

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.

**Waivers and Variances
Requested:**

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

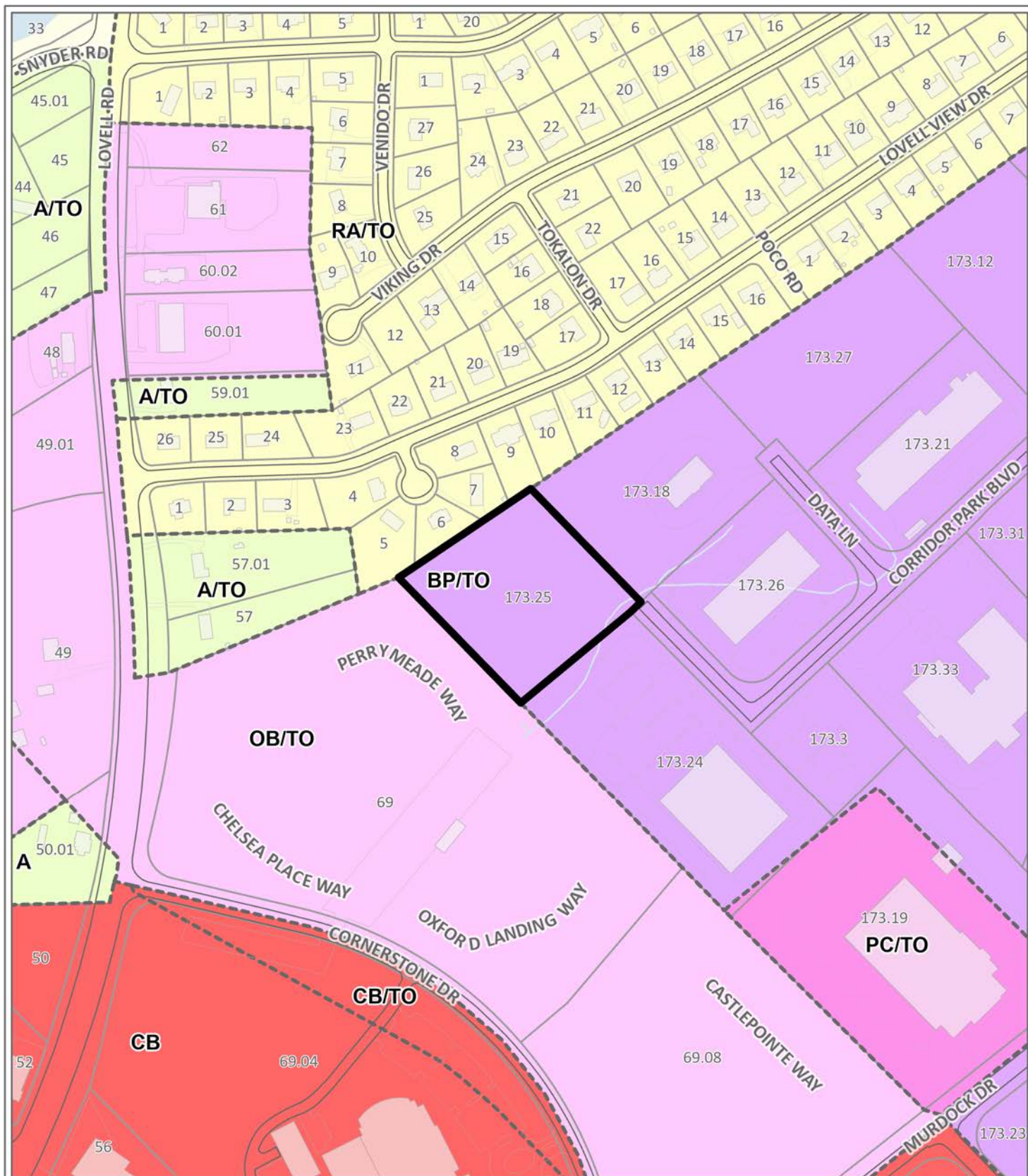
Staff Recommendation:

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.



CERTIFICATE OF APPROPRIATENESS

7-A-23-TOB

Petitioner: Gisele Baaklini / George Armour Ewart Architect



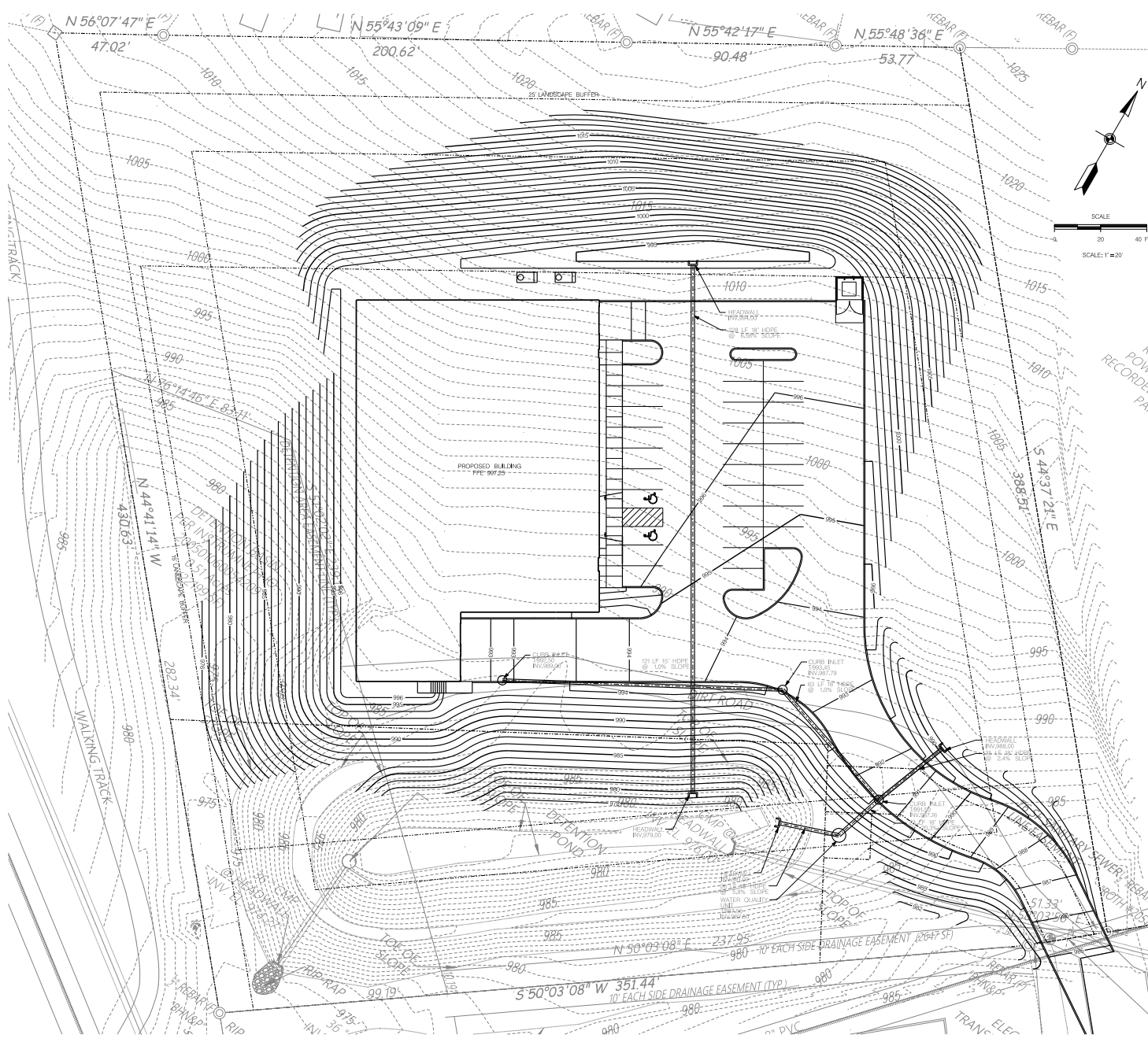
Purpose of Request: Building Permit - New Construction

Original Print Date: 6/23/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 118
Jurisdiction: County





LEGEND:

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
•	•	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊕	⊕	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	---	SILT FENCING
NA	---	CURB
NA	---	CATCH BASIN
NA	---	CONCRETE PAVEMENT
NA	---	ASPHALT PAVEMENT
NA	---	RIP RAP


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 404 Barden Park Circle
 Knoxville, TN 37919
 865.652.7771
 Fax: 865.652.7742
 www.georgeewart.com

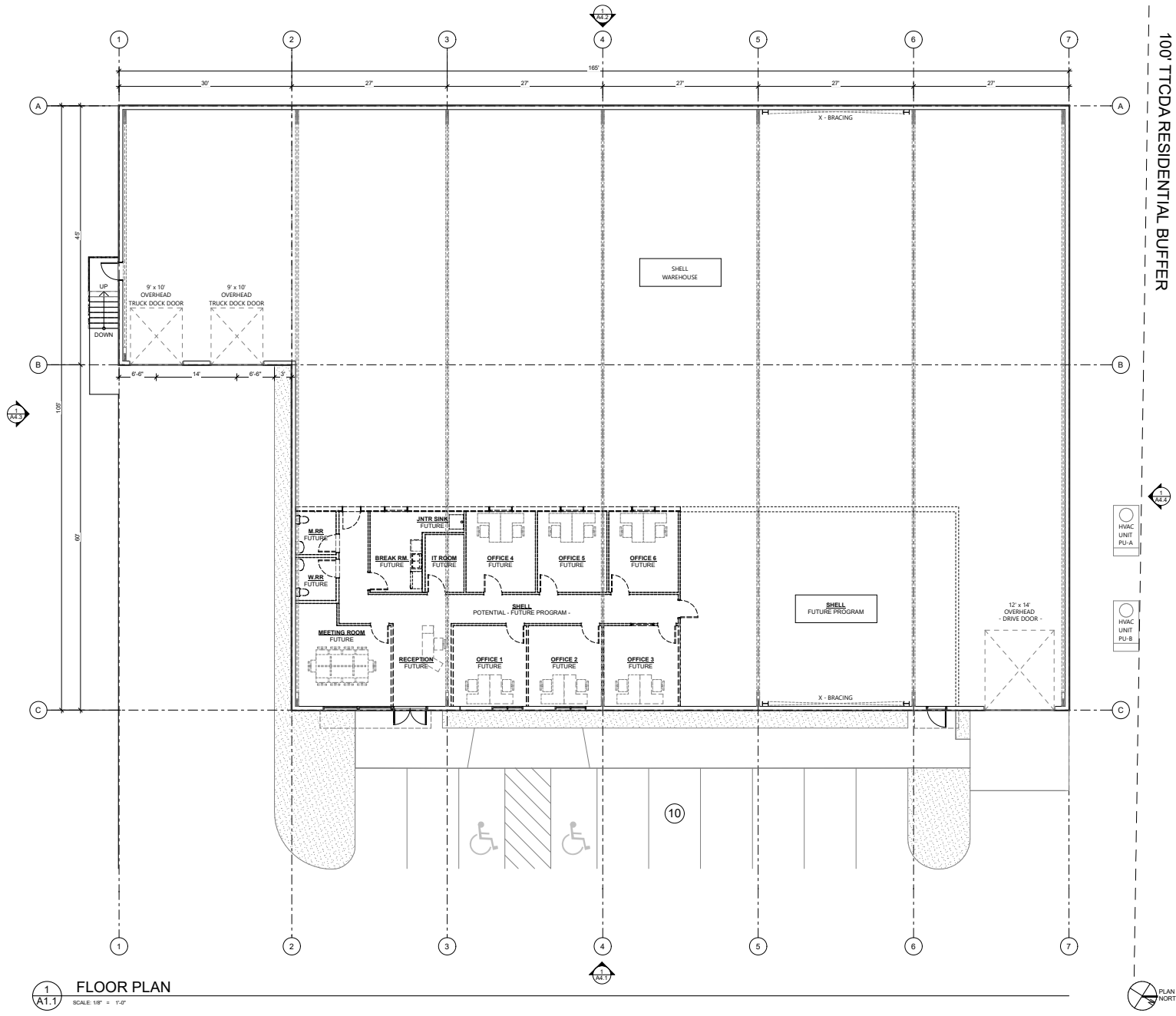
TTODA 7-4-23-TOB, PC 7-C-23-DP
 A NEW BUILDING FOR
LAUREL PROPERTIES PARTNERSHIP
 CORRIDOR PARK BLVD.
 LOT 14, DATA LANE
 KNOX COUNTY, TN
 AREA: 3.6 ACRES



CONCEPT GRADING PLAN

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

PL02



1 FLOOR PLAN
 AT.1 SCALE: 1/8" = 1'-0"

100' TTODA RESIDENTIAL BUFFER

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 www.georgewart.com

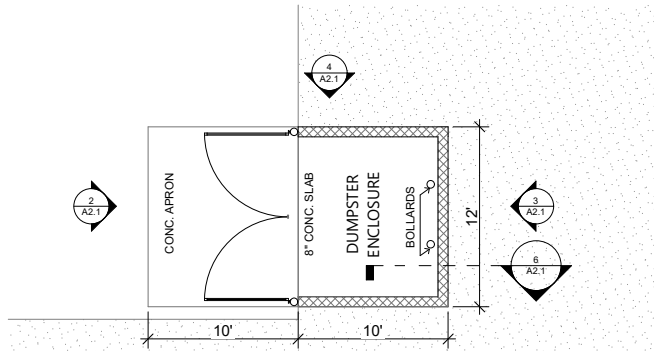
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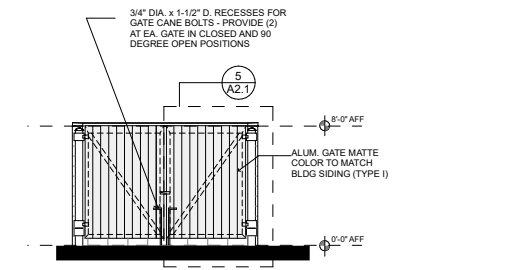
FLOOR PLAN

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

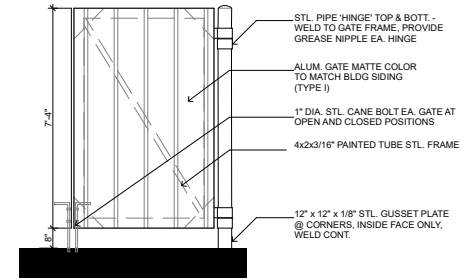
A1.1



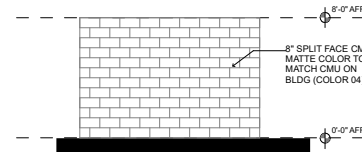
1 A2.1 DUMPSTER ENCLOSURE - PLAN
SCALE: 1/4" = 1'-0"



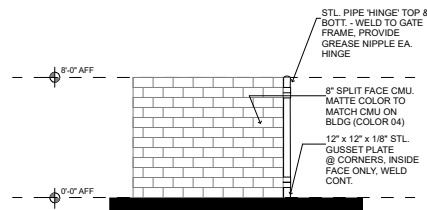
2 A2.1 DUMPSTER ENCLOSURE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



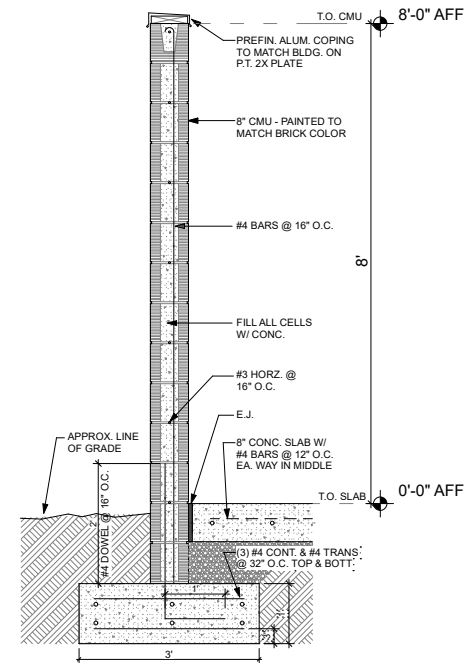
5 A2.1 GATE DETAIL
SCALE: 1/2" = 1'-0"



3 A2.1 DUMPSTER ENCLOSURE - REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 A2.1 DUMPSTER ENCLOSURE - SIDE ELEVATIONS
SCALE: 1/4" = 1'-0"



6 A2.1 WALL SECTION - DETAIL
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



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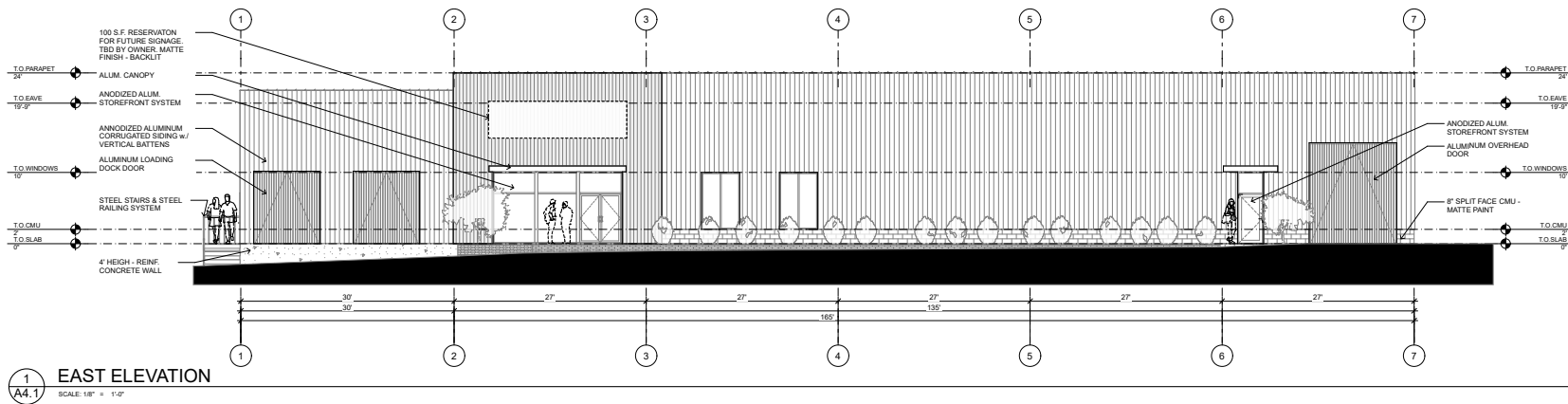
TTCDA 7-A-23-TOB & 7-C-23-DP
A NEW BUILDING FOR
**LAUREL PROPERTIES
PARTNERSHIP**
CORRIDOR PARK BLVD.
LOT 14, DATA LANE,
KNOX COUNTY, TN.
AREA: 3.6 ACRES



EAST ELEVATION

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

A4.1



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 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

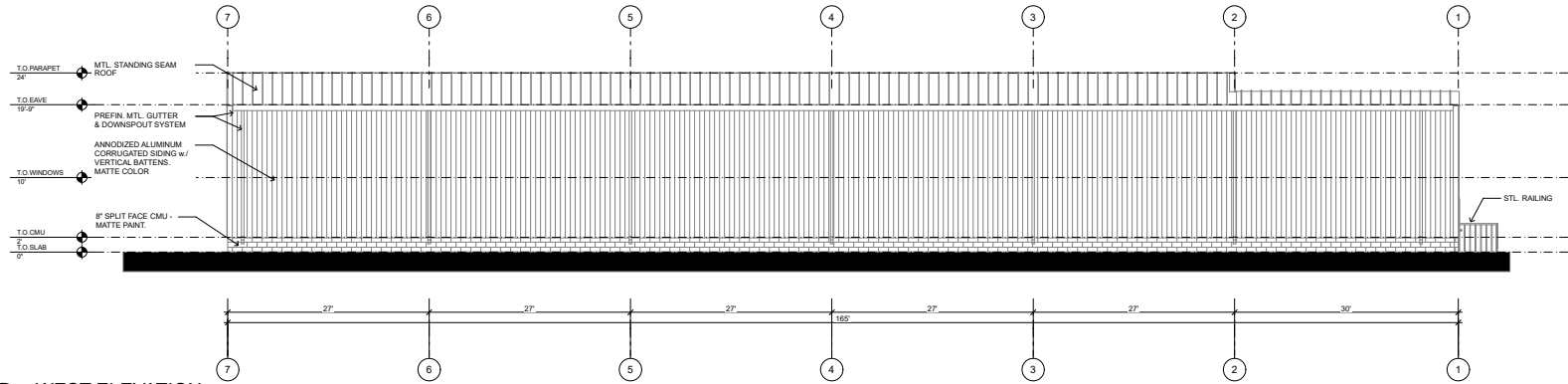
BLDG. FLOOR AREA - 15,559 SQFT

- 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.



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1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH WESTERN VIEW

NOTE: 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

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- 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.

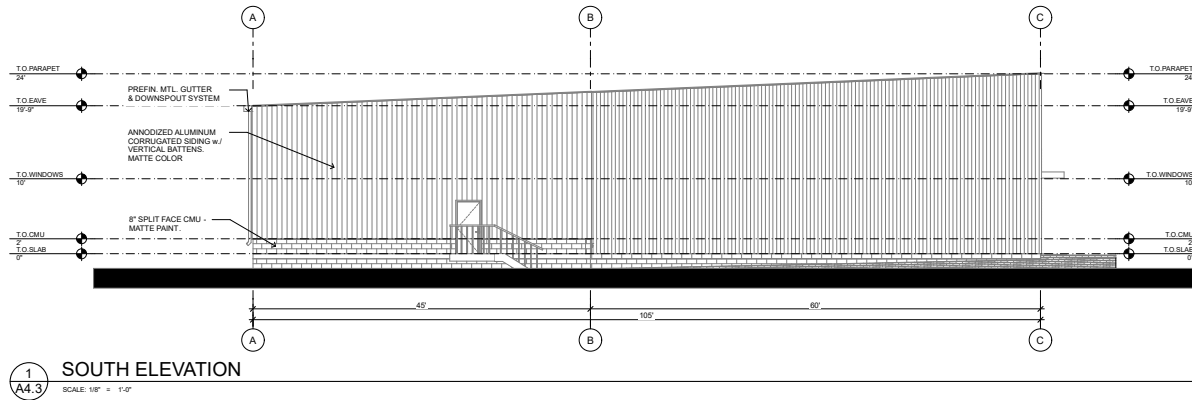
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KNOX COUNTY, TN.
AREA: 3.6 ACRES



WEST ELEVATIONS

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

A4.2

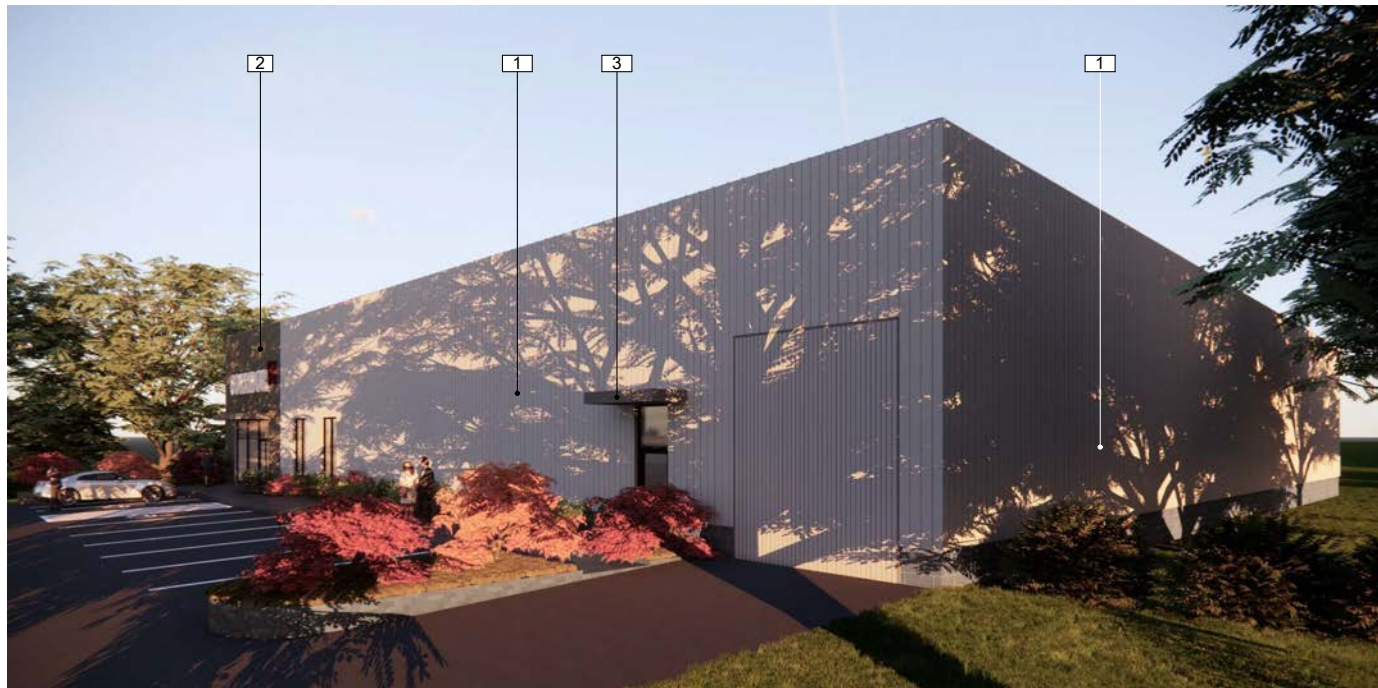
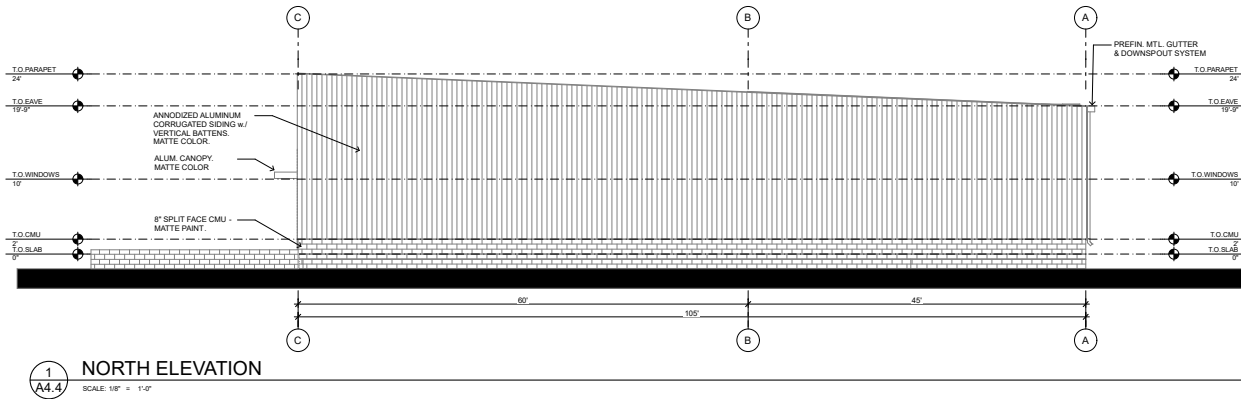


2
A4.3 SOUTH EASTERN VIEW

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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
A4.4 NORTH EASTERN VIEW

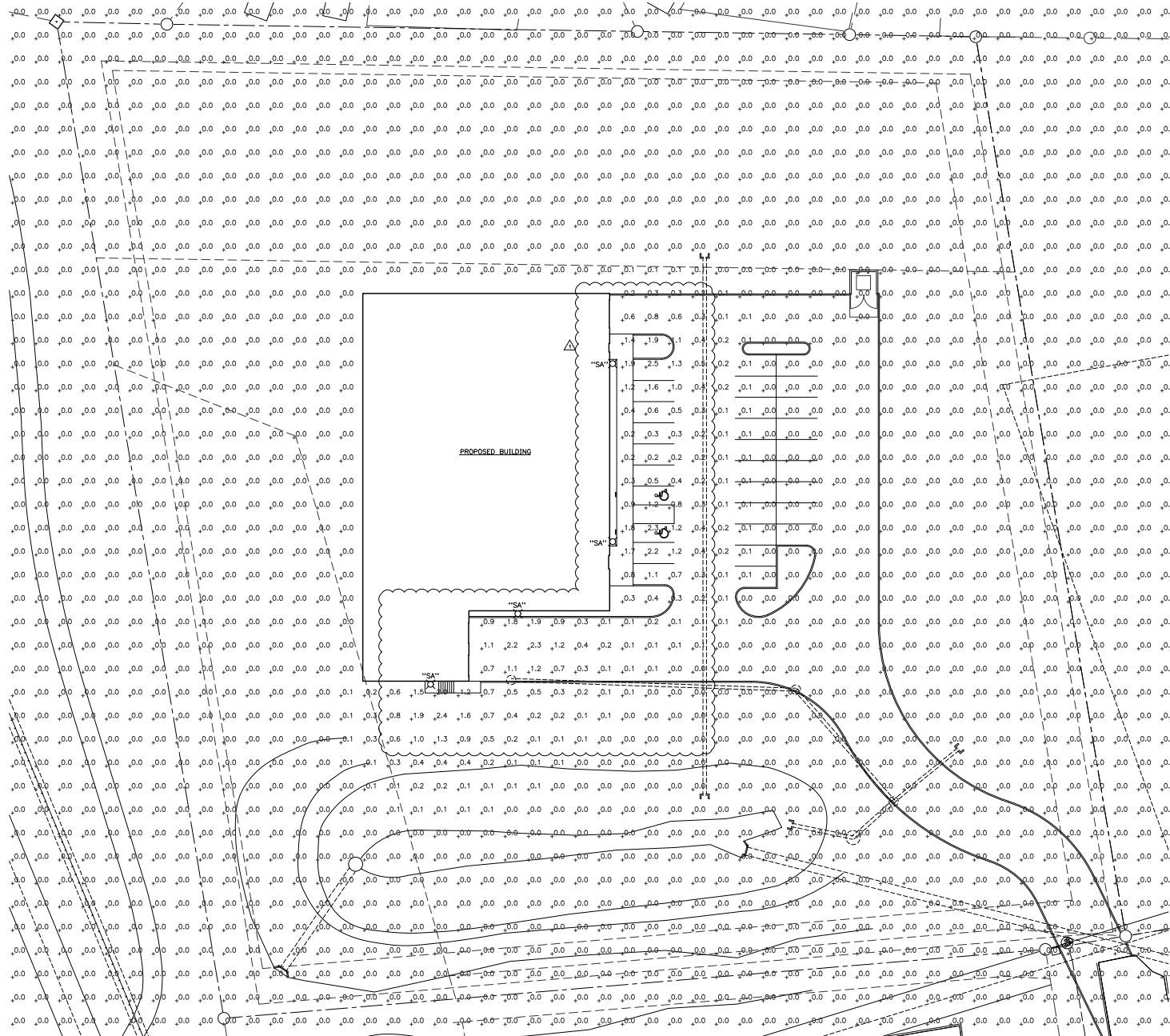
NOTE: THE TREES AND PLANTS SHOWN IN 3D ARE ONLY SUGGESTIVE. REFER TO THE LANDSCAPE PLAN (L100) FOR TREES AND PLANTS TYPES

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.



EST - Lot 14 Corridor Park - Site Illumination Plan.dwg
ALS - 06/19/25 10:53 AM HD3186(6)




SITE PLAN - ILLUMINATION

SCALE: 1"=20'-0"
0 10 20 40'

- NOTES:**
- VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDLES; USING A TOTAL MAINTENANCE FACTOR UTILIZED OF 0.81.
 - FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.

SIGNAGE NOTE:
ANY AND ALL EXTERIOR SIGNAGE FOR THE DEVELOPMENT SHALL COMPLY WITH TTODA SIGNAGE REQUIREMENTS AND SHALL BE APPROVED AT A LATER DATE.

Vreeland Engineers Inc.

 3109 Suberland Ave.
 P.O. Box 10648
 Knoxville, TN 37938
 865-537-4452
 1-800-385-9789
 www.vreelandeng.com

GEORGE ARMOUR EWART ARCHITECT
 404 Rowland Park Circle
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TTODA: 7-C-23-DP/17-A-23-TOB
 A NEW BUILDING FOR
LAUREL PROPERTIES PARTNERSHIP
 CORRIDOR PARK BLVD.
 LOT 14, DATA LANE,
 KNOX COUNTY, TN.
 AREA: 3.6 ACRES


SITE PLAN - ILLUMINATION

DATE: 30 MAY 2023
 PROJECT NO.: 23052
 PROJ. MGR.: G.B.
 TTODA COMMENTS 6/19/23

ES.1

LIGHTING FIXTURE SCHEDULE											
DESIGNATION	ILLUMINATION		POLE DESCRIPTION: MATERIAL, SHAPE, FINISH GRADE	DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM			# EQUAL PRODUCT PERMITTED	REMARKS		
	FEET	DELIVERED LUMENS			COMPANY	POLE CATALOG NO.	LUMINAIRE CATALOG NO.			YES	NO
S A	30	3000	4000	18 FT.	BUILDING MOUNTED WALL PACK, FULL CUT-OFF	LITHONIA		ARC1 LED P3 40K MVOLT	*		DARK BRONZE FINISH

* UNLESS NOTED, EQUAL PRODUCT TO THAT SPECIFIED WILL BE ACCEPTED. THE DESIGN PROFESSIONAL SHALL HAVE SOLE JUDGEMENT CONCERNING EQUIVALENCY OF SUBSTITUTION.



ARC1 LED
Architectural Wall Luminaire

Depth (D1): 5.5"
 Depth (D2): 4.75"
 Height: 5"
 Width: 11"
 Weight (without option): 7 lbs.

ARC1 LED P3
40K MVOLT

TYPE "SB"

Introduction
 The Lithonia Lighting ARC1 LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for grade financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-polluted light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Luminaire	Lumens	Depth (D1)	Depth (D2)	Height	Width	Mounting Options (mm)		
						M	N	P
ARC1B	4K	5.5"	4.75"	5"	11"	1.50	2.00	1.80
ARC1D	4K	5.5"	4.75"	5"	11"	1.50	2.00	1.80

Ordering Information EXAMPLE: ARC1 LED P2 40K MVOLT FE DORX2

Item	Options	Quantity	Unit Price	Material	Notes
ARC1 LED	P1 3,000 Lumens	500	100K	100K	Emergency battery (E) complete (AK, CK, etc.)
	P2 3,000 Lumens	400	100K	100K	Emergency battery (E) complete (AK, CK, etc.)
	P3 3,000 Lumens	500	100K	100K	Emergency battery (E) complete (AK, CK, etc.)

Accessories

EMERGENCY BATTERY - See schedule for capacity and notes.

NOTES

1. See schedule for capacity and notes.

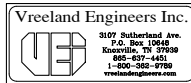
2. P2 not available with EMER.



TTODA, 7.C.23-DP/17-A-23-TOB
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 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.
 TTODA COMMENTS: 6/19/23





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@wrcivil.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, LLC865-330-9600 (*office*)865-414-9821 (*cell*)

Tnmarketrealty.com

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input type="checkbox"/> SIGNAGE | <input checked="" type="checkbox"/> BOARD REVIEW |
| <input checked="" type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

GISELE BAAKLINI

PUBLISHED APPLICANT NAME - no individuals on behalf of -

MAY / 30 / 2023

JULY / 10 / 223

7-A-23-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

GISELE BAAKLINI

GEORGE ARMOUR EWART ARCHITECT

NAME

COMPANY

404 BEARDEN PARK CIR.

KNOXVILLE

TN

37919

ADDRESS

CITY

STATE

ZIP

8656027771

GBAAKLINI@GEORGE EWART.COM

PHONE

EMAIL

CURRENT PROPERTY INFO

MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

LAUREL PROPERTIES PARTNERSHIP

PO BOX 11707. KNOXVILLE, TN 37939

865-330-9600

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

CORRIDOR PARK BLVD. LOT 14. DATA LANE. 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 Corridor Park Blvd.

CITY COUNTY

3

GENERAL LOCATION

DISTRICT

BP/TO

TP

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

AgForVac

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:
 SITE ILLUMINATION PLAN
 TRAFFIC CIRCULATION PLAN

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

New metal building (shell) with parking, site lighting, and landscape. The shell building's future program will comprise offices and a warehouse.

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- YARD SIGN BUILDING SIGN OTHER SIGN
 AREA: _____ AREA: _____ AREA: _____
 HEIGHT: _____ HEIGHT: _____ HEIGHT: _____
 FINISH: _____ FINISH: _____ TYPE: _____

STAFF USE ONLY



- TTCDA Checklist
 Property Owners/Option Holders

CODE	CODE	TOTAL
FEE	FEE	
1102	\$450.00	\$450.00

AUTHORIZATION

By signing below

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

	Property Owner	5/30/2023
APPLICATION AUTHORIZED BY	AFFILIATION	DATE
865-330-9600	office@tnmarketrealty.com	
PHONE NUMBER	EMAIL	
	Michelle Portier	5/31/2023 - O.I.
STAFF SIGNATURE	PRINT NAME	DATE PAID