

# **Report of Staff Recommendation**

File No.: 7-A-23-TOB

Applicant: GISELE BAAKLINI / GEORGE ARMOUR EWART ARCHITECT

Request: BUILDING PERMIT

Meeting Date: 7/5/2023

Address: 0 Corridor Park Blvd.

Map/Parcel Number: 118 17325

**Location:** Northwestern terminus of Corridor Park Blvd., east of Lovell Rd

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

Proposed Zoning: N/A

**Existing Land Use:** Agriculture/forestry/vacant

Proposed Land Use: New Office-Warehouse building

**Appx. Size of Tract:** 3.6 acres

Accessibility: Access is via Corridor Park Boulevard, a local street with 26 ft of pavement width within a 68-ft

right-of-way.

**Surrounding Zoning** 

and Land Uses:

North: RA (Low Density Residential) / TO (Technology Overlay) - Single family residential

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

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

West: OB (Office, Medical and Related Services) / TO (Technology Overlay) - Multifamily

### **Comments:**

The applicant is requesting approval of an office warehouse with an area of approximately 15,559 sq ft.

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR BUILDING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. Conformity of the proposal with the Tennessee Technology Corridor Design Guidelines.

- 1) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are within the maximum allowed by the Design Guidelines.
- 2) There is a loading dock on the southwest corner of the site facing the street, and there are trees planted at the entry to the site that will screen the dock doors from the street. This portion of Corridor Park Boulevard is situated off from the main portion of the street as it takes a sharp right turn and extends for one parcel before reaching the southern property line of the subject property, further keeping the dock doors from view of traffic.
- 3) There is another overhead garage door, but it is not designed as a loading dock door and would be for smaller vehicles than those using the loading dock. This door is on the northern end of the building further from the street, but is closer to the abutting single family detached residential subdivision. Staff has requested a 25-ft no-disturb area on this portion of the site to provide a visual buffer from this development.
- 4) The TTCDA Guidelines require between 16 and 23 parking spaces, and the applicant is proposing 30 spaces. The applicant is requesting a waiver to increase the maximum number of parking spaces allowed to 30 spaces. Staff supports the waiver since the increase is minimal and the plans are otherwise in compliance with the Guidelines.

- 5) The building facade features aluminum siding on all facades and on the loading dock doors. The main building entry consists of a storefront system capped with an aluminum canopy, and a secondary entry that is also on the front façade is capped with a smaller aluminum canopy. The building is slightly taller in the front than in the back, so the roof slopes slightly from front to back, but is otherwise flat.
- 6) Use of metal panels and masonry block is not prohibited but is discouraged. Foundation plantings are proposed to screen the materials used. The landscape plans call for a series of Emerald Arborvitae, a narrow, vertical tree, that will help to soften the building's appearance and provide visual interest to an otherwise blank façade.
- 7) The landscape plan meets the landscaping requirements of the TTCDA Guidelines.
- 8) The subject property abuts single family residential neighborhood on the north, and an apartment complex is under construction on the west. A Type A Dense landscape screen is required between commercial and residential areas. To meet this standard, the site plans identify a 15-ft non disturbance area (the minimum required) on the western lot line, and a 30 ft non-disturbance area along the northern lot line (Planning had requested a minimum of 25 ft).
- 9) The proposed lighting includes 5 building-mounted fixtures for safety and security purposes. These are located along the front façade of the building along the parking lot and loading area. The proposed light fixtures are full cut-off and utilize LED lighting, thereby meeting the TTCDA Guidelines. The lighting levels exceed the maximum allowed by the TTCDA Guidelines.
- 10) 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.
- B. Conformity of the proposal with the Knoxville-Knox County Minimum Subdivision Regulations and either the Knoxville Zoning Ordinance, or the Knox County Zoning Ordinance, as appropriate.
- 1) The 3.6-acre site is zoned BP (Business and Technology Park) / TO (Technology Overlay). Office warehouses are allowed in the BP zone, but site plans require approval by the Planning Commission, and this item is scheduled for the July 13, 2023 Planning Commission meeting (Case 7-C-23-DP).
- 2) The applicant is not subdividing and the zone allows more than one primary use on a lot.
- C. Effect of the proposal on the subject property, surrounding property and the community as a whole.
- 1) As stated previously, Planning has requested a 25-ft no-disturb area on this portion of the site. The existing vegetation to be preserved is dense, which will provide a visual buffer and a higher degree of separation from this development than planting the Type A Landscape Screen.
- D. Consistency of the proposal with the requirements of Knox County departments, as appropriate.
- 1) Access would be off the northwestern terminus of Corridor Park Boulevard, a local road one block northwest of Dutchtown Road, a minor arterial. Access meets the standards of the Knox County Department of Engineering and Public Works.
- 2) The stormwater division within Knox County Engineering had no comments on the plans. A stormwater detention area is existing and deemed sufficient to serve the proposed development.

# **Design Guideline** Conformity:

With the recommended conditions and approval of the waiver, the proposed development conforms to the Design Guidelines.

# Requested:

Waivers and Variances 1) Waiver to increase the maximum number of parking spaces allowed from 23 to 30 spaces.

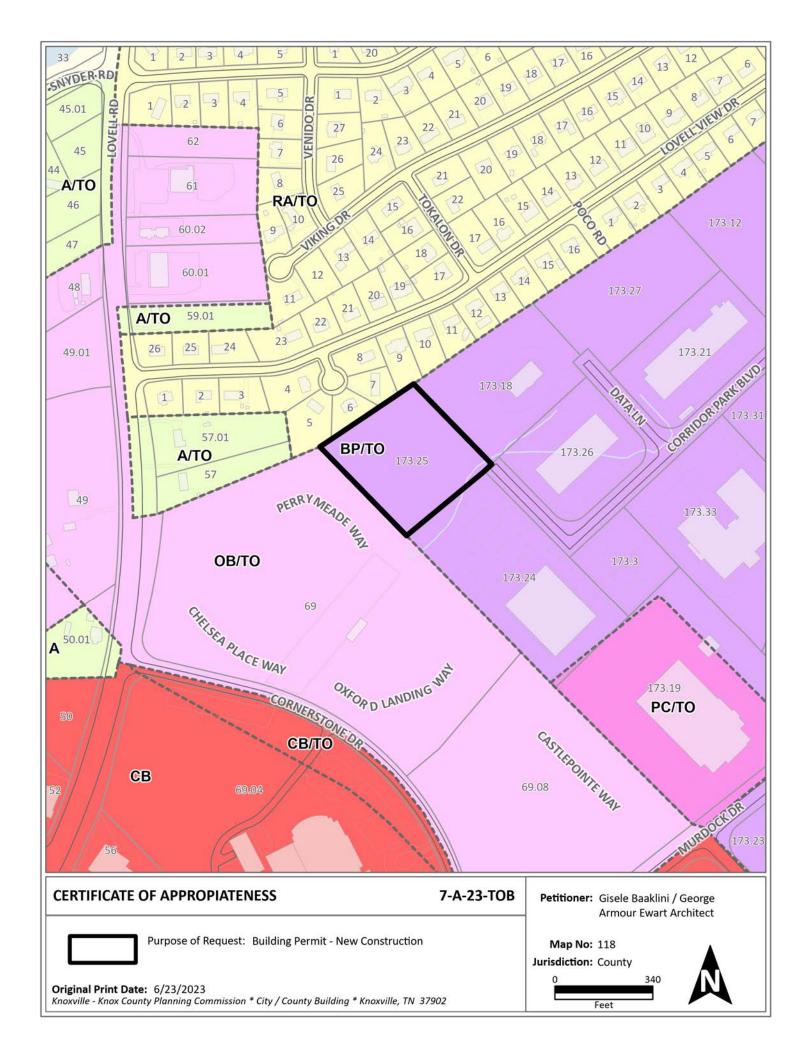
## **Staff Recommendation:**

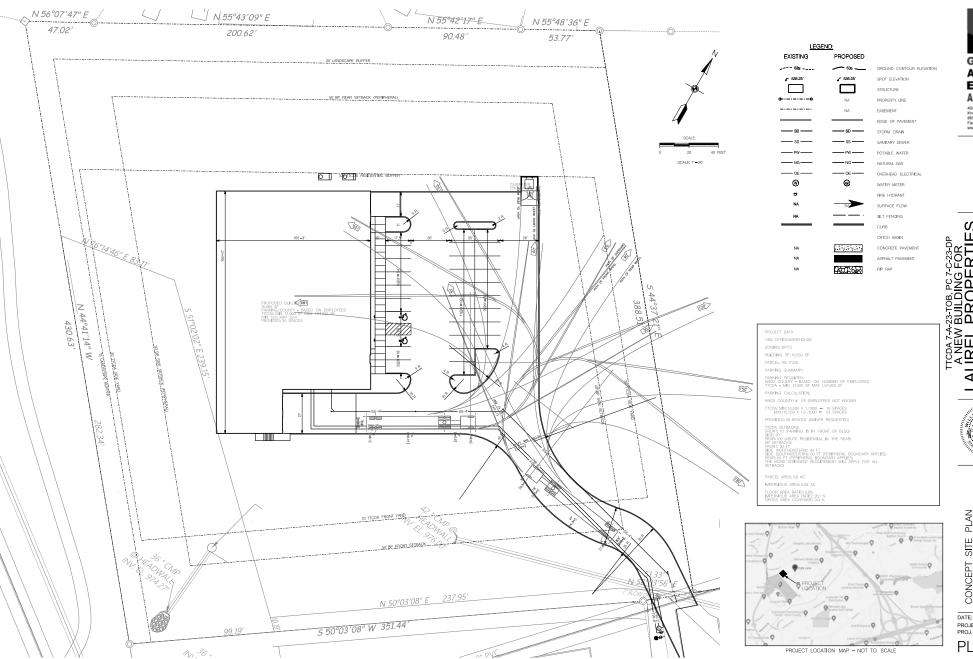
Staff recommends the following actions on the required waivers from the Design Guidelines:

1) Approve the waiver to increase the maximum number of parking spaces allowed from 23 to 30.

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 (7-C-23-DP).
- 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) Preservation of existing vegetation along shared lot lines with residential uses as identified on the site plans.
- 6) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.





**ARMOUR EWART** ARCHITECT 404 Bearden Park Circle Knoxvile, TN 37919 865.602.7771 Fax 805.602.7742 www.gorgeewart.com



CONCEPT SITE PLAN

DATE: 13 JUN 2023 PROJECT NO.: 23052 PROJ. MGR.: G.B.

PL01



LEGEND:

PROPOSED

SPOT ELEVATION

STRUCTURE

PROPERTY LINE

WATER METER

CONCRETE PAVEMENT

EXISTING

A NEW BUILDING FOR PARS-108, PC 7-0-25-UP A NEW BUILDING FOR PARE BLVD. CORRIDOR PARK BLVD. COT 40, DATA LANE AND A STAND A ST



CONCEPT GRADING PLAN

DATE: 13 JUN 2023 PROJECT NO.: 23052 PROJ. MGR.: G.B.

PL02



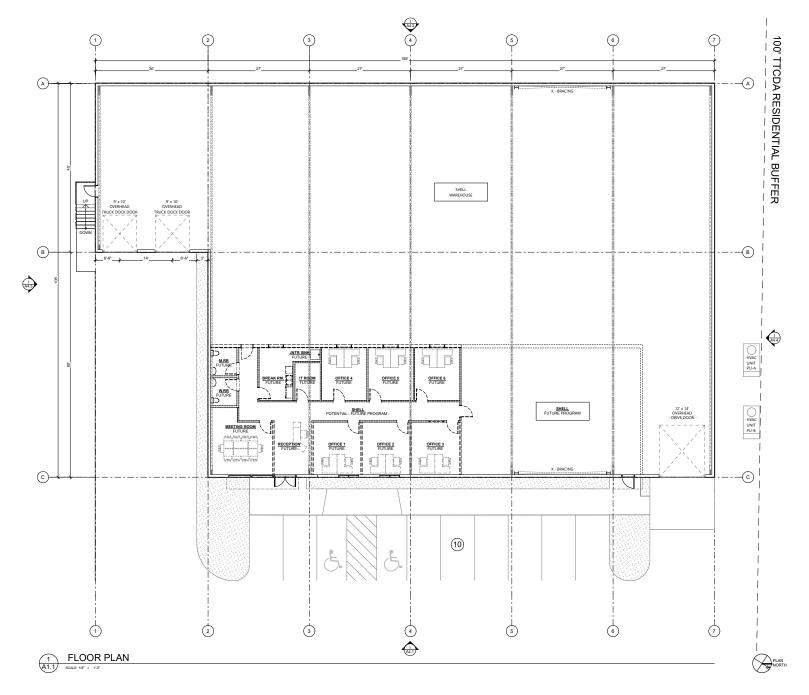


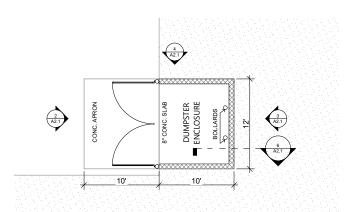


LOOR PLAN

DATE: 21 JUN 2023
PROJECT NO.: 23052
PROJECT MGR.: G.B.

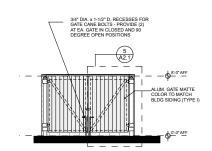




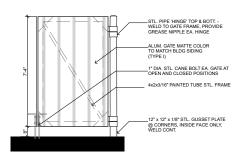


**DUMPSTER ENCLOSURE - PLAN** 





2 A2.1) BOMPSTER ENCLOSURE - FRONT ELEVATION

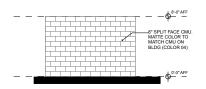


GEORGE ARMOUR EWART ARCHITECT 404 Bearden Park Circle Knoxville, TN 37919 865.602.7771 Fax 865.602.7742 www.georgeowart.com

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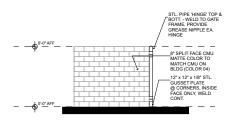
CORRIDOR PAI LOT 14, DATA

GATE DETAIL
A2.1 SCALE: 1/2" = 1'-0"

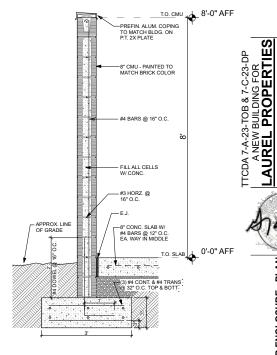


3 DUMPSTER ENCLOSURE - REAR ELEVATION

SOME 184" = 175"



4 DUMPSTER ENCLOSURE - SIDE ELEVATIONS



6 WALL SECTION - DETAIL
A2.1) SCALE: 1" = 1'-0"

#### **DUMPSTER ENCLOSURE - 120 SQFT**

GATE COLOR: MATTE COLOR 01 - TO MATCH TYPE I SIDING - TO BE APPROVED BY CLIENTS.

CMU COLOR: MATTE COLOR 04- TO MATCH CMU PAINT ON BLDG - TO BE APPROVED BY CLIENTS

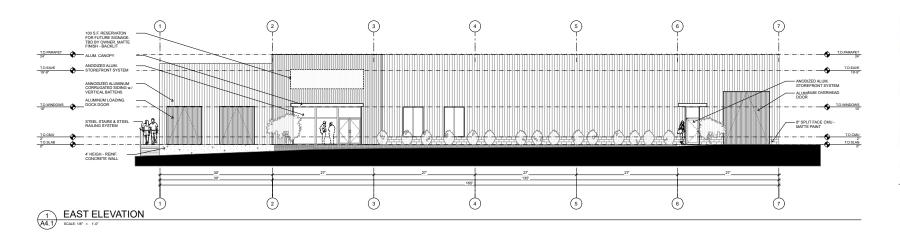
DATE: 21 JUN 2023 PROJECT NO.: 23052 PROJECT MGR.: G.B.

DUMPSTER ENCLOSURE - PLAN & DETAILS

**A2.1** 

GEORGE ARMOUR EWART ARCHITECT 404 Bearden Park Circle Knoxville, TN 37919 885.602.7712 Fax 885.602.7717 Fax 885.602.7719







EAST VIEW

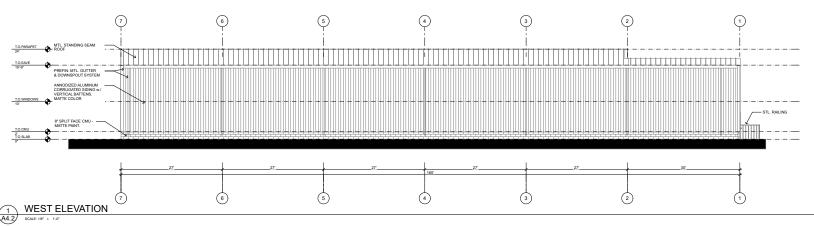
#### EAST VIEW WITH A SUGGESTIVE\* SIGNAGE & SUGGESTIVE TREES & PLANTS

NOTES: THIS IS A SHELL BUILDING. THE SHOWN SIGNAGE IN 3D IS ONLY SUGGESTIVE. FUTURE TENANTS / OWNERS WILL DESIGN A SIGNAGE THAT COMMUNICATES THEIR BUSINESS BRAND. THE BLDG. SIGNAGES ARE TO BE PROVIDED BY THE OWNERS / TENANTS AND THE BLDG. SIGNAGES' SHOP DRAWINGS ARE TO BE PROVIDED BY THE SIGNAGE CONTRACTOR. THE TREES AND PLANTS SHOWN IN 3D ARE ONLY SUGGESTIVE. REFER TO THE LANDSCAPE PLAN (L100) FOR TREES AND PLANTS TYPES

#### **BLDG. FLOOR AREA - 15,559 SQFT**

- [1] METAL SIDING TYPE I: VERTICAL BOARD AND BATTEN MATTE COLOR 01 TO BE APPROVED BY CLIENTS.
- 2 METAL SIDING TYPE II: VERTICAL BOARD AND BATTEN PANELS MATTE COLOR 02 TO BE APPROVED BY CLIENTS.
- 3 CANOPY SYSTEM: MATTE COLOR 03 TO BE APPROVED BY CLIENTS.
- 4 CMU: MATTE COLOR 04 TO BE APPROVED BY CLIENTS.







2 SOUTH WESTERN VIEW

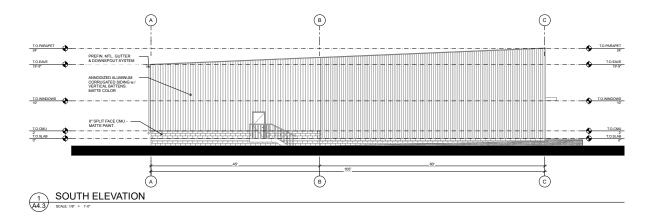
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- 4 CMU: MATTE COLOR 04 TO BE APPROVED BY CLIENTS.









SOUTH EASTERN VIEW

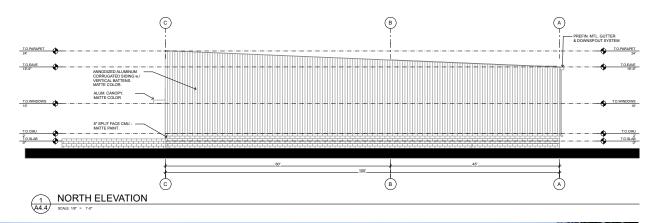
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**A4.3** 

**A4.4** 



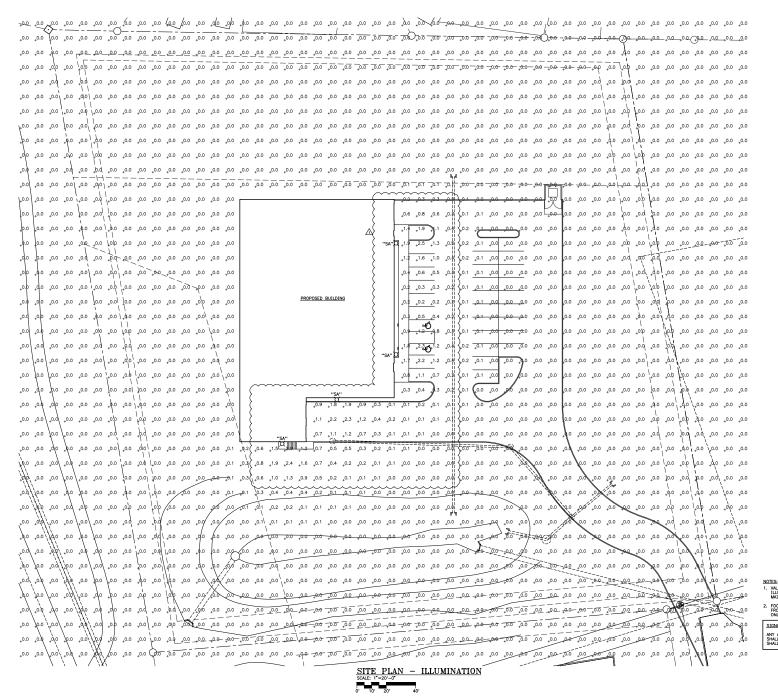


NORTH EASTERN VIEW

NOTE: THE TREES AND PLANTS SHOWN IN 3D ARE ONLY SUGGESTIVE. REFER TO THE LANDSCAPE PLAN (L100) FOR TREES AND PLANTS TYPES

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TTCDA: 7-C-23-DP / 7-A-23-TOB
ANEW BUILDING FOR
LAUREL PROPERTIES
PARTNERSHIP
CORRIDOR PARK BLVD.
LOT 14, DATA LANE,
KNOX COUNTY, TN.
AREA: 3.6 ACRES

NOTES:

1. VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCAMBLES; USING A TOTAL MAINTAINENER FACTOR UTILIZED OF 0.81.

FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.

SIGNAGE NOTE:

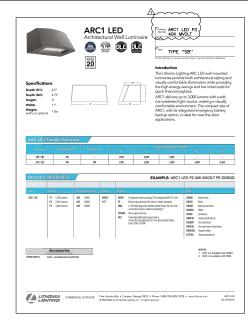
NY AND ALL EXTERIOR SIGNAGE FOR THE DEVELOPMENT HALL COMPLY WITH TTCDA SIGNAGE REQUIREMENTS AND HALL BE APPROVED AT A LATER DATE.



SITE PLAN - ILLUMINATION

**ES.1** 

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		ILLU	MINATIO	N												
	SESIGNATION		LIVERED LUMENS	R TEMPERATURE	UMINUM		SH	IPTI IRIA APE,	L.	DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING		MANUFACTURER*S PRODUCT ITEM	5	*EQ PRO PERM	DUCT	REMARKS
Δ,	BESIG	^ <del>≹</del> ^	~ELIV	^ocolor	Į,	STEEL	QNNO	SOUM	FIG		COMPANY	POLE CATALOG NO.	LUMINAIRE CATALOG NO.	YES	NO	
}	S	30	3000						18 FT.	BUILDING MOUNTED WALL PACK, FULL CUT-OFF	LITHONIA	4	ARC1 LED P3	•		DARK BRONZE FINISH
	*	UNLES CONC	S NOT ERNING	ED, EC	IÚAL VALE	P NC	(OD Y O	UCT F S	TO TH UBSTIT	AT SPECIFIED WILL BE ACCEPTED.	THE DESIGN PRO	FESSIONAL SHAL	L HAVE SOLE JUDI	GEME	NT	







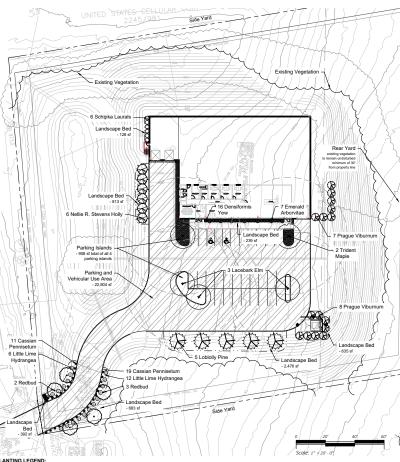
TTCDA: 7-C-23-DP / 7-A-23-TOB ANEW BUILDING FOR ANDREL PROPERTIES PARTNERSHIP CORRIDOR PARK BLVD. LOT 14, DATA LANE, KNOX COUNTY, TN. AREA: 3.6 ACRES

SITE ELECTRICAL DETAILS

DATE: 30 MAY 2023
PROJECT NO.: 23052
PROJ. MGR.: G.B.

ATICDA COMMENTS 6/19/23





PLANTI	NG LEGEND:				
Qnty	Botanical Name	Common Name	Size	Notes	Size
Deciduo	ous Trees				
2	Acer buergerianum	Trident Maple	2" cal.	central leader, full and dense	M
5	Cercis canadensis	Redbud	2" cal.	central leader, full and dense	S
3	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	М
Evergre	en Trees				
5	Pinus taeda	Loblolly	6' hgt.	central leader, full and dense	L
6	llex x	Nellie R Stevens Holly	6' hgt.	central leader, full and dense	M
7	Thuja occidentalis 'Emerald Green'	Emerald Arborvitae	6' hgt.	central leader, full and dense	S
Deciduo	us Shrubs				
18	Hydrangea panniculata 'Jame'	Little Lime Hydrangea	3 gallon	full and dense	
15	Viburnum x 'Pragense'	Prague Viburnum	3 gallon	full and dense	
Evergre	en Shrubs				
6	Prunus laurocerasus 'Schipkaensis'	Shipka Laurel	3 gallon	full and dense	
16	Taxus x media 'Densiformis'	Densiformis Yew	3 gallon	full and dense	
Grasses	and Ground Covers				

- This landscape plan is designed to meet minimum TTCDA landscape requirements only

#### 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 evergreen
- 28 trees proposed
- 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.

   3.63 acres 0.92 acres (parking and building) = 2.71 \* 10 = 28 trees
- 5 large trees proposed - 11 medium trees proposed
- 12 small trees prop
- 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 vard 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
- 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
- 3.3.3 Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B).

  -Front Elevation = 3,963 Side Elevation = 2,729 Side Elevation = 2,729

   Total Front and Side Elevations = 9,421
- Required Square Footage of Landscape = 4,711
   Total Proposed Perimeter Landscape = 5,150 square feet
- 3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer. - trees proposed near south facade

#### PLANTING NOTES:

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3.3.5 Landscaping should buffer the building from the microclimate of the parking area.

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,

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.

- trees proposed near all 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.

- 10 parking space proposed, 1 trees required, 5 medium trees proposed

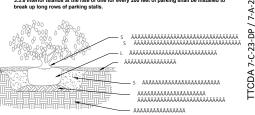
3.4.4 In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.

- Total Parking Lot and Vehicular Use Area = 22.804 square fee
- Total Landscape Bed Area = 5,150 square feet

low level shrubbery or a combination of the two.

- 3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.
- 3.3.6 Mature trees that are preserved within eight feet of the parking area may be used to 3.3.5 mature 1698 that are preser you within loght rest or the paranta gates made 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 shall be in addition to those required under Section 3.1.
- 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 (60) feet from the trunk of a large canopy tree.

  - trees proposed within 60' of all parking spaces
- 3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to





Knoxville, TN 37919 868.602.7771 Fax 868.602.7742 www.georgeewert.com



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OPERTII CORRIDOR PARK BLVD. LOT 14, DATA LANE, KNOX COUNTY, TN. AREA: 3.6 ACRES UREL PRO PARTNER



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☶ Landscape

TTCDA # 7-A-23-TOB

DATE: June 02 2023 PROJECT NO: 23052 PROJECT MGR.: G.B. REV #1: PR Comments, 06.13.23

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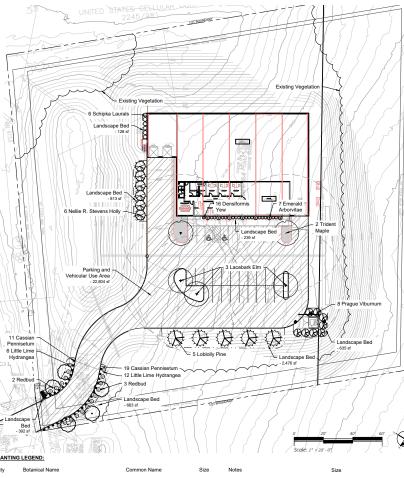
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PLANTING	G LEGEND:		1 1 1		01 -
Qnty	Botanical Name	Common Name	Size	Notes	Size
Deciduous 2 5 3	Trees Acer buergerianum Cercis canadensis Ulmus parvifolia	Trident Maple Redbud Lacebark Elm	2" cal. 2" cal. 2" cal.	central leader, full and dense central leader, full and dense central leader, full and dense	M S M
Evergreen 5 6 7	Trees Pinus taeda Ilex x Thuja occidentalis 'Emerald Green'	Loblolly Nellie R Stevens Holly Emerald Arborvitae	6' hgt. 6' hgt. 6' hgt.	central leader, full and dense central leader, full and dense central leader, full and dense	L M S
Deciduous 18 8	Shrubs Hydrangea panniculata 'Jame' Viburnum x 'Pragense'	Little Lime Hydrangea Prague Viburnum	3 gallon 3 gallon	full and dense full and dense	
Evergreen 6 16	Shrubs Prunus laurocerasus 'Schipkaensis' Taxus x media 'Densiformis'	Shipka Laurel Densiformis Yew	3 gallon 3 gallon	full and dense full and dense	
Grasses ar	nd Ground Covers				

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- 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.

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. - trees proposed near all 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.

- 10 parking space proposed, 1 trees required, 5 medium 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 = 22.804 square fee

Total Landscape Bed Area = 5,150 square feet

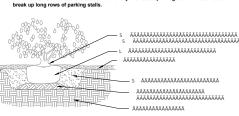
3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.

3.3.6 Mature trees that are preserved within eight feet of the parking area may be used to 3.3.0 mature dress that are preserve whitnit eight nett or the paranty area may be used to statisfy 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 shall be in addition to those required under Section 3.1.

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 (60) feet from the trunk of a large canopy tree.

- trees proposed within 60' of all parking spaces

3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to



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GEORGE

ARMOUR

**EWART** 

ARCHITECT

404 Bearden Park Circle



Plan

DATE June 02 2023 PROJECT NO: 23052 PROJECT MGR

L100



#### Michelle Portier <michelle.portier@knoxplanning.org>

## TTCDA 7-A-23-TOB - Waiver

Will McWhorter <will@tnmarketrealty.com>

Thu, Jun 29, 2023 at 4:19 PM

To: "michelle.portier@knoxplanning.org" <michelle.portier@knoxplanning.org>

Cc: Gisele Baaklini <gbaaklini@georgeewart.com>, Will Robinson <will@wracivil.com>

Michelle,

I am emailing to request a waiver to increase the number of parking spaces provided for our project at Corridor Park Blvd (TTCDA 7-A-23-TOB). We are requesting that the maximum allowable parking spaces be increased to 30 spaces. The current maximum number of parking spaces allowed for our design under TTCDA is 23, and we propose to increase that by 7 spaces. For property value, a parking field of 30 spaces is more appropriate for a building of this size and quality.

Please let me know if you need a more formal request document put together- I would be happy to do so.

Thank you,

Will McWhorter

### Market Realty, LLC

865-330-9600 (office)

865-414-9821 (cell)

Tnmarketrealty.com



# **TTCDA Review Request**

<ul> <li>☑ BUILDING PERMIT - NEW CONSTRUCTION</li> <li>☐ BUILDING PERMIT - EXPANSION OR RENOVATION</li> <li>☑ BUILDING PERMIT - GRADING PLAN</li> </ul>		MINISTRATIVE REVIEW ARD REVIEW
GISELE BAAKLINI		
PUBLISHED APPLICANT NAME - no individuals on be	half of -	
MAY / 30 / 2023	JULY / 10 / 223	7-A-23-TOB
DATE FILED	MEETING DATE (IF APPLICABLE)	FILE NUMBER
CORRESPONDENCE Correspondence relate	ed to this application will be directed to the con	tact listed below.
☑ APPLICANT ☐ OWNER ☐ OPTION HOLDER ☐	SURVEYOR 🗆 ENGINEER 🗆 ARCHITECT/LA	NDSCAPE ARCHITECT 🔲 ATTORNE
GISELE BAAKLINI	GEORGE ARMOUR EWART ARCH	IITECT
NAME	COMPANY	
404 BEARDEN PARK CIR.	KNOXVILLE	TN 37919
ADDRESS	CITY	STATE ZIP
8656027771	GBAAKLINI@GEORGEEWART.CO	M
PHONE	EMAIL	
CURRENT PROPERTY INFO MULTIPLE	OWNERS / OPTION HOLDERS   PART OF PAR	CEL
LAUREL PROPERTIES PARTNERSHIP	PO BOX 11707. KNOXVILLE, TN 3793	9 865-330-9600
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
CORRIDOR PARK BLVD. LOT 14. DATA LA	NE. KNOX COUNTY TN.	
PROPERTY ADDRESS		
Parcel ID: 118 17325		3.6 ACRES
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE
STAFF USE ONLY		
East of Discovery Ln., Southeast of	of Corridor Park Blvd.	□ CITY 🔽 COUNTY
GENERAL LOCATION		DISTRICT
BP/TO	TP	
ZONING	SECTOR PLAN LAND USE CLASSIFICATION	
Northwest County	AgForVac	
PLANNING SECTOR	EXISTING LAND USE	

BUILDING PERMIT			7	
JOILDING TEMMIT	REZONING		PLAN MATERIALS:	
<ul><li>✓ NEW CONSTRUCTION</li><li>☐ EXPANSION OR RENOVATION</li><li>✓ GRADING PLAN</li></ul>	SIGNAGE  ZONING VARIANC	E	DEVELOPMENT PLAN BUILDING ELEVATIONS FLOOR PLAN LANDSCAPE PLAN	OTHER:  SITE ILLUMINATION  PLAN  TRAFFIC
NAIVERS OR VARIANCES REQUESTED?	<b>☑</b> NO		☐ SIGNAGE PLAN  ☑ OFF-STREET PARKING	CIRCULATION PLAN
ADMINISTRATIVE REVIEW: 🛭 LIGHTING	☑ LANDSCAPING PL	AN	E GIT-STREET TANKING	
RENOVATION OR EXPANSION		ZONING VARIA	ANCE	
SUMMARY OF WORK TO BE PERFORMED:		SUMMARY OF ZON	ING VARIANCE REQUEST:	
lew metal building (shell) with p and landscape. The shell buildin will comprise offices and a ware	parking, site ligh ig's future progr house.	nting, ram		
REZONING				
REZONE FROM;				
го:				
SECTOR PLANAMENDMENT FROM:				
то:				
SIGNAGE				
YARD SIGN DUILDING SIGN	N OTHER	SIGN		
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HEIGHT: HEIGHT: FINISH:  STAFF USE ONLY  TTCDA Checklist Property Owners/Option Holders  AUTHORIZATION  By signing bel	CODE FEE 1102  You certify the	code FEE \$450.00 nat you are the property	owner and/or authorized of	).00 representative.
HEIGHT: HEIGHT: FINISH:  STAFF USE ONLY  TTCDA Checklist Property Owners/Option Holders  AUTHORIZATION  By signing bel	CODE FEE 1102  You certify the	code FEE \$450.00 nat you are the property Property Owner	owner and/or authorized of 5/30/2	).00 representative.
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