 right-of-way to the south and the Pellissippi Parkway right-of-way to the east.**Surrounding Zoning and Land Uses:**
North: OP (Office Park) / TO-1 (Technology Park Overlay) in the City of Knoxville - Office building
South: I-40/I-75 right-of-way
East: Pellissippi Parkway right-of-way
West: RA (Low Density Residential), CB (Business and Manufacturing), PC (Planned Commercial), and TO (Technology Overlay) in Knox County - Single family residences and office warehouses

Comments:

- 1) The applicant is requesting approval to expand the existing transportation services facility. The expansion would entail additional vehicle storage of tractor-trailer beds on the adjoining lots to the north and a 25,700 square foot addition to the existing terminal structure. Post-construction, the new structure would have an area comprising approximately 66,700 sq ft.
- 2) The multiple-parcel site is just north of Pellissippi Parkway along the sharp curve at the southern portion of Cogdill Road, so that Cogdill Road wraps around the site. The rear of the site abuts residential properties on Starkey Lane. The properties into which this development is expanding have frontage on the Starkey Lane cul-de-sac bulb, but the site will not utilize Starkey Lane for access.
- 3) The existing facility is located within City limits and is zoned I-G (General Industrial) / TO-1 (Technology Park Overlay), which allows this use by right. The expanded properties are located in Knox County and are zoned PC (Planned Commercial) / TO (Technology Overlay). All development plans in the PC zone require approval by the Planning Commission regardless of whether the use is allowed by right, and this case is on the July 14, 2022 agenda (7-F-22-UR). The PC zone is a bit vague in the specific uses that are allowed, but it does state that light distribution centers are allowed, and staff finds this use to be similar to that.
- 4) Access is currently off of the southwestern and northeastern corners of the parcel at 10207 Cogdill Road. These access points are to be retained with no additional access points created with the expansion.
- 5) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio

(IAR) for the new properties in the County are in compliance with the Design Guidelines. However, when the site is looked at comprehensively, the IAR is slightly over the maximum required. The TTCDA caps the IAR at 70%, and the proposed IAR is 77%. The applicant is requesting a waiver for the 7% overage for the overall site. Staff supports this waiver since the new construction meets the standard and it's the existing section that brings the overall development over.

6) No new employee or visitor parking is proposed. The existing parking exceeds the maximum allowed in the TTCDA area, but is pre-existing non-conforming. The expansion shows vehicular storage areas, which differ in use and intent from visitor/employee parking. Staff did not review the vehicular storage area as a parking lot.

7) A 20-ft landscaped buffer consisting of a row of shrubs behind a row of trees is provided between the parking areas and the street at the southern entry point. The parking along the western edge of Cogdill Road is just shy of 20 feet, but this would be considered pre-existing nonconforming.

8) As mentioned previously, the newly integrated properties at the northern end of the site abut residential properties. There is existing vegetation along those shared lot lines, and much of this is to remain undisturbed. Any vegetation that is removed along those lot lines is to be replaced by Knox County's Type A Landscape Buffer (Knox County Ordinance, Section 4.10.11).

9) Within the City of Knoxville, existing sites are not required to comply with certain sections of the zoning (landscaping and parking, for example) unless the cost of the renovation is in excess of 50% of the property's most recent tax-assessed value. Since the only change to the City property is the extension of the terminal, this does not trigger the need for additional landscaping on the City property. On the County property, the plans were reviewed as vehicle storage areas, so the parking section of the TTCDA Guidelines does not apply. Additionally, since no parking, buildings, or entries were introduced in these plans, the sections of the TTCDA Design Guidelines pertaining to those sections does not apply to these site plans. Existing vegetation can count towards the tree requirement, and the vegetation on the site meets the number of trees that would be required for the acreage of yard space.

10) The proposed structure matches the existing structure in materials and construction. The existing terminal/docking bay sequence continues from the existing building to add 28 spaces on each side of the building. When trucks are docked, the only portion of the structure that is visible is the roof, which is standing seam metal. The structure is not visible from the portion of Cogdill Road that runs to the east of the lots.

11) The proposed lighting includes eight light poles spread around the one of the vehicular storage lots. The proposed light fixtures are full cut-off, utilize LED lighting, and meet the TTCDA Guidelines. The photometric plan indicates lighting levels up to 4.1 footcandles (fc), which is above the maximum 2.5 fc required. The applicant has indicated they intend to meet the standard. It is therefore a condition of approval that a revised photometric plan be submitted to staff for verification prior to the issuance of the COA. Otherwise, a waiver would be required to allow the overage.

12) No 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:**

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

**Waivers and Variances
Requested:**

1) Increase maximum IAR for the overall site to 77%.

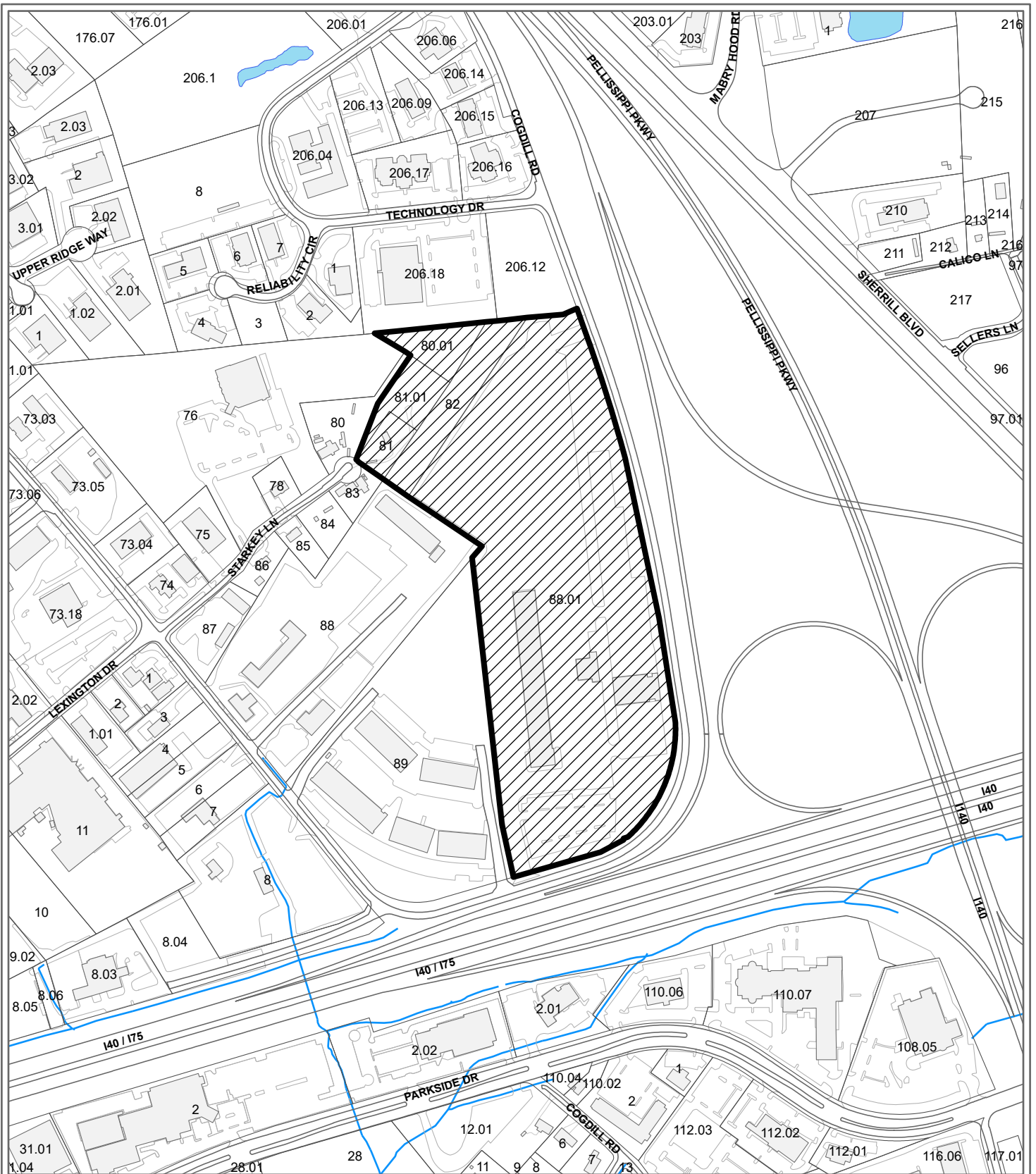
Staff Recommendation:

Staff recommends approval of the following required waivers from the Design Guidelines:

1) Increase the maximum IAR allowed to 77% since the new construction is below the required standard and it is the existing facility that raises the entire development over the required amount.

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

- 1) Planting of trees meeting the County's Type A Landscape Screen requirements in all areas of the site adjacent to single-family homes where the existing vegetation will not remain to create a buffer zone for adjacent single-family residences.
- 2) Installation any landscaping as described in condition 1 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.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the City of Knoxville Engineering Department, as applicable.
- 4) Meeting all applicable requirements of the zoning ordinances of Knox County and the City of Knoxville, as applicable.
- 5) Obtaining TTCDa approval of signage in a separate application if signage is desired in the future.



7-B-22-TOB
CERTIFICATE OF APPROPRIATENESS



Purpose of Request: Building Permit

Original Print Date: 6/13/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

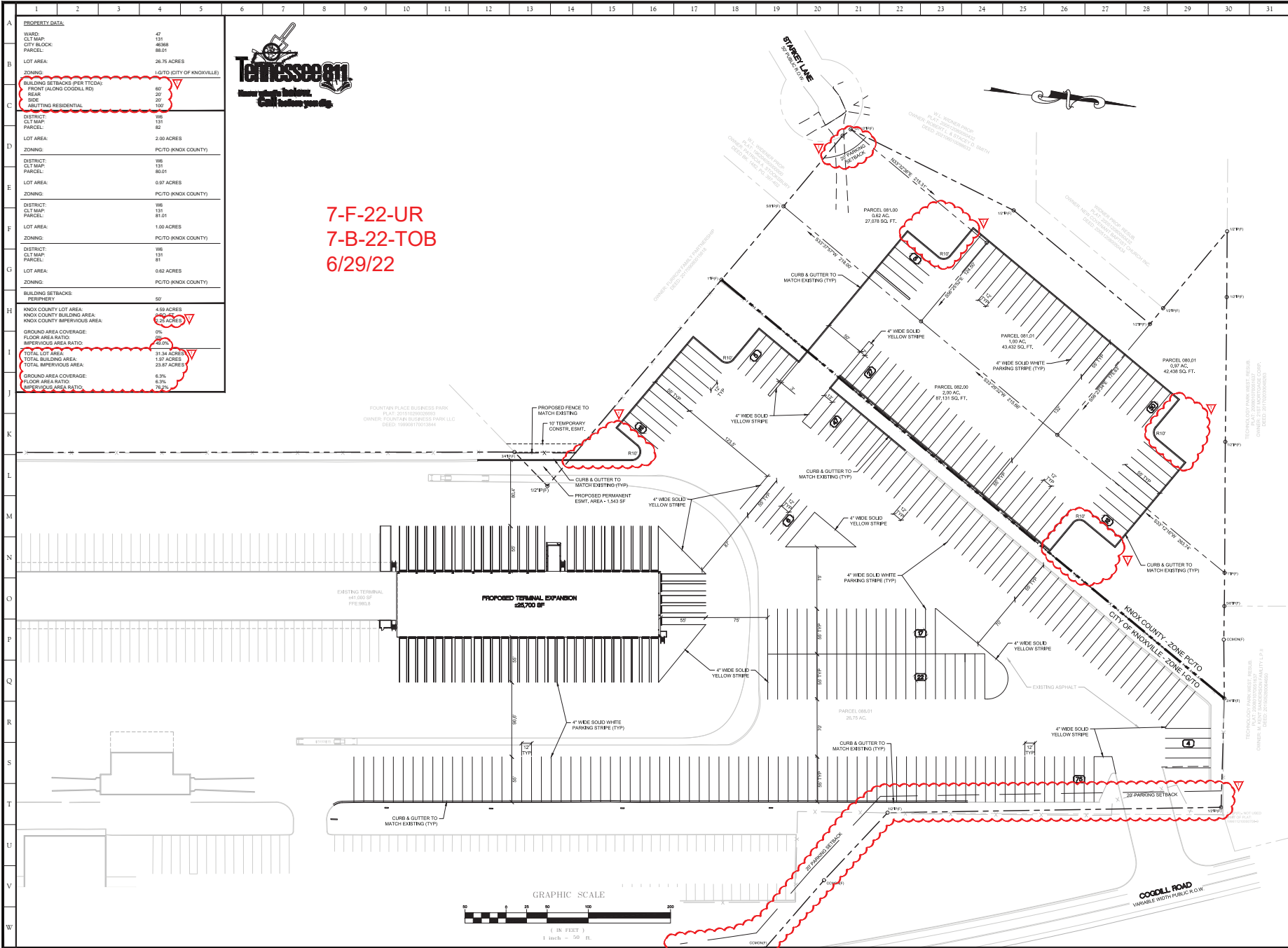
Petitioner: Averitt Express

Map No: 131

Jurisdiction: County

0 500
 Feet





7-F-22-UR
7-B-22-TOB
6/29/22

SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com



Use on Review / TTODA (7-B-22-TOB) - Site Layout Plan

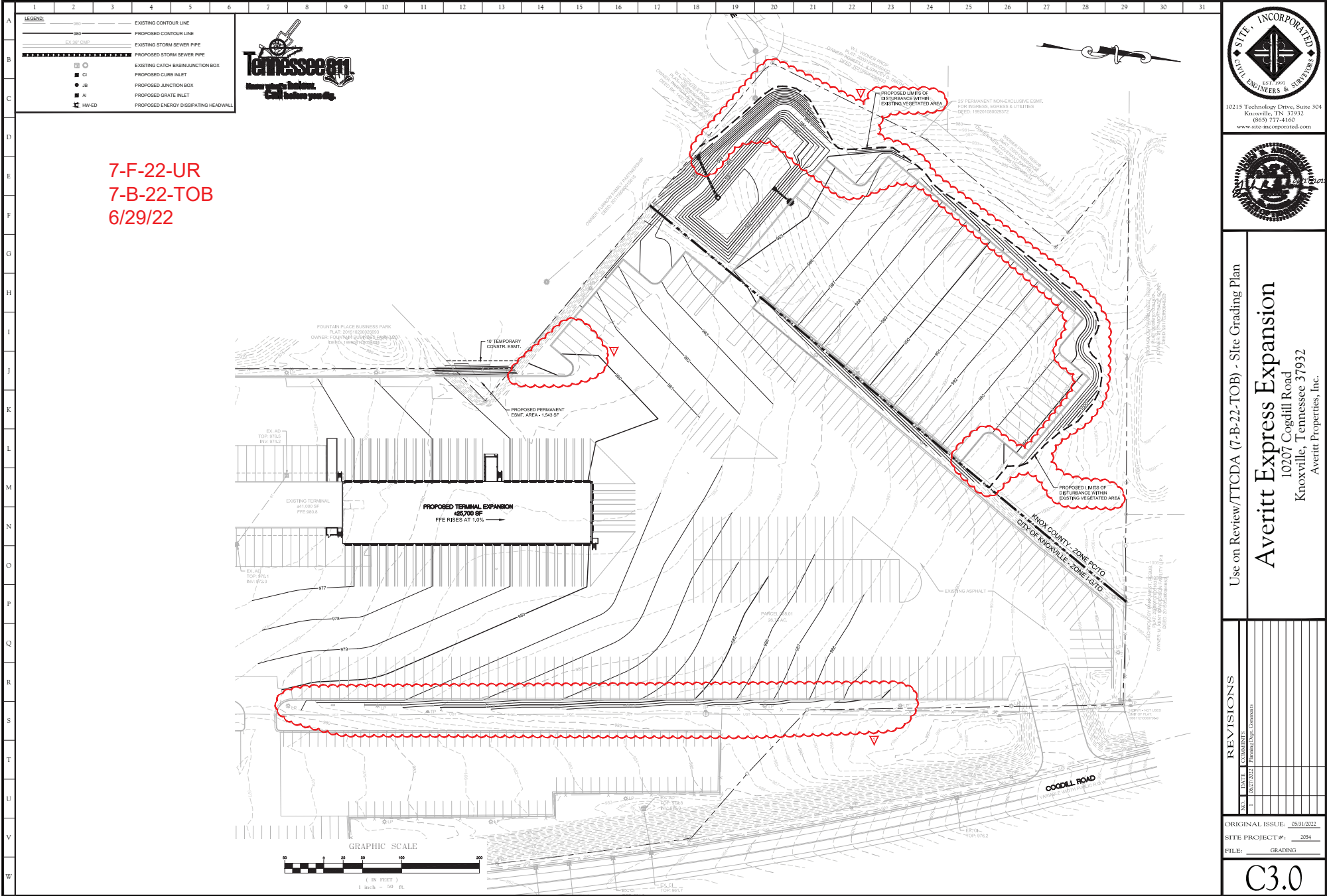
Averitt Express Expansion

10207 Cogdill Road
Knoxville, Tennessee 37932
Averitt Properties, Inc.

REVISIONS	
NO.	DATE
1	08/17/2022

ORIGINAL ISSUE: 05/31/2022
SITE PROJECT #: 2054
FILE: LAYOUT

C4.0



The figure is a detailed site plan for the Averitt Express Expansion project. It includes a large parking lot with individual parking spaces, a building footprint, and various landscaping features. Key elements include:

- Landscaping Schedule:** A table specifying requirements for grass seed, fertilizer, and mulch.
- Landscaping Data:** A table detailing the quantity and quality of landscaping materials.
- Site Plan:** A detailed drawing of the site showing parking spaces, building footprint, and landscaping features.
- Graphic Scale:** A scale bar indicating distances in feet.
- North Arrow:** A north arrow pointing towards the top of the page.
- Revisions:** A table listing revisions to the plan.
- Original Issue:** A date stamp indicating when the plan was issued.
- File:** A label for the plan file.

Landscaping Schedule:

Item	Quantity	Quality
Grass Seed	150 LB/1000 SF	100% Pure
Fertilizer	15 LB/1000 SF	100% Pure
Mulch	75 LB/1000 SF	100% Pure

Landscaping Data:

Item	Quantity	Quality
Grass Seed	150 LB/1000 SF	100% Pure
Fertilizer	15 LB/1000 SF	100% Pure
Mulch	75 LB/1000 SF	100% Pure

Graphic Scale:

1 inch = 50 feet

Revisions:

Rev	Date	Description
1	05/31/2022	Original Issue
2	06/01/2022	Revised
3	06/02/2022	Revised
4	06/03/2022	Revised
5	06/04/2022	Revised
6	06/05/2022	Revised
7	06/06/2022	Revised
8	06/07/2022	Revised
9	06/08/2022	Revised
10	06/09/2022	Revised
11	06/10/2022	Revised
12	06/11/2022	Revised
13	06/12/2022	Revised
14	06/13/2022	Revised
15	06/14/2022	Revised
16	06/15/2022	Revised
17	06/16/2022	Revised
18	06/17/2022	Revised
19	06/18/2022	Revised
20	06/19/2022	Revised
21	06/20/2022	Revised
22	06/21/2022	Revised
23	06/22/2022	Revised
24	06/23/2022	Revised
25	06/24/2022	Revised
26	06/25/2022	Revised
27	06/26/2022	Revised
28	06/27/2022	Revised
29	06/28/2022	Revised
30	06/29/2022	Revised
31	06/30/2022	Revised

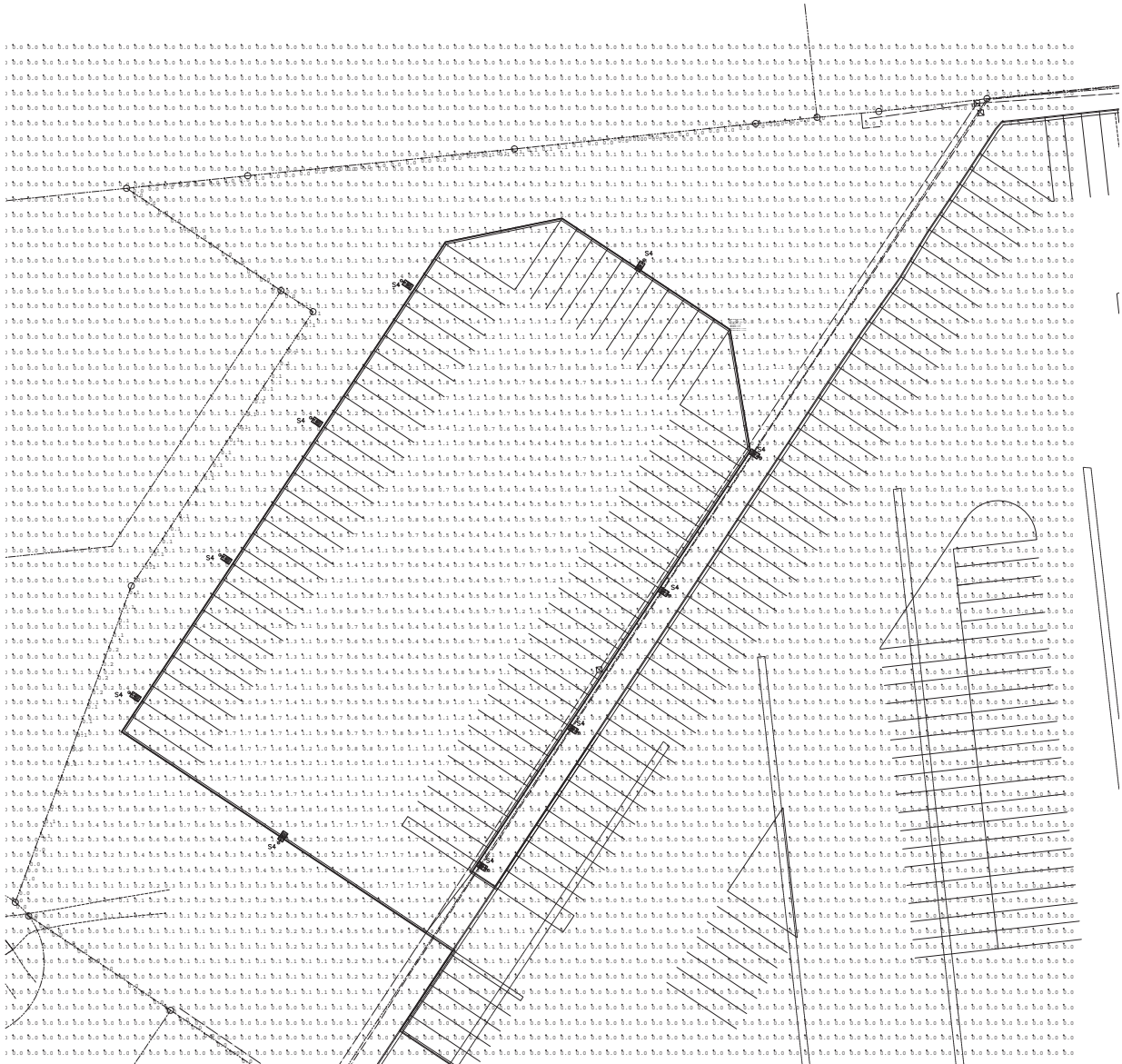
Original Issue: 05/31/2022

File: Landscape

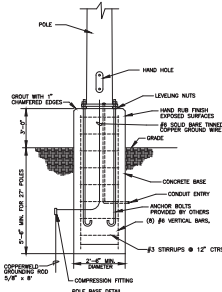
C7.0

FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG #	LAMPS	VOLTAGE	MOUNTING	TYPE/REMARKS
S4	BEACON	VP-2-72L-180-SK7-4W-UV-DET	180W LED	48V	27" POLE, 3" BASE	SINGLE HEAD, MOUNTED 30" AFG.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Overall @ Grade	Illuminance	FC	0.26	2.4	0.0	N/A
Property Line	Illuminance	FC	0.04	0.2	0.0	N/A
New Trailer Lot	Illuminance	FC	1.38	2.4	0.3	4.60



TYPE 'S4'



SITE PHOTOMETRICS
SCALE 1" = 30'



CASE #
7-B-22-TOB
AND 7-F-22-UR

Oliver • Little • Gipson
OLG
Engineering, Inc.

301 Industrial Blvd.
Tullahoma, TN 37388
Office: 931.464.9940

2405 Elm Hill Pkwy C
Nashville, TN 37214
Office: 615.678.6022
olgengineering.com

HOLLENKOFF DESIGN GROUP, LLC
49 Music Square West Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDG.com



Contractor
DF CHASE
3001 Armory Dr #200
Nashville, TN 37204



A New Dock Addition for:
AVERITT EXPRESS
KNOXVILLE, TN
10207 COGDILL RD.
KNOXVILLE, TN 37932

PERMIT SET 07.01.22

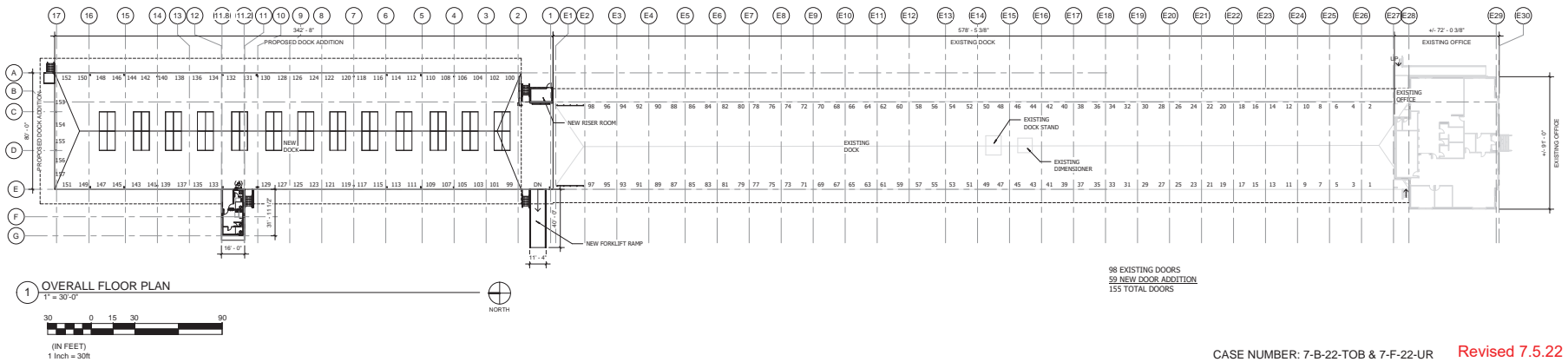
Project No: 22016.00

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Sheet Name:
SITE PHOTOMETRICS

Sheet Number:
ES2.1A

OLG: 09022



CASE NUMBER: 7-B-22-TOB & 7-F-22-UR Revised 7.5.22

AVERITT



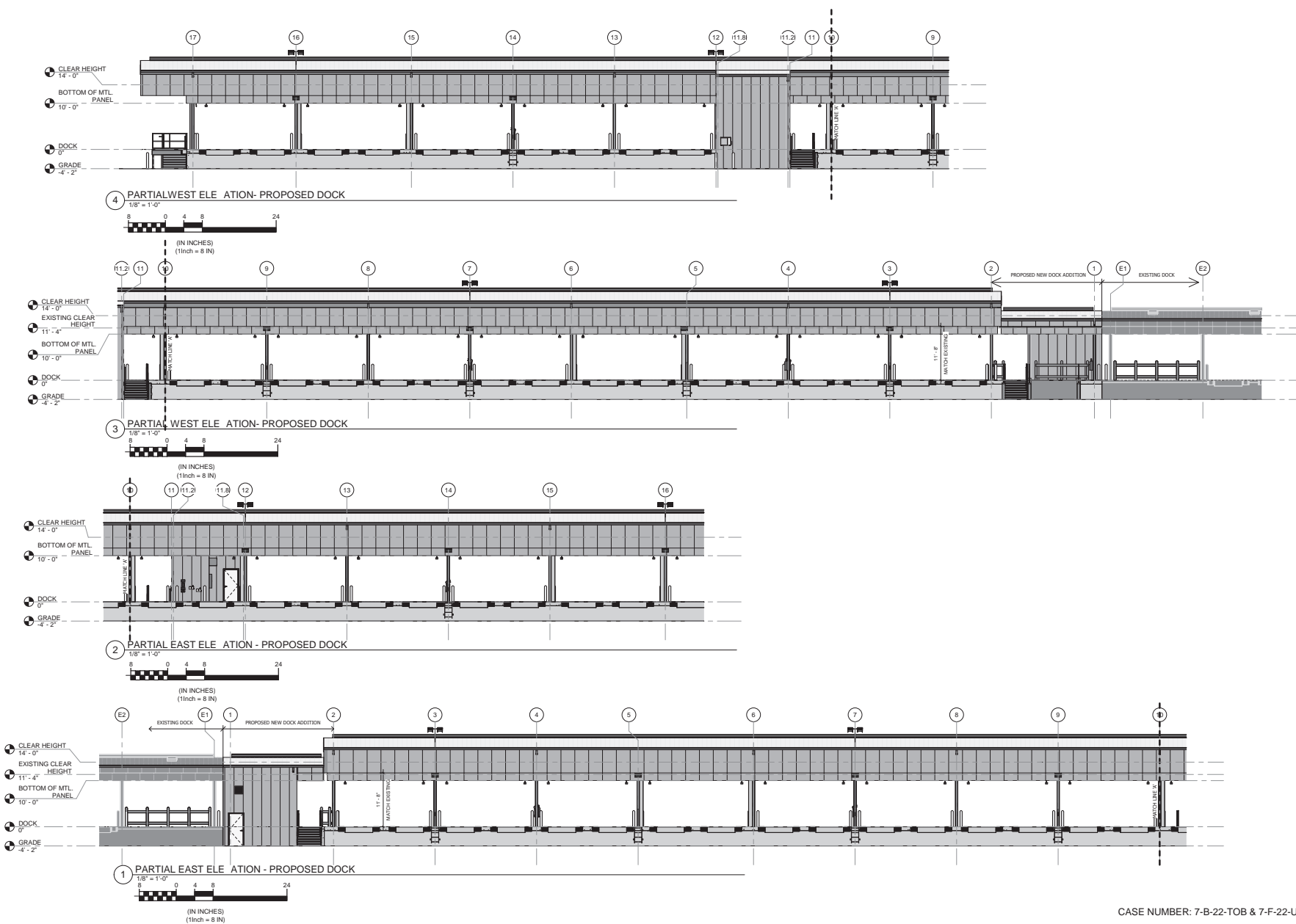
KNOXVILLE, TN
OVERALL FLOOR PLAN

30 x 42 = 1" = 30'-0"
11 x 17 = NO SCALE
06/22/2022



MOLLENKOFF DESIGN GROUP, LLC
49 Music Square W-Suite 600
Nashville, Tennessee 37203
615.296.5146
www.themdgllc.com

MOLLENKOPF DESIGN GROUP, LLC
49 Music Square W-Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com



CASE NUMBER: 7-B-22-TOB & 7-F-22-UR

Revised 7.5.22

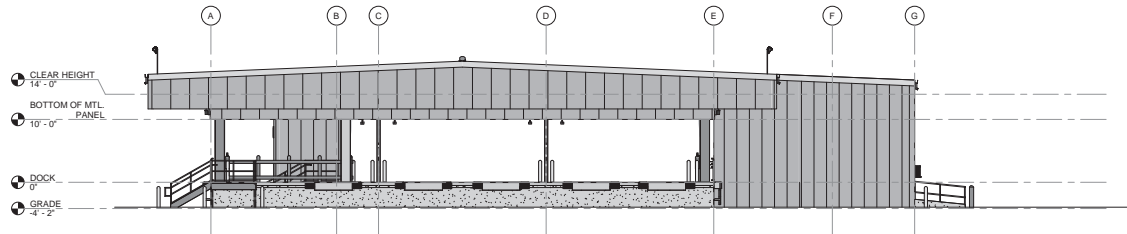


KNOXVILLE, TN
PROPOSED BUILDING ELEVATIONS

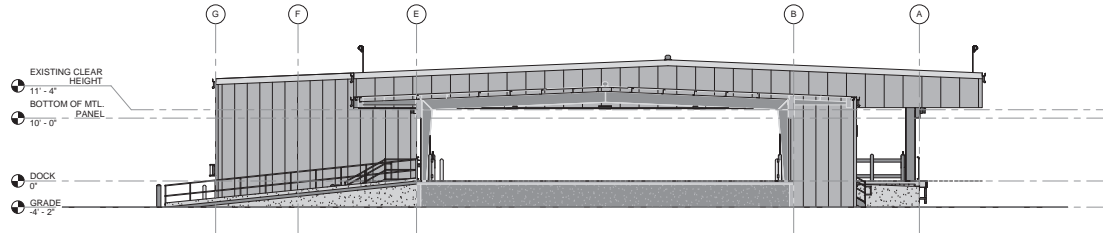
30 x 42 = 1/8" = 1'-0"
11 x 17 = NO SCALE
06/22/2022



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Nashville, Tennessee 37203
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2 NORTH ELEVATION - PROPOSED DOCK



1 SOUTH ELEVATION - PROPOSED DOCK



CASE NUMBER: 7-B-22-TOB & 7-F-22-UR

Revised 7.5.22

AVERITT



KNOXVILLE, TN
PROPOSED BUILDING ELEVATIONS

30 x 42 = 1/8" = 1'-0"
11 x 17 = NO SCALE
06/22/2022



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TECHNOLOGY
CORRIDOR DEVELOPMENT

TTCDA Review Request

- | | | |
|---|--|--|
| <input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input checked="" 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 | |

Averitt Express

PUBLISHED APPLICANT NAME - no individuals on behalf of -

05/31/2022

07/11/2022

7-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

John R. Anderson, P.E.

SITE, Inc.

NAME

COMPANY

10215 Technology Drive, Suite 304

Knoxville

TN

37932

ADDRESS

CITY

STATE

ZIP

865-777-4165

janderson@site-incorporated.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- ☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

Averitt Properties, Inc.

1415 Neal St Cookeville, TN 38502

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

0207 Cogdill Rd (City) 0,10200, & 10204 Starkey Ln (County)

PROPERTY ADDRESS

131 08801, 082, 081, 08101, & 08001

N

34 acres +/-

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- ☒ CITY ☒ COUNTY

Eastern terminus of Starkey Ln, west side of Cogdill Rd, north of I-40

2nd Council District; 3rd Commission District

GENERAL LOCATION

DISTRICT

I-G/TO-1 in the City and PC/TO in the County

LI

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

Transportation services and vacant land

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 ☒ NOADMINISTRATIVE REVIEW: ☐ LIGHTING ☐ LANDSCAPING PLAN**RENOVATION OR EXPANSION****SUMMARY OF WORK TO BE PERFORMED:**

Expansion of dock for existing terminal building & expansion of trailer parking area to offset spaces lost by dock expansion.

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

- ☐ TTCCA Checklist
☒ Property Owners/Option Holders

CODE

FEE

801 | \$450.00

CODE

FEE

TOTAL

\$450.00

AUTHORIZATION*By signing below*

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

John R. Fields
APPLICATION AUTHORIZED BY

Averitt Express, Inc
AFFILIATION

5/31/22
DATE

931-526-3306
PHONE NUMBER

jfields@averittexpress.com
EMAIL

Michelle Portier
STAFF SIGNATURE

Michelle Portier
PRINT NAME

6/2/2022 swm
DATE PAID