



Certificate of Appropriateness For a Building Permit Administrative Review

On April 12, 2022, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Will Robinson Will Robinson & Associates, hereinafter referred to as the Applicant, on its application filed on April 4, 2022 with Application No. 5-A-22-TOA, this Certificate of Appropriateness for the following described property, 1035 Data Ln. / Parcel ID 118 17318. 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 April 12, 2022, pursuant to Article 5, Section 5.90.11 of the Knox County Zoning Ordinance (regarding Revisions of Development Plans in the TO zone) , and all relevant requirements of the Design Guidelines.

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 Review

Attested to by

Michelle Portier

Approval date: 4/12/2022

COA expiration date (3 years): 4/11/2025

Report of Staff Recommendation

Administrative Review

File No.: 5-A-22-TOA

Applicant: WILL ROBINSON WILL ROBINSON & ASSOCIATES

Request: BUILDING PERMIT

Meeting Date: 5/9/2022

Address: 1035 Data Ln.

Map/Parcel Number: 118 17318

Location: Northwest side of Data Lane terminus, generally east of Lovell Road and north of Murdock Drive

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

Proposed Zoning: N/A

Existing Land Use: Office warehouse

Proposed Land Use: Revised plans for the expansion of Mechman Alternator facility

Appx. Size of Tract: 3.87 acres

Accessibility: Access is off of Data Lane, a local road with a 25-ft pavement width inside a 70-ft right-of-way.

Surrounding Zoning and Land Uses: North: RA (Low Density Residential) / TO (Technology Overlay) - Single family detached residences

South: BP (Business and Technology Park) / TO (Technology Overlay) - Office buildings

East: BP (Business and Technology Park) / TO (Technology Overlay) - Vacant land

West: BP (Business and Technology Park) / TO (Technology Overlay) - Vacant land

Comments:

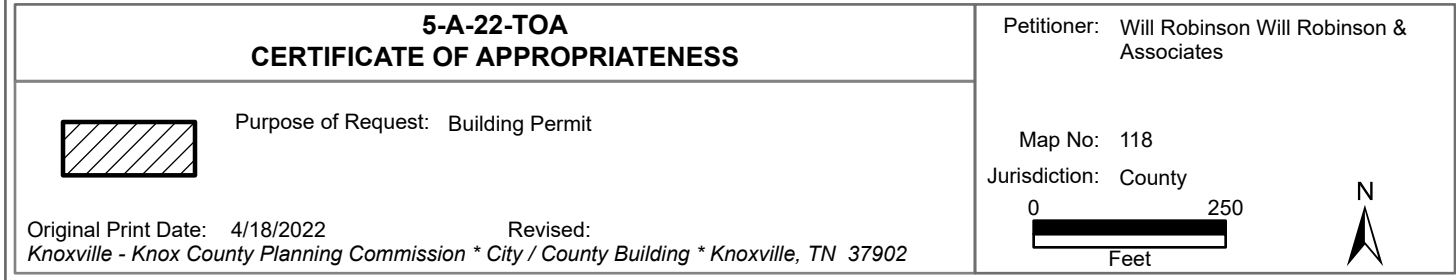
1. The applicant is requesting a minor revision to previously approved site plans for 1035 Data Lane. That site plan included a second driveway on the west side of the property connecting to Corridor Park Boulevard. The applicant has opted to remove that access point and continue utilizing only the existing access off of Data Lane.
2. The plan reduces the impervious area ratio and is still in compliance with the TTCDA Design Guidelines.
3. The proposed plan does not alter the landscaping, parking, or building materials.

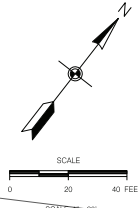
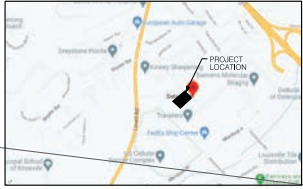
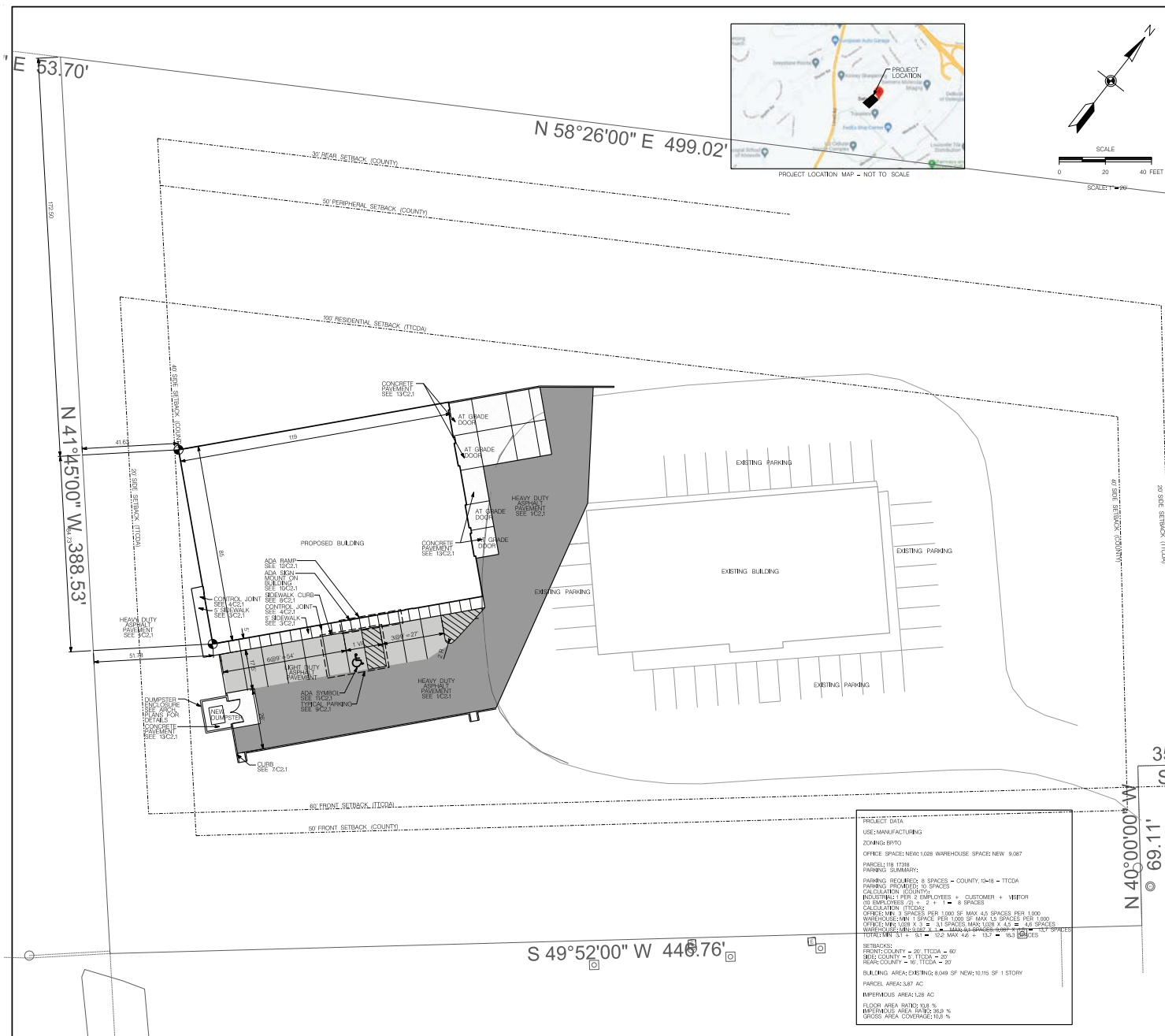
Design Guideline Conformity: This request is in conformance with the TTCDA Design Guidelines.

Waivers and Variances Requested: N/A

Staff Recommendation:

APPLICATION APPROVED April 12, 2022, pursuant to Article 5, Section 5.90.11 of the Knox County Zoning Ordinance (regarding Revisions of Development Plans in the TO zone) , and all relevant requirements of the Design Guidelines.





LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

SITE LAYOUT NOTES

1. USE: OFFICE/WAREHOUSE. ZONING: BPTD, PARCEL 118 17318
2. TOTAL BUILDING AREA PROPOSED: 10,115 SF (1 STORY)
3. TOTAL SITE: 3.87 AC; TOTAL DIST AREA: 1.67 AC; TOTAL NEW IMPERVIOUS: 0.68 AC
4. DEED REFERENCE: 20190705-000332
5. THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA. SEE MAP 10055.
6. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK, DATUM: NAVD 83
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY ADAM SCHMIDT, DATED 04/22/2022. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:
TOTAL REQUIRED: COUNTY & TTCD: 13-19
TOTAL PROVIDED: 10
10. SETBACKS:
FRONT: 30' - COUNTY, 60' TTCD
SIDE: 40' - COUNTY, 20' TTCD
REAR: 30' - COUNTY, 100' (TTCD TO RESIDENTIAL)
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR ERECTION OF THE WORK. ALL MATERIALS AND ERECTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
13. VERIFY EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING UTILITIES PRIOR TO STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY DISCREPANCIES.
14. CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

PROJECT DATA
USE: MANUFACTURING
ZONING: BPTD
OFFICE SPACE: NEW: 1,028 WAREHOUSE SPACE: NEW: 9,087
PARCEL: 118 17318
PARKING SUMMARY:
PARKING REQUIRED: 8 SPACES - COUNTY, 10-13 - TTCD
PARKING PROVIDED: 10 SPACES
CALCULATION: COUNTY
INCLUSIONS: 1 EMPLOYEE + CUSTOMER + VENDOR
CALCULATION: 12' x 12' = 144 sq ft x 8 SPACES
OFFICE: 12' x 12' x 8 SPACES PER 1,000 SF MAX 42 SPACES PER 1,000
WAREHOUSE: 12' x 12' x 8 SPACES PER 1,000 SF MAX 42 SPACES PER 1,000
TOTAL: 12' x 12' x 8 SPACES PER 1,000 SF MAX 42 SPACES PER 1,000
TOTAL: 12' x 12' x 8 SPACES PER 1,000 SF MAX 42 SPACES PER 1,000
SETBACKS:
FRONT: COUNTY = 30' TTCD = 60'
SIDE: COUNTY = 40' TTCD = 20'
REAR: COUNTY = 30' TTCD = 100'
BUILDING AREA: EXISTING: 8,049 SF NEW: 10,115 SF 1 STORY
PARCEL AREA: 347 AC
IMPERVIOUS AREA: 1.68 AC
FLOOR AREA RATIO: 10.8 %
IMPERVIOUS AREA RATIO: 10.2 %
IMPERVIOUS AREA COEFFICIENT: %

**WILL ROBINSON
& ASSOCIATES**
1248 N. Shorewood Ln
Caryville, TN 37714
(865) 386-4200
wraassociates@bellsouth.net

**Mechman Alternator
Construction Of A New Warehouse**
Data Lane
Knox County, Tennessee
11-B-2-1-TOB

REVISIONS:
01/07/2022 UTILITY REVISION
03/03/2022 VALUE ENGINEERING
04/06/2022 TTCD COMMENTS

DRAWN: WNR
CHECKED: WNR
DATE: 12-20-2021
FILE NAME:
PROJECT NO:

C1.2
SITE LAYOUT PLAN
DRAWING

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 4/12/2022



TECHNOLOGY
CORRIDOR DEVELOPMENT

TTCDA Review Request

- | | | |
|--------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------------|
| <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 | |

Matthew Young for Power Solutions Holdings

PUBLISHED APPLICANT NAME - no individuals on behalf of -

03/05/22

n/a - administrative review

5-A-22-TOA

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

Will Robinson

Will Robinson & Associates

NAME

COMPANY

1248 N Shorewood Ln

Caryville

TN

37714

ADDRESS

CITY

STATE

ZIP

865-386-4201

wendy@wracivil.com; wrassociates@bellsouth.net

PHONE

EMAIL

CURRENT PROPERTY INFO

- ☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

Power Solutions Holdings

1035 Data Ln

775-742-5666

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

1035 Data Lane

PROPERTY ADDRESS

118 17318

N

3.87 acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

Northwest side of the Data Ln terminus; generally east of Lovell Rd and north of Murdock Dr

☐ CITY ☒ COUNTY

GENERAL LOCATION

6th

DISTRICT

BP/TO

TP (Technology Park)

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

Office/warehouse

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:

New construction of an office warehouse, parking, and detention pond.

Previous TTCDA case: 11-B-21-TOB; previous use on review case: 2-F-22-UR

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

FEE

808 / \$250.00

CODE

FEE

TOTAL

\$250.00

AUTHORIZATION

By signing below

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

APPLICATION AUTHORIZED BY

775-742-5666

PHONE NUMBER

OWNER

AFFILIATION

mlogan@mechman.com

EMAIL

DATE

3/4/22

STAFF SIGNATURE

PRINT NAME

DATE PAID

MATTHEW YOUNG