

**Applicant:** COLIN MCCARTHY CHEVRON PHILLIPS CHEMICAL PERFORMANCE PIPE  
**Request:** BUILDING PERMIT  
**Meeting Date:** 11/12/2024

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**Address:** 10420 Lexington Dr  
**Map/Parcel Number:** 131 G A 011  
**Location:** South side of Lexington Dr, west of Cogdill Rd  
**Existing Zoning:** CB (Business and Manufacturing), TO (Technology Overlay)  
**Proposed Zoning:** N/A  
**Existing Land Use:** Industrial  
**Proposed Land Use:** N/A, no changes to the use are proposed  
**Appx. Size of Tract:** 7.55 acres  
**Accessibility:** Access is via Lexington Dr., a local road with a pavement width of 30' within a 55' right-of-way.  
**Surrounding Zoning and Land Uses:**  
 North: Industrial - CB (Business and Manufacturing), TO (Technology Overlay)  
 South: Office, Agriculture/Forestry/Vacant Land, Commercial - CB (Business and Manufacturing), TO (Technology Overlay) in the County, C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay) in the City  
 East: Office, Agriculture/Forestry/Vacant Land, Commercial, Industrial - CB (Business and Manufacturing), TO (Technology Overlay)  
 West: Industrial - CB (Business and Manufacturing), TO (Technology Overlay)

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**Comments:** 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 proposal is for a new building for a bathroom that is 6,000 sq ft. The new building is in the middle of the existing property on Lexington Dr and Cogdill Rd. The existing 110,104 sq ft building is from 1963 and predates the Technology Overlay and will wrap around 3 sides of the proposed bathroom.
2. The bathroom building will be one-story and approximately 11 ft 8 in tall. The proposed materials are a dark grey metal roof and light brown metal wall panels. The building will be built on existing concrete. There will be no change to the Impervious Area Ratio for this property.
3. Since the proposed building location is in the center of the existing property, it will not affect the movement of existing vehicles or parking. If the building is approved and constructed, employees will now have access to a bathroom in this part of the property.
4. There are currently no plans to change the existing landscaping at the plant due to this project. The building will be blocked from the street since three sides of the existing building will wrap around it.
5. A photometric plan has been provided and no lighting will be on the outside of the building.
6. No signage has been provided at this time. Any future signage will be reviewed by this board for compliance with the guidelines.

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. This property is in Knox County and is zoned CB (Business and Manufacturing), TO (Technology Overlay). In general, uses permitted in the CB zone include a wide range of business and manufacturing uses. The existing pipe manufacturing business is consistent with the intent of the zone. A landscaping plan is not required for this small bathroom building. The parking areas have been screened from the rights-of-way by new landscaping or existing vegetation in the right-of-way.

C. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE.

1. This property is a part of the Skyview Heights Industrial Park subdivision, which has developed with a range of industrial, office and commercial uses. The additional employee bathroom will not affect the land use.

D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.

1. Knox County has no comments on this proposal.

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<b>Design Guideline Conformity:</b>	With the recommended conditions, the proposed development conforms to the TTCCA Design Guidelines.
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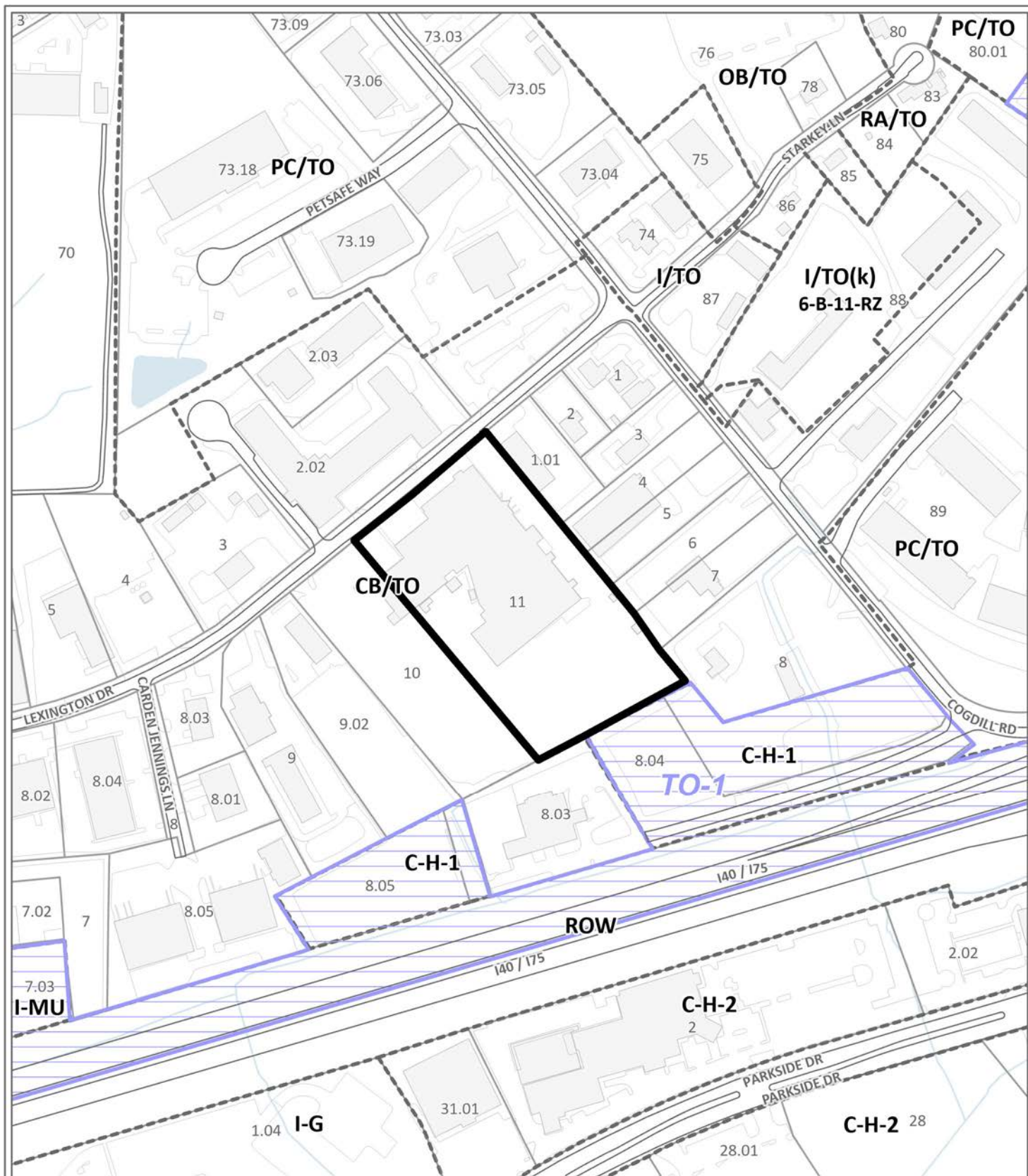
<b>Waivers and Variances Requested:</b>	N/A
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**Staff Recommendation:**

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

- 1) Meeting all applicable requirements of the Knox County Engineering and Public Works.
- 2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.



**CERTIFICATE OF APPROPRIATENESS**

**11-A-24-TOB**

**Petitioner:** Colin McCarthy Chevron  
Phillips Chemical Performance  
Pipe

**Map No:** 131

**Jurisdiction:** County



Purpose of Request: Building Permit - New Construction

**Original Print Date:** 10/7/2024

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



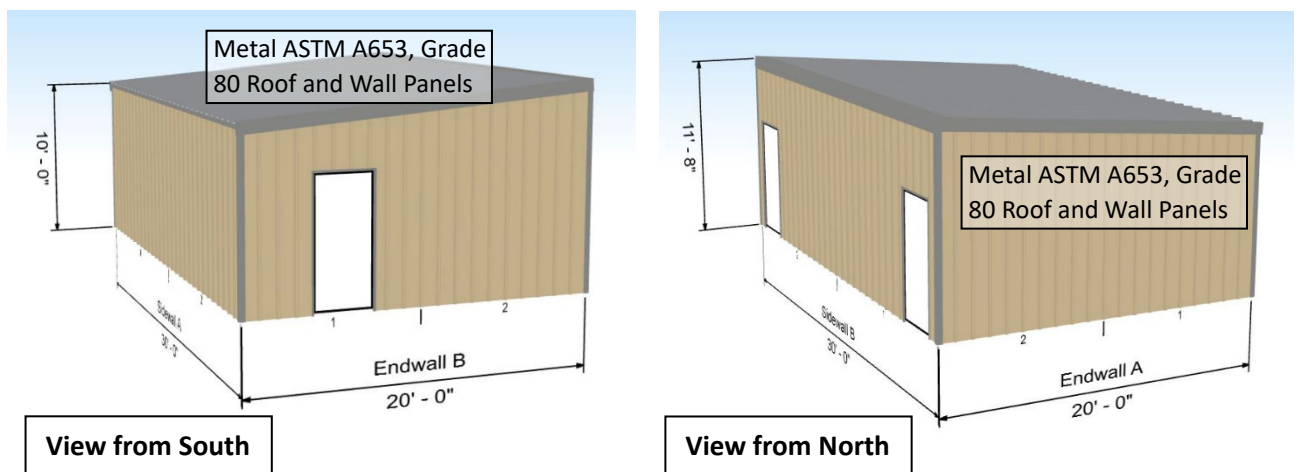
TTCDA Checklist for Chevron Phillips Chemical Performance Pipe New Bathroom Building Request  
Property Address : 10420 Lexington Drive, Knoxville TN 37932

1. Building layout, showing relationship of buildings to property lines, parking areas, and circulation

The property in which we propose to build a new building is located at 10420 Lexington Drive. The proposed location of the new building is in the middle of the existing property. The first image below illustrates the relationship of the proposed building to existing property lines:



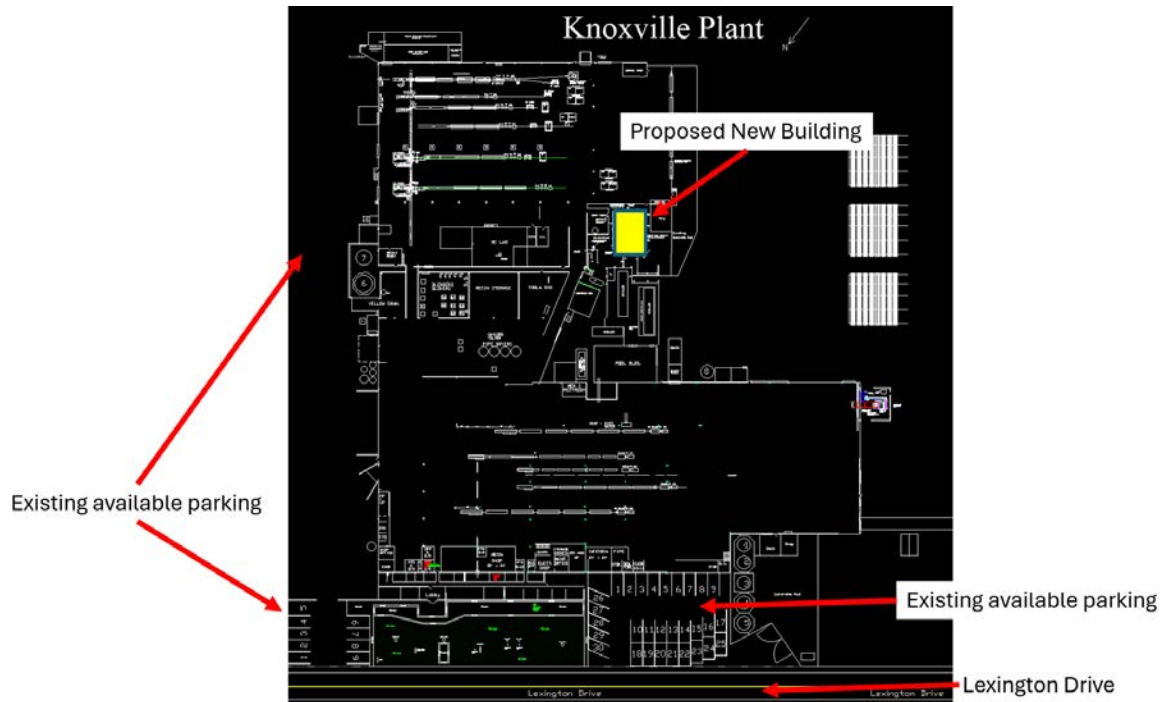
Computer generated images of Proposed Building Layout:



- Materials:**
- Metal ASTM A653, Grade 80 Roof and Wall Panels
  - Cee and Zee Cold-formed steel structural elements, Grade 55
  - Concrete Foundation, 2500 psi minimum, ASTM A615 Reinforcing Elements, Grade 60

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Existing parking areas and circulation will be unaffected by the new proposed building. Existing parking areas are illustrated in the image below:



2. Proposed use

The new proposed building will be used as a bathroom (for CP Chem Performance Pipe employees).

3. Ground Area Coverage, Floor Area Ratio, and Impervious Area Ratio calculations

The proposed building will be constructed on existing concrete. There will be no change to the Impervious Area Ratio for this property.

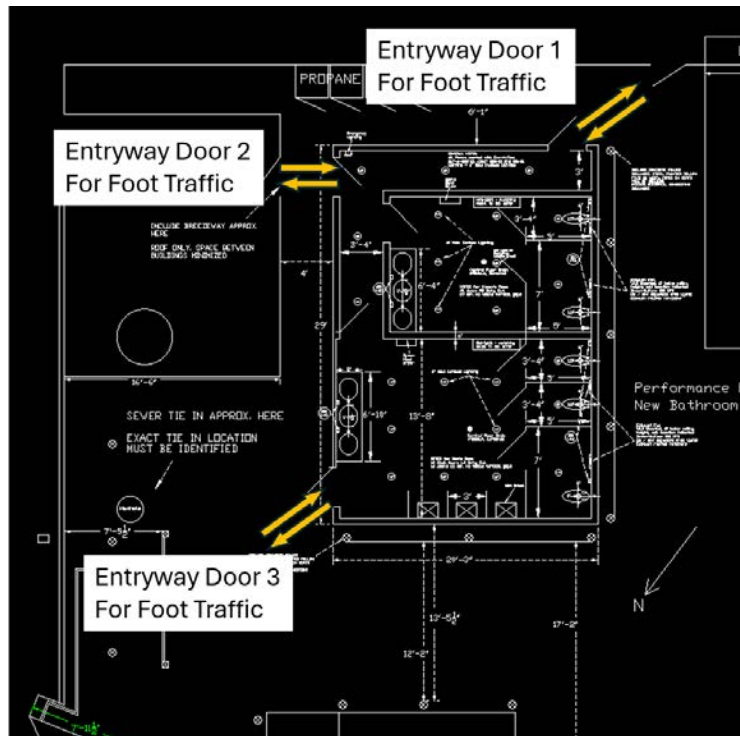
4. Conformance to required building setbacks

The proposed building location will be in the center/middle of the existing property and will have no impact on the property's conformance to required building setbacks.

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5. Circulation diagram to indicate ingress/egress and the movement of vehicles, goods, and people (including a truck turning diagram if applicable)

The proposed building location is in the center/middle of the existing property and will not affect existing vehicle movement, goods movement, or people movement. Employees will now have access to a bathroom in this part of the property if the building is approved and constructed. A circulation diagram for employee foot traffic into and out of the proposed building is below:



6. Off-street parking and/or loading plan, dimensioned (include total area and provide information for Knox County and TTCDA requirements, and ADA)

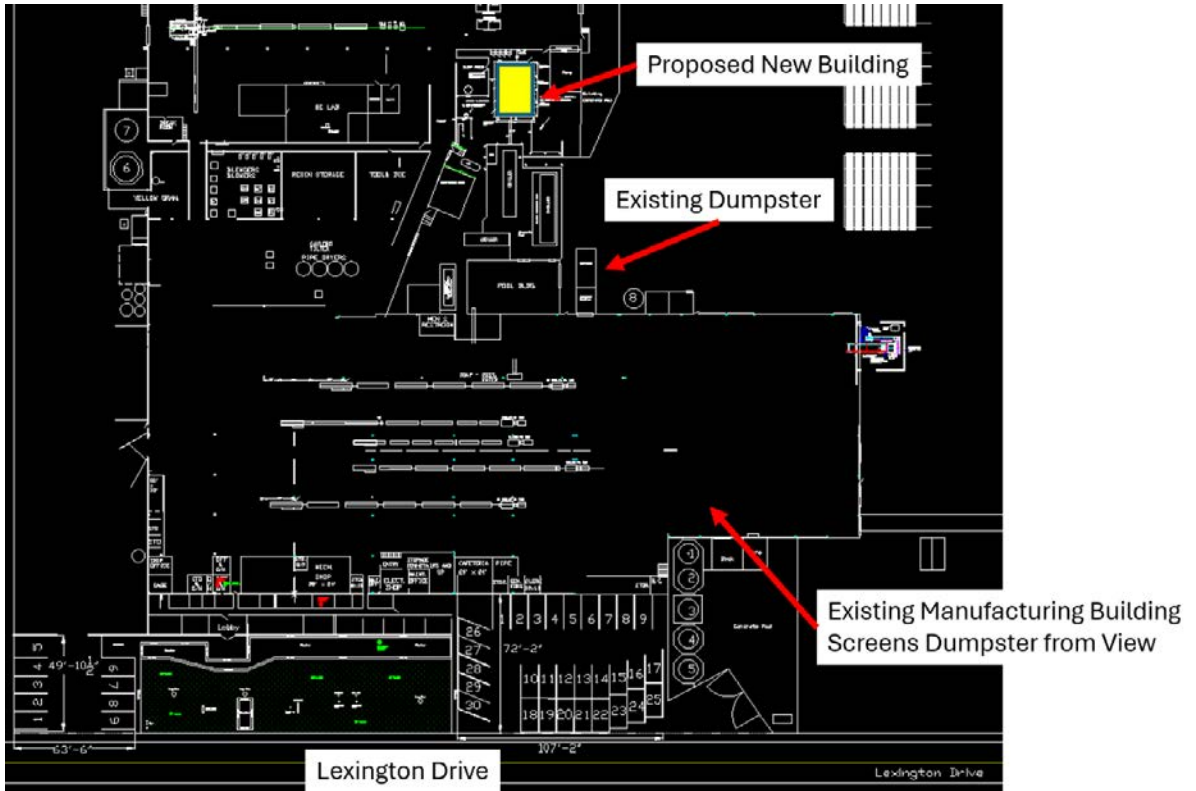
The proposed building location is in the center/middle of the existing property and will not affect any existing parking in any way. The existing parking off of Lexington Drive is illustrated in the dimensioned diagram below:



This is existing parking which will be unchanged by the proposed new building in the center of the property.

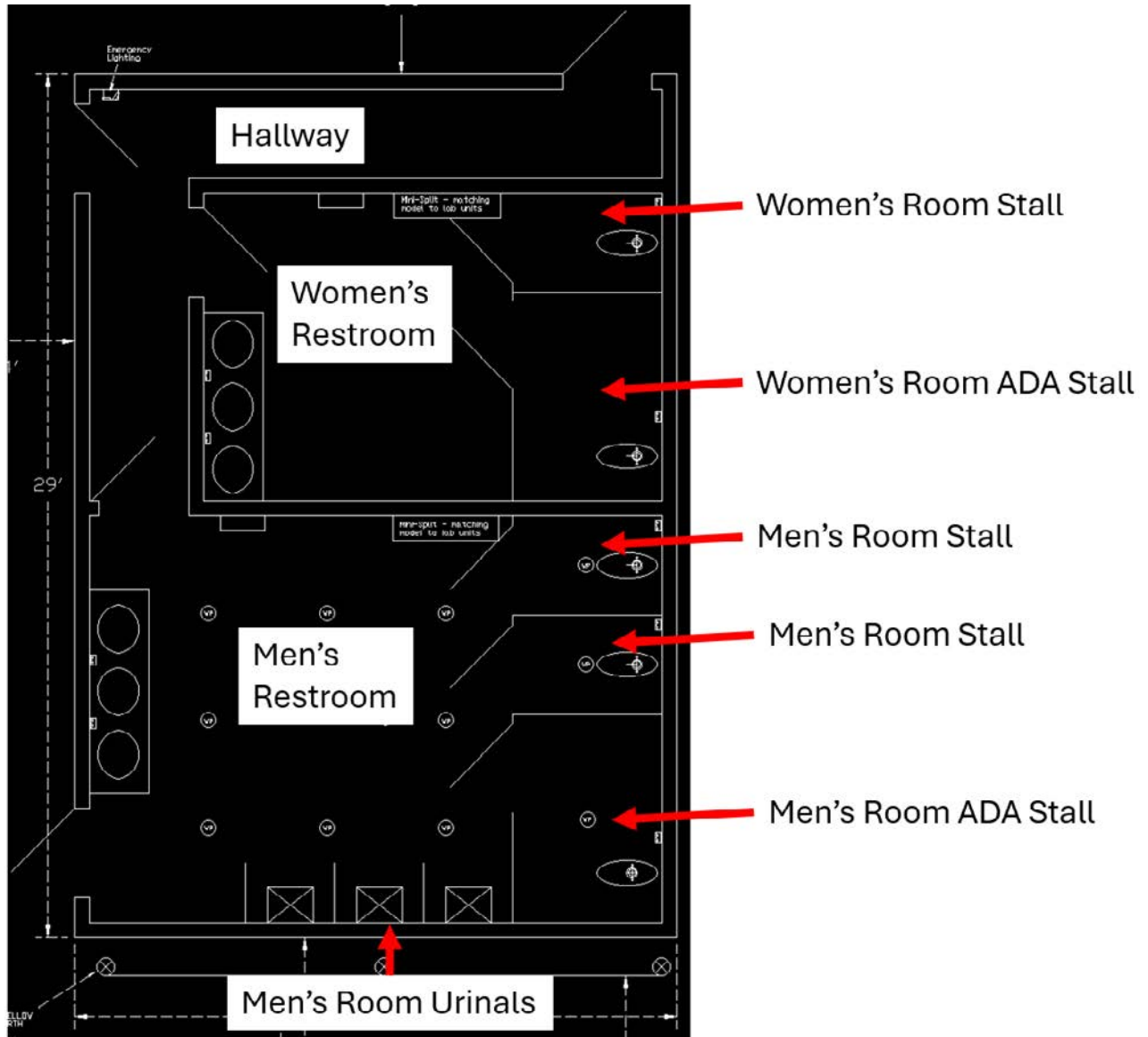
7. Garbage dumpster location(s) and proposed screening

The proposed building location is in the center/middle of the existing property and will not introduce any new garbage dumpsters or affect any existing screening. The diagram below identifies the existing dumpster location and how it is screened from view:



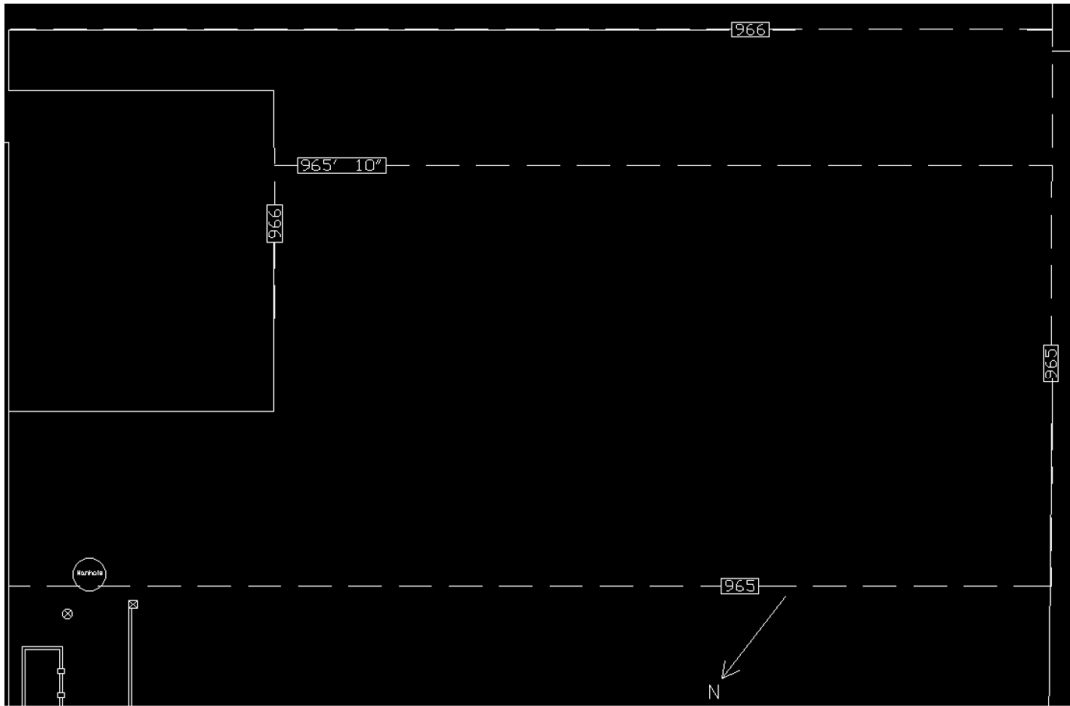
- An interior floor plan of the building to be used, showing how the space will be used

The below image illustrates the interior of the proposed new building. It will be used as a bathroom. There will be one men's room with 3 stalls and 3 urinals and 1 vanity with 3 sinks. There will be one women's room with 2 stalls and 1 vanity with 3 sinks. See diagram below:



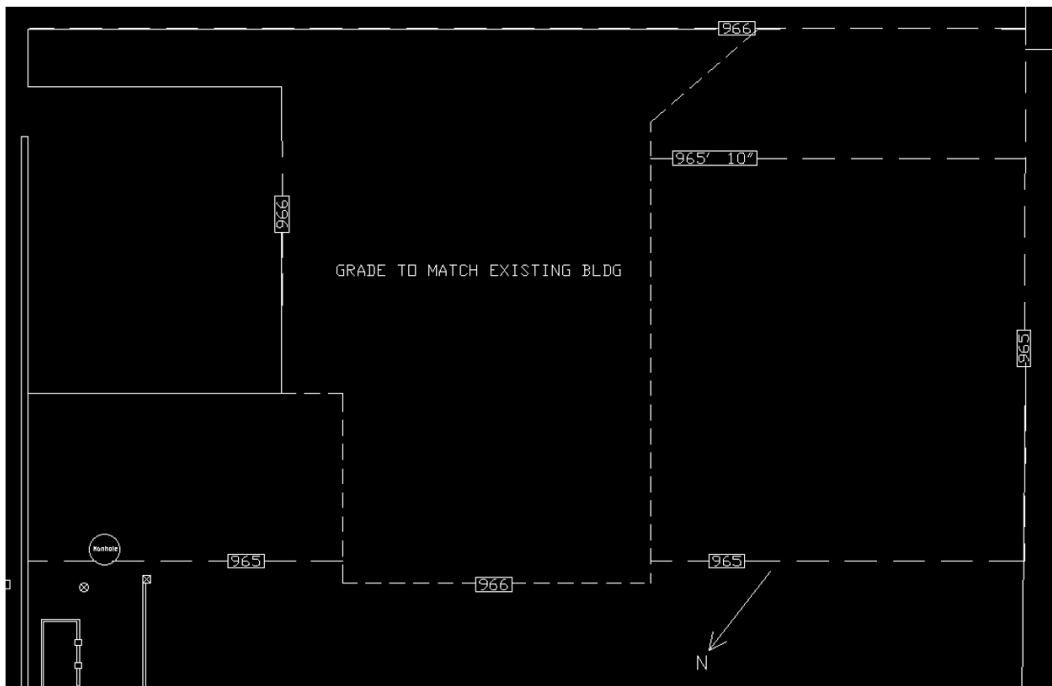


9. Topographic information



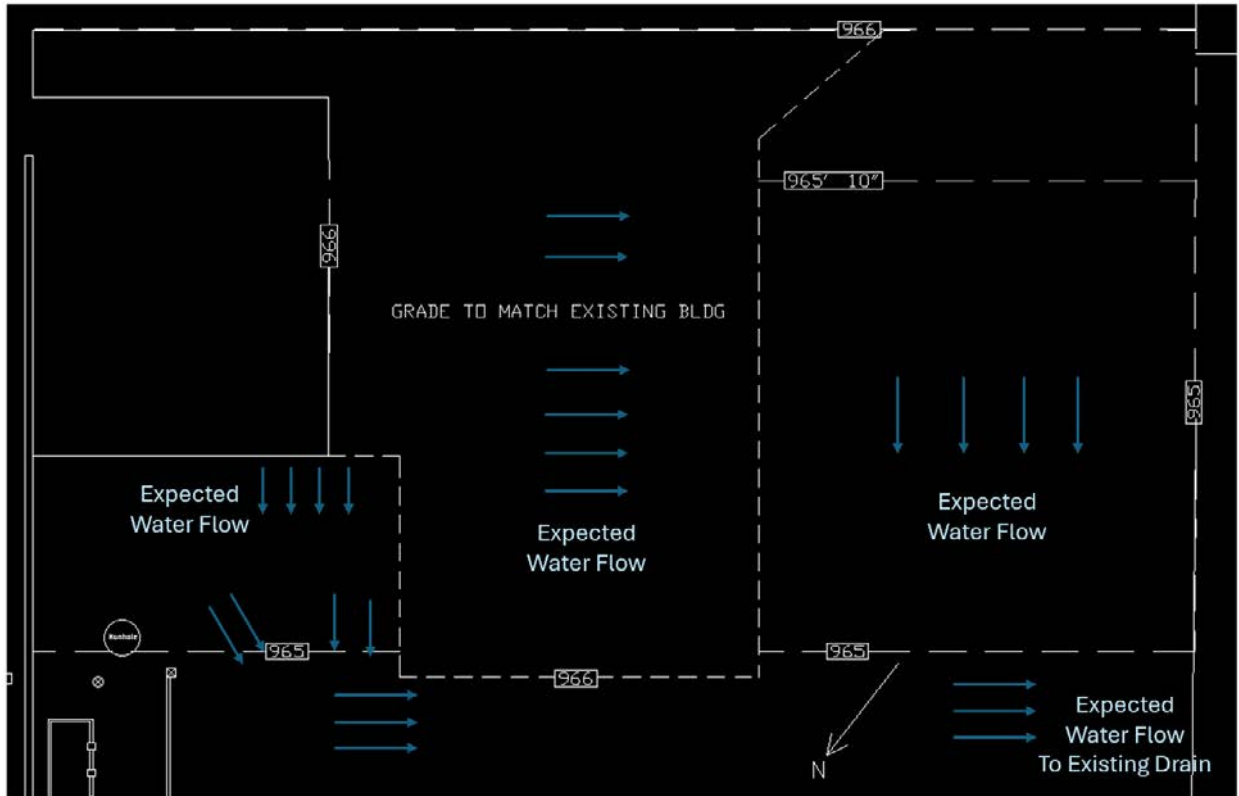
Topographic Information for Proposed Building Location

10. Preliminary grading plan



Grading Plan for Proposed Building Location

11. Preliminary drainage plan as required by City and/or County Engineering departments



Preliminary Drainage Plan for Proposed Building Location

12. Species-specific landscape plan

There are currently no plans to change the existing landscaping at the plant as a result of this project. The photographs below show the existing landscaping at the plant:



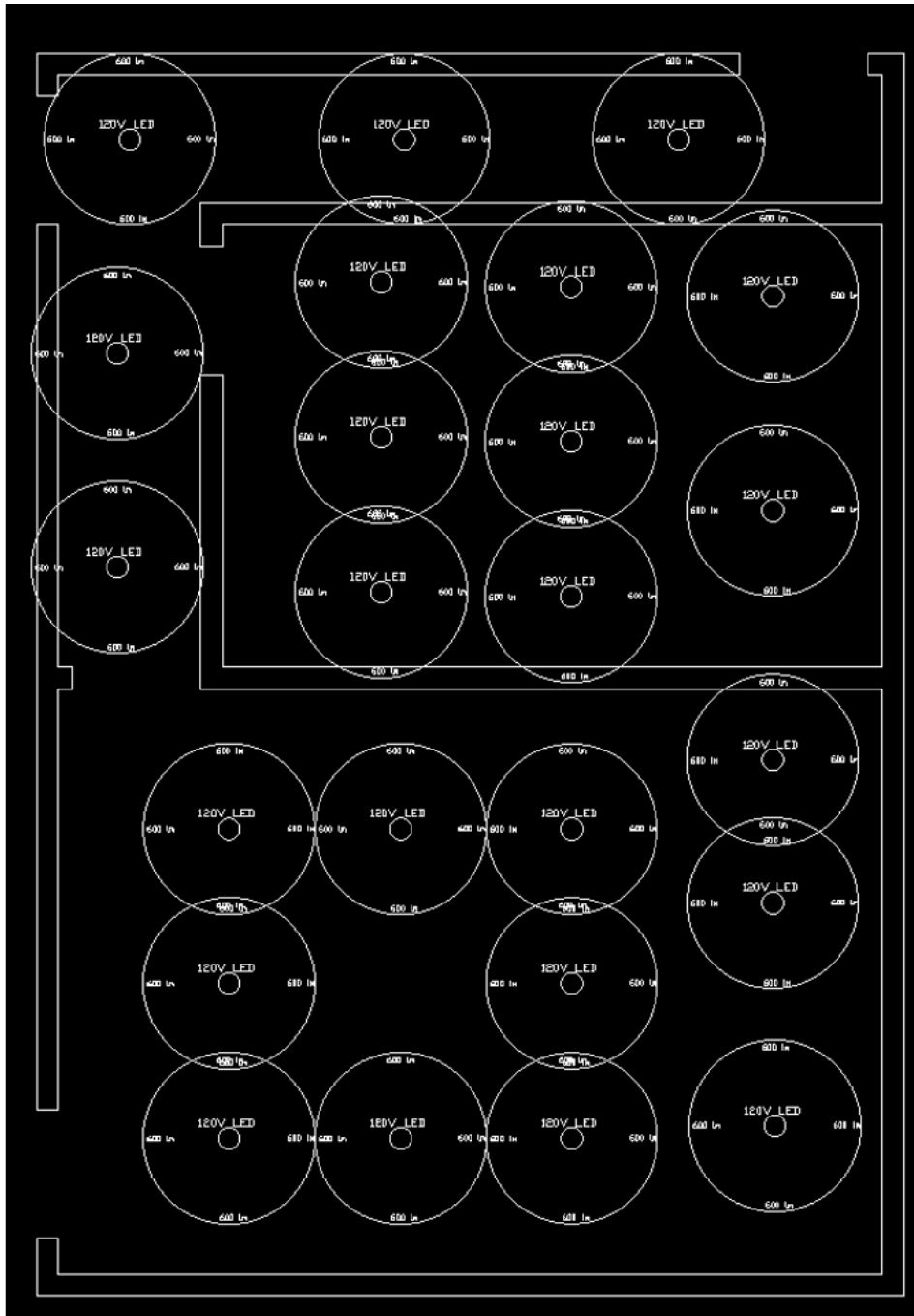
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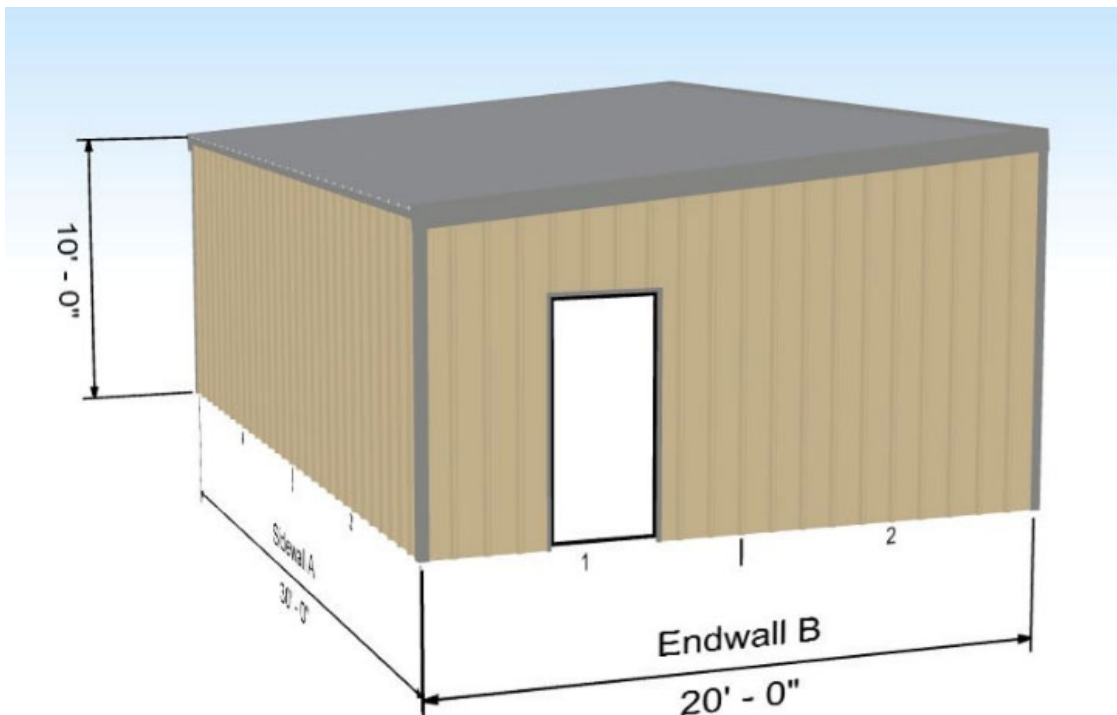
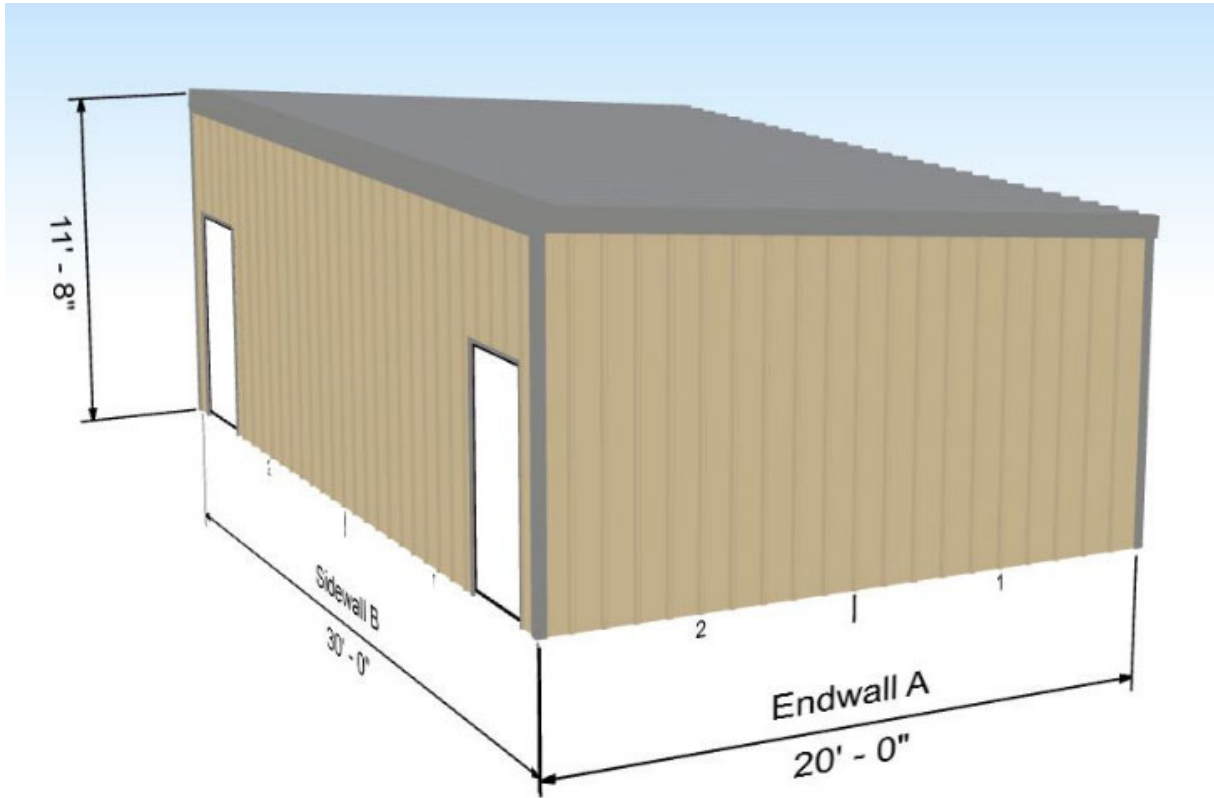
13. Lighting plan showing location and lighting specifications and a photometric plan



Photometric  
Lighting Plan  
For Proposed  
New Building

14. Architectural elevations

Elevations in below designs are measured from grade in preliminary grading plan.



15. Traffic Impact Study (if project will generate more than 750 Average Daily Trips)

This proposed building will not generate any additional daily trips.

16. Mail facility plan (if residential development)

This proposed building is not a residential development.

17. Amenities plan (if residential development)

This proposed building is not a residential development.



# TTCDA Review Request

<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 type="checkbox"/> BOARD REVIEW
<input type="checkbox"/> BUILDING PERMIT - GRADING PLAN	<input type="checkbox"/> ZONING VARIANCE	

## Chevron Phillips Chemical Performance Pipe

PUBLISHED APPLICANT NAME - no individuals on behalf of -

09/24/2024

November 12th, 2024

11-A-24-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

Colin McCarthy

Chevron Phillips Chemical Performance Pipe

NAME

COMPANY

10420 Lexington Drive

Knoxville

TN

37932

ADDRESS

CITY

STATE

ZIP

865-675-9417

mccarmc@cpchem.com

PHONE

EMAIL

### CURRENT PROPERTY INFO

MULTIPLE OWNERS / OPTION HOLDERS  PART OF PARCEL

Chevron Phillips Chemical Company LP

10001 Six Pines Dr, RM 7060-B, St 972-599-6600

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

10420 Lexington Drive, Knoxville TN 37932

PROPERTY ADDRESS

131GA011

N

7.55 Acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

### STAFF USE ONLY

CITY  COUNTY

Lexington Dr and Cogdill Rd

3

GENERAL LOCATION

DISTRICT

CB/TO

LI

ZONING

SECTOR PLAN  
LAND USE CLASSIFICATION

Northwest County

Industrial

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:

Addition of a pre-fabricated 30 ft x 20 ft metal building (10 ft eaves) near production building to be used for a bathroom for employees.

## 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	\$450

## AUTHORIZATION

By signing below

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



APPLICATION AUTHORIZED BY

Project Engineer - CPChem Performance Prod

AFFILIATION

9/25/24

DATE

865-675-9417 / 956-802-7404 (cell)

PHONE NUMBER

mccarnee@cpchem.com

EMAIL

Pd. 09/25/2024, SG

STAFF SIGNATURE

Michael Colin McCarthy

PRINT NAME

9/24/24

DATE PAID