

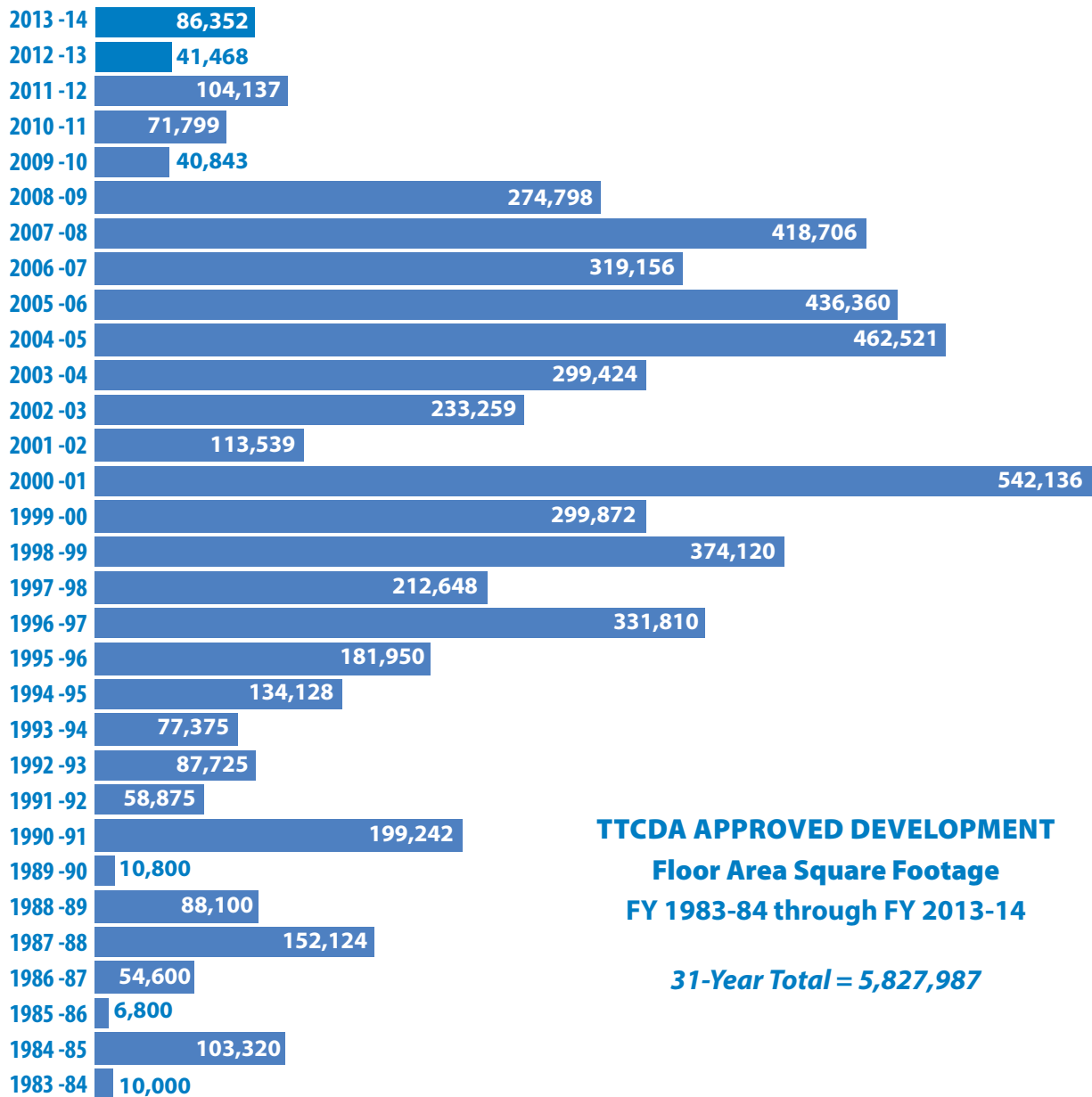


Tennessee Technology Corridor Development Authority

Annual Report
FY 2013 – 2014

ANNUAL PROGRESS

Technology Overlay development in the fiscal year ending June, 2014, experienced a rebound from the low level of activity documented for FY 2012 – 2013. This past year, 86,352 square feet of new floor space was approved, which compares to the 41,468 square feet approved the previous fiscal year. The number of applications for Certificates of Appropriateness was also up over the previous year's total, 27 application as opposed to 18 applications. Four of the applications submitted qualified for consideration under the guidelines for Administrative Review. Although the building permit numbers were up, it is too early to say whether or not this level of activity will be sustained during the coming fiscal year.



PERMIT ACTIVITY

Permit activity can be broken down as follows, with comparisons made to FY 2012 – 2013:

Building Permits

Twelve building permit COAs were approved, with ten being approved by the TTCDA Board and two being approved administratively by the TTCDA staff.

- FY 2012 – 2013: Five building permits

Variations

Eight variations were approved as part of the review of requests for building permits, while none were approved as individual requests.

- FY 2012 – 2013: Eight variations

Sign Permits

There were eight sign permits approved as individual requests, with six being approved by the board, and two being approved administratively. Four additional signs were approved as part of building permit requests.

- FY 2012 – 2013: Ten sign permits

Rezoning

The Board considered seven rezoning requests, with six requests being approved, representing 103.7 acres, and one request being denied.

- FY 2012 – 2013: Three rezonings, 44.5 acres total

PROJECT HIGHLIGHTS

The following projects approved in FY 2013 – 2014 deserve extra mention because of their impact on the development pattern in the Technology Overlay:

- Approval of plans for **Greystone Vista**, a 176-unit apartment complex in the Vista Dei Monte development, located between Hardin Valley Road and Carmichael Road
- Approval of a third office building in **Century Park**, adding 43,240 square feet of office space to that business park
- Approval of two office warehouse buildings in **Dutchtown Business Park**, on Cogdill Road, totaling 23,983 square feet
- Approval of a 10,800 square foot medical clinic for **Contemporary Women's Health**, located on Sherrill Boulevard, south of Mabry Hood Road



CSL Plasma in Corridor Park on Dutchtown Road was recently expanded to double its original size.



Hardin Valley Station retail center saw the addition in 2014 of a new Dunkin Donuts shop.



Approved in 2013, the Reserve at Hardin Valley off solway Road is nearing completion.



The Technology for Energy Corporation underwent an expansion and facade renovation in 2012.



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