

Report of Staff Recommendation

File No.: 5-A-22-TOB

| Applicant: | JOSH E. BIDEN / JOHNSON ARCHITECTURE INC. | | |
|--------------------------------------|---|--|--|
| Request: | BUILDING PERMIT | | |
| Meeting Date: | 5/9/2022 | | |
| Address: | 805 Corridor Park Blvd. | | |
| Map/Parcel Number: | 118 17337 | | |
| Location: | Northeastern terminus of Corridor Park Boulevard | | |
| Existing Zoning: | PC (Planned Commercial) / TO (Technology Overlay) | | |
| Proposed Zoning: | N/A | | |
| Existing Land Use: | Vacant land | | |
| Proposed Land Use: | Office and indoor workshop space for HVAC contractor | | |
| Appx. Size of Tract: | 2.314 acres | | |
| Accessibility: | Access is off of Corridor Park Boulevard, a local road with a 26-ft pavement width inside a 78-ft right-of-way. | | |
| Surrounding Zoning and Land Uses: | North: PC (Planned Commercial) / TO (Technical Overlay) - Warehouse facility (plans in progress) | | |
| | South: PC (Planned Commercial) / TO (Technical Overlay) - Industrial building | | |
| | East: Pellissippi Parkway right-of-way | | |
| | West: BP (Business and Technology Park) / TO (Technology Overlay) - Office buildings | | |
| Comments: | The applicant is requesting approval of an office-warehouse with an area of approximately 14,763 sq ft. The 2.31-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay). Office warehouses are allowed in the PC zone, but site plans require approval by the Planning Commission, and this item is scheduled for the May 9th Planning Commission meeting (Case 4-B-22-UR). Access would be off of Corridor Park Boulevard, a local road one block north of Dutchtown Road, a minor arterial. The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines. Parking is proposed in front of the building nestled between two driveways. The driveway on the right side of the site extends back to the loading area, which faces the street. The dock door is situated 63 ft behind the front façade of the building on the farthest corner of the building from the street. The building is angled away from Corridor Park Boulevard, so the loading dock door will not be readily visible from the bulb. There is an extension of Discovery Lane that approaches this building from the southeast, but it is a private right-of-way, and the Guidelines do not require screening from private rights-of-way. The TTCDA Guidelines require between 28 and 42 spaces, and the applicant is proposing 42 spaces. The applicant is requesting a waiver from the parking lot setback of the TTCDA Guidelines, which is required when parking is in front of the building. A landscaped area of 20 ft is required; 15 ft is proposed. This could be alleviated by removing the offending parking space, which could be done without bringing the parking out of compliance with the TTCDA Guidelines. However, | | |

| | the applicant has stated that their business model would require all of the proposed spaces. If all spaces are needed, staff supports the waiver since the increase is minimal and the plans are otherwise in compliance with the Guidelines. |
|-------------------------------------|--|
| | windows on the front façade. Entry doors are capped with dark red metal awnings, and the roof is dark grav standing seam metal. Exterior loading dock doors would be white. |
| | 9) Use of metal panels and masonry block is not prohibited but is discouraged. Foundation planting helps to soften the façade and mitigate the materials used. 10) The landscape plan meets the landscaping requirements of the TTCDA Guidelines. The Plan proposes plantings along the front and side foundations of the building, and along the front perimeter of the property. A landscaped area is between the street and the parking. Trees were initially proposed along the northwest lot line along the parking area, but a sewer line is located along that lot line, and the utility company has asked that trees not be placed here because the root system could damage the lines. Additional types of plantings, such as shrubs or groundcover, would need to be dug up should there ever be issues with the sewer line; therefore, no plantings are proposed along this side of the site. 11) The proposed lighting includes six light poles along the perimeter of the parking lot and another near the loading dock doors. The proposed light fixtures are full cut-off and utilize LED lighting, thereby meeting the TTCDA Guidelines, and lighting levels likewise meet the TTCDA |
| | Guidelines. 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 complies with the TTCDA Design Guidelines. |
| Waivers and Variances Requested: | 1) Waiver to reduce the parking lot setback to 15 ft. |

Staff Recommendation:

Staff recommends the following actions on the required waivers from the Design Guidelines: 1) Approve the waiver to reduce the parking lot setback to 15 ft.

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

1) Obtaining Planning Commission approval of the use on review case associated with this request (4-B-22-SU).

2) 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.

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

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

5) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.



















A NEW CORPORATE HEADQUARTERS FACILITY FOR: A NEW CORPORATE HEADQUARTERS FACILITY FOR: JOHN H. COLEMAN CO., LLC TTCDA (5-4-22-T0B) PC (4-B-22-UR) 805 Comfor Park Blvd Knoxville, Tennessee 37932

- SITE DETAILS - 2

_ REVISIONS: _

_

DATE: 14/13/2022
 FILE NAME:
 PROJECT NO: 213142

C2.2











TTCDA - LANDSCAPE REQUIREMENT NOTES:

3.1.4 In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergeen 40 trees proposed
19 evergreen = 48% 3.1.5 When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space. - 2.32 acres - 1.04 acres (parking) and building) = 1.28 * 10 = 13 trees - 15 large trees proposed - 10 medium trees proposed

3.1.8 The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.

3.2.1 The arrival areas should be landscaped to make an introductory statement about each site. - landscape provided at driveway entrance and front of building

3.2.2 Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade - all entry areas landscaped, shade provided where adequate room for tree growth is available

3.3.2 Entrances into buildings should be accented by plantings.

- all entry areas landscaped

2.3.3 Ansa around buildinge equal to 50% of the sets of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B). - Ford Erwoins - 23.5 Side Elevation = 2,143 - Total Front and Side Elevations = 7.549 - Total Protect Elevations = 7.549 - Total Protect Elevations = 7.549 - 2016 Protect Elevations = 7.5

3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer. - trees proposed near south facade

3.3.5 Landscaping should buffer the building from the microclimate of the parking area. - trees proposed around parking and drive aisles

3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements. - evergreen shrubs proposed

3.4.1 Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two. - landscape proposed between parking and cul-de-sac

3.4.2 If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.

3.4.3 Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided - 42 parking space proposed, 5 trees required, 15 large trees proposed

3.4.4 In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking. Total Parking Lot and Vehicular Use Area = 27,658 square fee
 Total Landscape Bed Area = 9,341 square feet

- 34%

3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.

3.3.5 Mature trees that are preserved within eight feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas ahalf be in addition to those required under Section 3.1. - Not, no test served

3.3.7 Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (6) left from the trunk of a large canopy tree. - reservoyed within of or all parking pages

3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.

| PLA | NTING LEGEND: | | | | | Notes: | - 9 < |
|--|--|-------------------------|------------------|--|--------------------------|--|---|
| Qnty | Botanical Name | Common Name | Size | Notes | Size | | – ² 8 LLI |
| | | | | | | This landscape plan is designed to meet minimum TTCDA landscape requirements only. All HVAC units shall be screened with venetation as per TTCDA landscaping ordinance. Location and screening | - t - ~ |
| Deci 3 | Acer buergerianum | Trident Manle | 2" cal | central leader full and dense | м | material TBD. | |
| 4 | Acer rubrum 'October Glony' | October Glory Red Manle | 2 cal. 2" cal | central leader, full and dense | 1 | - Planning Commission File #4-B-22-UR | ಕ() ೧ |
| 6 | Cercis canadensis | Redbud | 2" cal | central leader, full and dense | s | - TTCDA Case #S-A-22-TOB | |
| 6 | Lagerstromia indica 'Muskogee' | Muskogee Crape Myrtle | 2" cal | MT. 5 cane min. full and well branched | ŝ | | a () y m |
| 4 | Liriodendron tulipifera | Tulip Poplar | 2" cal. | central leader, full and dense | L | | – <u>– – – – –</u> – – – – |
| 1 | Quercus phellos | Willow Oak | 2" cal. | central leader, full and dense | L | | <u>_</u> |
| 1 | Ulmus parvifolia | Lacebark Elm | 2" cal. | central leader, full and dense | M | | e — + * 8 |
| Ever | green Trees | | | | | | ੱਕ 🗕 ਭ – |
| 3 | Juniperus chinensis | Spartan Juniper | 6' hat. | central leader, full and dense | м | | |
| 4 | Magnolia x soulangeana | Sweetbay Magnolia | 6' hgt. | central leader, full and dense | M | | |
| 6 | Pinus taeda | Lobiolly | 12' hgt. | central leader, full and well branched | L | | - 5 / 5 . |
| 3 | Prunus caroliniana | Carolina Cherry Laurel | 6' hgt. | central leader, full and dense | S | | – ŭ 🗖 ÷ e |
| 3 | llex x | Nellie R Stevens Holly | 6' hgt. | central leader, full and dense | M | | |
| Dec | duque Shrube | | | | | | - š 🛨 č ž |
| 16 | Clethra alnifolia | Sweet Pepperbush | 3 gallon | full and dense | | | - 7 O 5 8 |
| 10 | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea | 3 gallon | full and dense | | | |
| 11 | Hydrangea quercifolia | Oakleaf Hydrangea | 3 gallon | full and dense | | | - < - & ¥ |
| 1 | Ilex verticillata 'Southern Gentleman' | Winterberry Holly | 7 gal, 36" | 5' oc, full and dense, plant one male polli | inator for each grouping | | |
| 10 | Ilex verticillata 'Winter Red' | Winterberry Holly | 7 gal, 36" | 5' oc, full and dense | | | |
| 6 | Physocarpus opulifolius | Ninebark | 3 gallon | full and dense | | | LANDSCAPE |
| 0 | Rhus aromatica | Gro-Low Sumac | 3 gallon | full and dense | | | PLAN |
| Ever | green Shruhs | | | | | | _ |
| 36 | Abelia | Rose Creek Abelia | 3 gallon | full and dense | | - ×4 | |
| 2 | Cryptomeria japonica 'Nana Glubosa' | Dwarf Japanese Cedar | 3 gallon | full and dense | | The second s | Planning Commission File #4.8.22.118 |
| AAAA 41 | Ilex cornuta 'Carissa' | Carissa Holly | 3 gallon | full and dense | | 3 / 1 | - TTCDA Case #5-A-22-TOB |
| 0 | Ilex glabra | Inkberry Holly | 3 gallon | full and dense | | El Ver | |
| 13 | Prunus laurocerasus 'Schipkaensis' | Shipka Laurel | 3 gallon | full and dense | | 5 | REVISIONS |
| 19 | Rosa hybrida | Pink Dhit Rose | 3 gallon | full and dense | | SV 21x | Revision # Description Date |
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| 1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1. | Pennisetum alopecuroides | Cassian Pennisetum | 1 gallon | full and dense | | PAAAAAAAA | Removed 2 Willow Oak and 3 Trident |
| | | | | | | S I I N | Maple Trees along NW PL per proximity to original country line |
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Architecture

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ville, Tennessee 37919 865.671.9060 jainc.com

COLEMAN Corporate Headquarters for: Park Blvd. nnessee 37932 T

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April 22, 2022

Re: John H. Coleman – New Facility 805 Corridor Park Blvd.

Dear Ms. Portier & Planning Officials,

It has been brought to our attention that one parking space on our Civil drawings is in the 20 foot setback from the front of the property adjacent to the West driveway cul-de-sac. The corner of the parking spot is 15 feet from the property line which is drawn on sheet C1.2. Since only a small portion of the space is in the set-back we would like to request a waiver be granted to allow this space to remain.

This request is being made so the building Owner can have as many parking spaces as possible to allow for future growth. The Company maintains a fleet of work trucks numbering in the dozens and the new facility will have approximately 25 office & shop employees that will be parking daily as well. Our concern is that if not enough spots are available at peak times workers will park on the grass or on the street, which would be an unwanted result. We thank you for your consideration of this request.

If you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely, Josh Biden Johnson Arch. 865-671-9060 Jbiden@jainc.com

2240 Sutherland Ave. Suite 105 Knoxville, TN 37919 jainc.com 865.671.9060 866.467.9060



TTCDA Review Request

| BUILDING PERMIT - NEW CONSTRUCTION BUILDING PERMIT - EXPANSION OR RENOVATION BUILDING PERMIT - GRADING PLAN | REZONING SIGNAGE ZONING VARIANCE |] ADMINISTRATIVE REVIEW BOARD REVIEW | | |
|---|--|---|----|--|
| Buddy Cruze : (Owner) John H. Coleman Co. | | | | |
| PUBLISHED APPLICANT NAME - no individuals on behalf | of - | | | |
| March 28, 2022 | May 9, 2022 | 5-A-22-TOB | | |
| DATE FILED | MEETING DATE (IF APPLICABLE) FILE NUMBER | | | |
| CORRESPONDENCE Correspondence related to | this application will be directed to the | e contact listed below. | | |
| APPLICANT 🗌 OWNER 🗌 OPTION HOLDER 🗌 SU | RVEYOR 🗌 ENGINEER 🔳 ARCHITEC | | EΥ | |
| Josh E. Biden | Johnson Architecture Inc. | | | |
| NAME | COMPANY | | | |
| 2240 Sutherland Avenue Ste. 105 | Knoxville | TN 37919 | | |
| ADDRESS | СІТҮ | STATE ZIP | | |
| 865-671-9060 | jbiden@jainc.com | | | |
| PHONE | EMAIL | | | |
| CURRENT PROPERTY INFO | NERS / OPTION HOLDERS 🗌 PART OF | PARCEL | | |
| Nutt Ronald & The James Kelley Milam Trust | 7741 S. Northshore Dr. St. 2 | 103 865-441-4387 | | |
| OWNER NAME - if different - | OWNER ADDRESS | OWNER PHONE/EMAIL | | |
| 805 Corridor Park Blvd. Knoxville, TN 37932 | | | | |
| PROPERTY ADDRESS | | | | |
| 118 173.22 | No | 2.314 Acres | | |
| PARCEL ID(S) | PART OF PARCEL? (Y/N) | TRACT SIZE | | |
| STAFF USE ONLY | | | | |
| | | 🗌 CITY 🔳 COUNTY | | |
| Northern terminus of Corridor Park Blvd | | 3rd | | |
| GENERAL LOCATION | | DISTRICT | | |
| | TP (Technology Park) | | | |
| ZONING | SECTOR PLAN LAND USE CLASSIFICATION | | | |
| | Vacant land | | | |
| PLANNING SECTOR | EXISTING LAND USE | | | |

| REQUEST | | |
|--|---|--|
| BUILDING PERMIT | PLAN MATERIALS: | |
| NEW CONSTRUCTION SIGNAGE EXPANSION OR RENOVATION GRADING PLAN ZONING VARIANCE WAIVERS OR VARIANCES REQUESTED? YES NO ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN | DEVELOPMENT PLAN OTHER: BUILDING ELEVATIONS FLOOR PLAN LANDSCAPE PLAN SIGNAGE PLAN OFF-STREET PARKING | |

| RENOVATION OR EXPANSION | ZONING VARIANCE |
|---|-------------------------------------|
| SUMMARY OF WORK TO BE PERFORMED: | SUMMARY OF ZONING VARIANCE REQUEST: |
| New 14,750 s.f. Office and Shop space for John H. Coleman Company - HVAC Contractor. | |

REZONING

| ZONE FROM: |
|------------|
|): |
| |
|): |

SIGNAGE

YARD SIGN
 AREA: ______
 HEIGHT: _____
 FINISH: _____

BUILDING SIGN AREA: 35 s.f. HEIGHT: 12 ft. FINISH: Metal OTHER SIGN
AREA: ______
HEIGHT: ______
TYPE: ______

STAFF USE ONLY

| TTCDA Checklist | CODE | CODE | TOTAL |
|--------------------------------|-----------------------|-----------------------|----------|
| Property Owners/Option Holders | fee 801 \$450.00 | fee 802 \$175.00 | \$625.00 |

AUTHORIZATION

By signing below

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

| Josh E. Biden | Johnson Architecture Inc. | March 28, 2022 |
|---------------------------|---------------------------|----------------|
| APPLICATION AUTHORIZED BY | AFFILIATION | DATE |
| 865-603-5355 | jbiden@jainc.com | |
| PHONE NUMBER | EMAIL | |
| Michele Portig | Josh E. Biden | March 28, 2022 |
| STAFF SIGNATURE | PRINT NAME | DATE PAID |