

Applicant: LINCOLN MEMORIAL UNIVERSITY**Request:** BUILDING PERMIT**Meeting Date:** 5/9/2022**Address:** 0 Cogdill Rd.**Map/Parcel Number:** 118 17607**Location:** Landlocked parcel, southwest of Cogdill Road, south of Dutchtown Road**Existing Zoning:** C-H-1 (Highway Commercial) / TO (Technology Overlay)**Proposed Zoning:** N/A**Existing Land Use:** Vacant Land**Proposed Land Use:** Expansion of the parking area behind the existing building.**Appx. Size of Tract:** 3.85 acres**Accessibility:** Access is off of Cogdill Road via parcel 118 17601. Cogdill Road is a minor collector with a 22.5-ft pavement width inside the Pellissippi Parkway right-of-way.**Surrounding Zoning and Land Uses:**
North: C-H-1 (Highway Commercial) / TO-1 (Technology Overlay) in the City - Vacant land
South: CB (Business and Manufacturing) / TO (Technology Overlay) in the County - Vacant land
East: OP (Office Park) / TO-1 (Technology Park) in the City - Lincoln Memorial University
West: CB (Business and Manufacturing), BP (Business and Technology Park), and TO (Technology Overlay) in the County - Office building

Comments:

- 1) This is a request to expand the parking lot of Lincoln Memorial University into the neighboring vacant parcel behind the LMU building at 9737 Cogdill Road. The parking lot would serve both three-story buildings on the LMU University property, which together comprise a floor area of approximately 161,107 sq ft.
- 2) The subject parcel is zoned C-H-1, which allows stand-alone parking lots as a special use. The applicant will need to either replat to combine this property with the property containing the building, or obtain a special use approval from the Planning Commission prior to pulling permits for construction.
- 3) The impervious area ratio (IAR) was calculated solely on the 3.85-acre parcel housing the proposed parking addition. The proposed IAR is 0.51%, which is below the 70% maximum allowed.
- 4) Neither the TTCDA Guidelines nor the Knox County Zoning Ordinance addresses this particular use with regard to the number of parking spaces that would be required. In such cases, we use the closest use listed.
 - a. Following the TTCDA Guidelines, the Office land use was used in calculating the number of spaces required for this project, which requires a minimum of 3 spaces and allows a maximum of 4.5 spaces per 1000 sq ft of GFA. A range of 484 to 725 parking spaces is required. The proposed addition of 232 spaces yields 874 spaces proposed overall and a waiver is required to exceed the maximum allowed by the TTCDA Guidelines.
 - b. Following the Knox County Zoning Ordinance, the Professional Office land use requires a minimum of 1 space for every 250 square feet of usable office space. Using this land use yields a minimum of 644 spaces with no maximum.
- 5) The only landscaping requirements that are applicable for this case are the sections pertaining to parking lot landscaping. The proposed landscape plan meets the TTCDA Guidelines.

Design Guideline Conformity:	With the recommended conditions and approval of the requested waivers, this request complies with the TTCDA Design Guidelines.
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Waivers and Variances Requested:	Increase the number of parking spaces allowed to 874 spaces.
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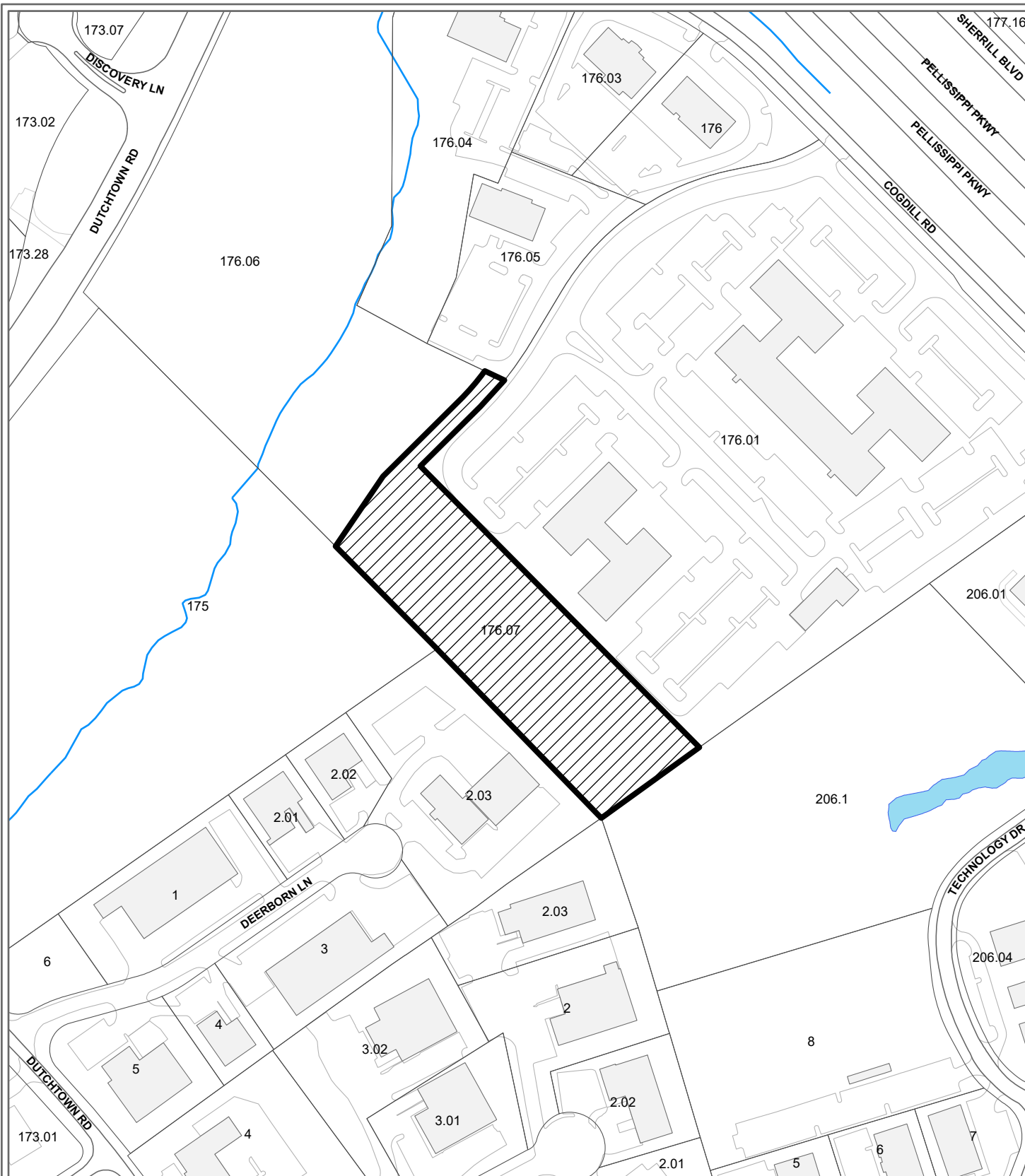
Staff Recommendation:

Staff recommends the following actions on the required waivers from the Design Guidelines:

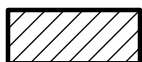
1) Approve the waiver to increase the number of parking spaces allowed to 874 to allow the applicant to comply with the Knox County Zoning Ordinance.

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

- 1) Obtaining approval of a plat to combine the subject property with parcel 118 17601 (9737 Cogdill Road).
- 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-E-22-TOB
CERTIFICATE OF APPROPRIATENESS



Purpose of Request: Building Permit

Original Print Date: 3/14/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Lincoln Memorial University

Map No: 131

Jurisdiction: City

0 250
Feet



PLANS FOR
DeBusk College of Osteopathic Medicine
Parking Expansion

PREPARED FOR
LINCOLN MEMORIAL UNIVERSITY
KNOXVILLE, TENNESSEE

SHEET INDEX	
NUMBER	DESCRIPTION
1	SUMMARY SHEET
2	CURB AND PARKING LAYOUT
3	GRADING PLAN
4	PRELIMINARY DRAINAGE PLAN
5	SPECIES-SPECIFIC LANDSCAPE PLAN
6	EROSION CONTROL PLAN
7-10	DETAILS



Property Owner Information
LMU
9731 Cogdill Rd.
Knoxville, TN 37902
(423)-869-6418
david.laws@lmu.net
Parcel Number: 118 17601
City Block/ Lot Number: 46/46368

COORDINATE SYSTEM

Coordinates are based on State Plane Coordinate System Tennessee State Plane Zone and in U.S. Survey Feet (Vertical datum reference: NAVD83)



The contractor is instructed to call 1-800-351-111 to reach TN 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the TN 811 one-call Before-You-Dig (BUD) service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to TN 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

PREPARED BY

V&M
Vaughn & Melton

Consulting Engineers Inc.

109 SOUTH 24th STREET
MIDDLESBORO, KENTUCKY 40965
Phone: (606) 248-6600

KENTUCKY - TENNESSEE - NORTH CAROLINA - SOUTH CAROLINA - GEORGIA

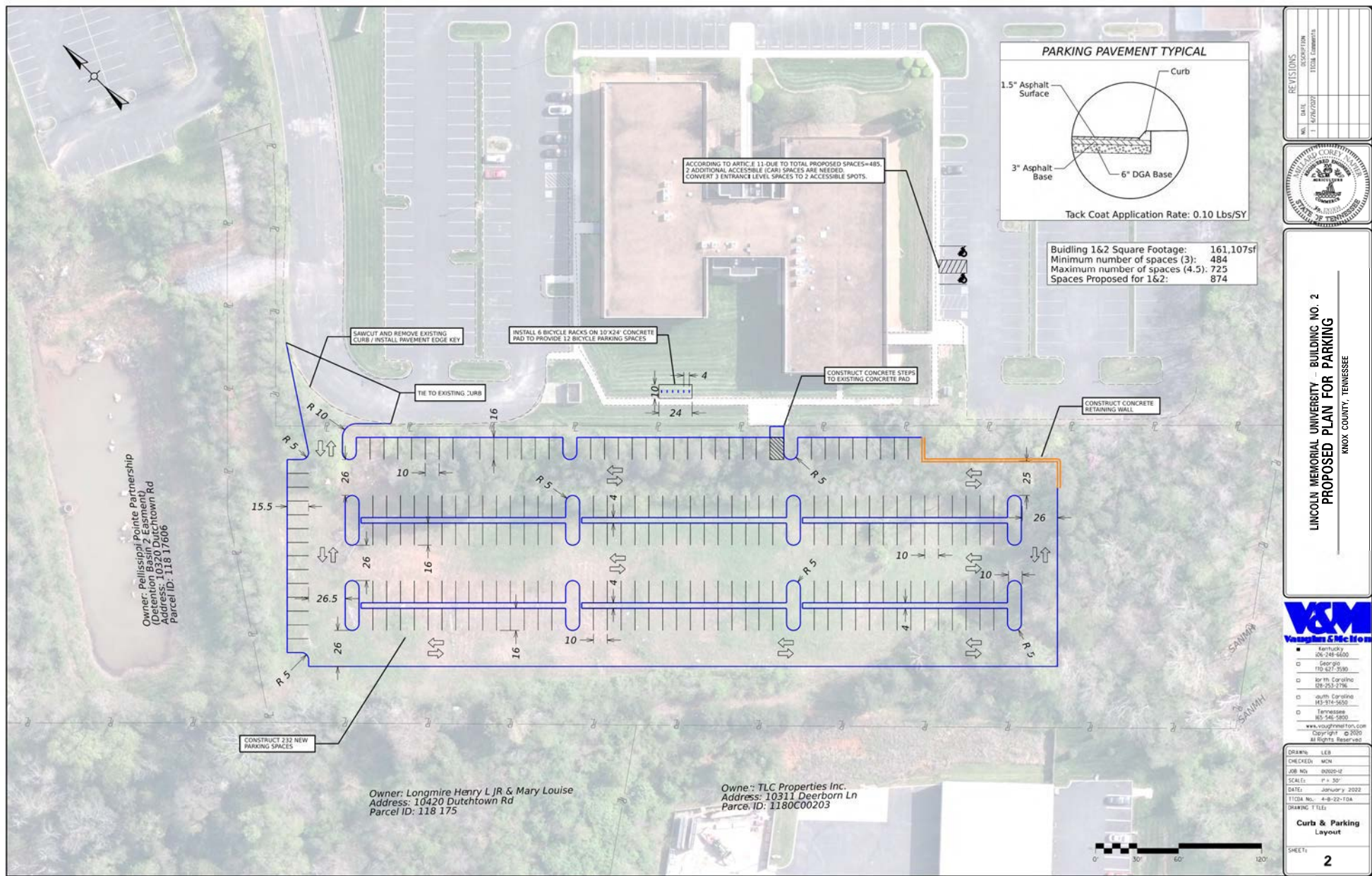


PROJECT ENGINEER

DATE

REV. NO.	DESCRIPTION	DATE
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1	TTCDA Comments	4/26/22





Proposed Disturbed Area: 2.9 Acres
Proposed Impervious Area: 2.0 Acres
Volume Cut: 6975 CY
Volume Fill: 5650 CY
Borrow Material: 1325 CY

Owner: Pelliccioli Pointe Partnership
(Detention Basin 2 Easement)
Address: 10320 Dutchtown Rd
Parcel ID: 118 17606

Owner: Longmire Henry L JR & Mary Louise
Address: 10420 Dutchtown Rd
Parcel ID: 118 175

Owner: TLC Properties Inc.
Address: 10311 Deerborn Ln
Parcel ID: 1180C00203

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/06/2022	100% COMMENTS



LINCOLN MEMORIAL UNIVERSITY BUILDING NO. 2
PROPOSED PLAN FOR PARKING
KNOX COUNTY, TENNESSEE

V&M
Vaughan & McNamee

- Kentucky 206-248-6600
- Georgia 770-627-5595
- North Carolina 919-253-3796
- South Carolina 843-314-5650
- Tennessee 615-545-5800

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DRAWN	LEB
CHECKED	MCN
JOB NO.	00020-02
SCALE	1" = 30'
DATE	January, 2022
FIG. NO.	4-B-22-10A
DRAWING TITLE	

Grading Plan



Structure ID	Structure Type
1	18" Outlet HW
2	Water Quality Unit CS-8
3	TDOT CB10RA
4	TDOT CB10RA
5	Junction Box
6	TDOT CB10RA
7	TDOT CB10RA
8	TDOT CB10RA

REVISIONS	
NO.	DATE
1	12/12/2022
TOTAL COMMENTS	



LINCOLN MEMORIAL UNIVERSITY - BUILDING NO. 2
PROPOSED PLAN FOR PARKING
KNOX COUNTY, TENNESSEE



■ Kentucky
126-148-6600
□ Georgia
110-627-5590
□ North Carolina
018-253-7796
□ South Carolina
143-914-5600
□ Tennessee
165-646-5800
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DRAWN: LEB
CHECKED: MCN
JOB NO: 00001-02
SCALE: 1" = 30'
DATE: January, 2022
TIDR NO: 4-8-22-TDA
DRAWING TITLE:

Drainage Plan

Owner: Pellissippi Pointe Partnership
Detention Basin 2 Easement
Address: 10320 Dutchtown Rd
Parcel ID: 118 17606

9.5LF of 18"
HDPE @ 24.3%

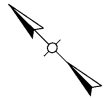
15.5LF of 18"
HDPE @ 1.8%

10.5LF of 18"
HDPE @ 4.6%

Owner: Longmire Henry LJR & Mary Louise
Address: 10420 Dutchtown Rd
Parcel ID: 118 175

Owner: TLC Properties Inc.
Address: 10311 Deerborn Ln
Parcel ID: 1180C00203





Parking Surface Area: 85,500 SF
Planting Bed Area: 6,300 SF (7.3%)

PLANT SCHEDULE - THIS SHEET

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
CK	8	Cladostis kentukea	Yellowwood	2' cal.	B&B	as shown
GT	3	Gleditsia triacanthos Inermis 'Skyline'	'Skyline' Honeylocust	2' cal.	B&B	as shown
JC	880	Juniperus conferta 'Blue Pacific'	'Blue Pacific' Shore Juniper	12"	#3 cont.	18" o.c.
OV	8	Ostrya virginiana	American Hophornbeam	2' cal.	B&B	as shown
TC	2	Tilia cordata	Little-Leaf Linden	2' cal.	B&B	as shown
ZS	2	Zelkova serrata 'Green Vase'	'Green Vase' Japanese Zelkova	2' cal.	B&B	as shown

Owner: Pelissippi Pointe Partnership
(Deerborn Basin 2 Easement)
Address: 10320 Dutchtown Rd
Parcel ID: 118 17606

Owner: Longmire Henry L JR & Mary Louise
Address: 10420 Dutchtown Rd
Parcel ID: 118 175

Owner: TLC Properties Inc.
Address: 10311 Deerborn Ln
Parcel ID: 1180C00203

REVISIONS	
NO.	DATE
1	12/22/2022
TJG: Comments	



LINCOLN MEMORIAL UNIVERSITY - BUILDING NO. 2
PROPOSED PLAN FOR PARKING
KNOX COUNTY, TENNESSEE

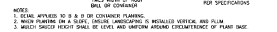


Kentucky
256-248-6600
Georgia
770-527-3390
North Carolina
919-253-7795
South Carolina
843-914-9630
Tennessee
865-545-5800
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DRAWN: LEB
CHECKED: MCN
JOB NO: 00020-02
SCALE: 1" = 30'
DATE: September 2022
SHEET: 4-0-22-10A
DRAWING TITLE:

Landscape
Plan





DECIDUOUS TREE PLANTING DETAIL
(NOT TO SCALE)



SHRUB PLANTING DETAIL
(NOT TO SCALE)

[illegible][illegible]

LINCOLN MEMORIAL UNIVERSITY – BUILDING NO. 2
PROPOSED PLAN FOR PARKING
KNOX COUNTY, TENNESSEE



- ☐ Kentucky
 106-248-6600

☐ Georgia
 170-627-3590

☐ North Carolina
 128-253-2796

☐ South Carolina
 143-974-5650

☐ Tennessee
 165-546-5800

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DRAWN:	LEB
CHECKED:	MCN
JOB NO:	042020-42
SCALE:	n/a
DATE:	January 2022
FILE NAME:	
DRAWING TITLE:	
PLANTING DETAIL	



NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink:

[illegible]

If more space is needed, attach additional sheets.

TTCDA Review Request

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

Lincoln Memorial University

PUBLISHED APPLICANT NAME - no individuals on behalf of -

2/21/2022	4/11/2022	4-B-22-TOA 5-E-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

Luke Boyd

Vaughn & Melton Consulting Engineers

NAME

COMPANY

109 S 24th St.

Middlesboro

KY

40965

ADDRESS

CITY

STATE

ZIP

(606)-248-6600

leboyd@vaughnmelton.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- ☐ MULTIPLE OWNERS / OPTION HOLDERS
 ☐ PART OF PARCEL

Lincoln Memorial University-David Laws

6965 Cumberland Gap Pwky.

david.laws@lmu.net

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

~~9731~~ 0 Cogdill Rd. Knoxville, TN 37932

PROPERTY ADDRESS

118 17607

Y

3.85

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- ☐ CITY
 ☒ COUNTY

Landlocked parcel, southwest of Cogdill Rd south of Dutchtown Rd

3rd

GENERAL LOCATION

DISTRICT

OP/TO

TP

ZONING

SECTOR PLAN
LAND USE CLASSIFICATION

Northwest County

Vacant parcel

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:

The owner plans to expand the parking area behind the existing building.

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

☐ YARD SIGN

AREA: _____
HEIGHT: _____
FINISH: _____

☐ BUILDING SIGN

AREA: _____
HEIGHT: _____
FINISH: _____

☐ OTHER SIGN

AREA: _____
HEIGHT: _____
TYPE: _____

STAFF USE ONLY

- ☐ TTCDA Checklist
☐ Property Owners/Option Holders

CODE

FEE
808 / \$250

CODE

FEE
801 | \$200

\$250.00

TOTAL

+ \$200.00
\$450 total

AUTHORIZATION

By signing below

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



APPLICATION AUTHORIZED BY

Engineer

AFFILIATION

2/21/2022

DATE

(606)-248-6600

PHONE NUMBER

leboyd@vaughnmelton.com

EMAIL



STAFF SIGNATURE

Michelle Portier

PRINT NAME

2/22/2022

DATE PAID