TTCDA BOARD MEETING
Agenda

Monday, October 9, 2017
4:00 p.m.
Small Assembly Room
City County Building

1. Declaration of Quorum

2. Adoption of Minutes from the September 11, 2017 meeting

3. Applications for Certificates of Appropriateness

Pellissippi Investors (10-A-17-TOA)
Northeast side of Cherahala Blvd., northwest of Hardin Valley Rd.
Building permit in the BP (Business & Technology Park) / TO (Technology Overlay) zoning district.
Tax ID 103EA00602. 6th Commission District.

Innovative Designs (10-B-17-TOS)
Northeast end of Virginia Pine Way, west side of Pellissippi Parkway.
Sign permit in the PC (Planned Commercial) (k) / TO (Technology Overlay) zoning districts.
Tax ID – 103-12013. 6th Commission District.

4. Other Business

5. Adjournment

Next Scheduled Board Meeting: November 6, 2017
The Tennessee Technology Corridor Development Authority (TTCDA) Board of Commissioners met in regular session on Monday, September 11, 2017, at 4:00 p.m. in the Small Assembly Room of the City County Building, 400 Main Street, Knoxville, TN. Attendance was as follows:

Board of Commissioners:

- Ed Brantley Present
- David Collins, Chair Present
- Orlando Diaz, Vice Chair Present
- Ben Pethel Present
- Tammy White Absent

Others present:

- Tom Brechko, TTCDA staff
- Mike Brusseau, TTCDA Staff
- Betty Jo Mahan, MPC staff

1. DECLARATION OF QUORUM

Chair David Collins called the meeting to order at 4:00 p.m. It was determined that a quorum of the TTCDA Board of Commissioners was present. A copy of the meeting agenda is attached to the record copy of these minutes.

2. ADOPTION OF MINUTES

Ben Pethel made a motion to approve the minutes for the August 7, 2017 meeting. Ed Brantley seconded the motion. The motion was adopted unanimously.

3. APPLICATIONS

7-A-17-TOR CLEAR WATER PARTNERS, LLC

Staff Recommendation:

APPROVE the Certificate of Appropriateness for a rezoning to OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning, subject to two conditions.
1. Use on review approval of a development plan will be required by MPC prior to any disturbance of the site, including clearing and grading.
2. The maximum residential density that may be considered for this site shall be 12 du/ac.

Mike Brusseau explained the staff recommendation. Slope constraints dictate use on review approval and no more than 12 units per acre. Sector plan states that office or medium density is allowed but should have use on review approval.

John Huber, Clearwater Partners, PO Box 23028, Knoxville, TN 37933 and John King, PO Box 2425, Knoxville, TN 37901 presented for the applicant.
Showed slides of the area. The Hillside and Ridgetop Protection Areas include about 5% in areas that allow increased density for residential use above a low density designation. This site is in one of those areas that allows consideration of higher density. He pointed out multiple apartment developments in this area of the technology corridor. There is a high demand for housing in this area. They have worked hard to have a plan without a single retaining wall with maximum slopes of 2 to 1 in the proposed complex. Planning on reforestation of exterior of the property with 25% reforested or untouched. The trees on TDOT property will buffer the development from Pellissippi Parkway. They are proposing to tie the development into the existing greenway.

Orlando Diaz made a motion to approve the COA for rezoning per staff recommendation.
Ben Pethel seconded the motion.
The motion carried unanimously.

9-A-17-TOR TURNER HOMES, LLC

Staff Recommendation:

APPROVE the Certificate of Appropriateness for rezoning to PR (Planned Residential) / TO (Technology Overlay) zoning at a density of up to 4 du/ac, as requested.

Mike Brusseau explained the staff recommendation. The Plan proposes low density residential development for this site and the requested density conforms with the Sector Plan and Hillside and Ridgetop Protection Plan.

The applicant was not present.

Ed Brantley made a motion to approve a Certificate of Appropriateness for rezoning to PR (Planned Residential) / TO (Technology Overlay) as recommended by staff.
Orlando Diaz seconded the motion.
The motion carried unanimously.

9-B-17-TOB URBAN ENGINEERING, INC.
Staff Recommendation:

Staff recommends APPROVAL of the requested Waiver to exceed the maximum number of parking spaces allowed for a church under the Design Guidelines by allowing an increase from 167 spaces to 236 spaces as identified on the development plan.

Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:
1) Meeting all applicable requirements of the Knox County Zoning Ordinance
2) Installation of the sidewalk extension out to Lovell Rd. as designated on the development plan meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.
3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4) Obtaining a driveway connection permit from the Tennessee Department of Transportation for the modifications to the entrance driveway.
5) Installing a landscape buffer along the southwest side of the proposed parking lot that includes a mix of deciduous trees and evergreen shrubs to help screen the parking lot from the adjoining property subject to staff approval of a revised species specific landscape plan. The landscaping shall be installed within six months of the completion of the parking lot improvements, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
6) Obtaining a use on review approval from the Planning Commission for the proposed development (9-G-17-UR) that will be before the MPC on September 14, 2017.

Tom Brechko explained the staff recommendation. A waiver for parking spaces is recommended.

The applicant was not present.

Ben Pethel asked about screening the dumpster. Since the dumpster will be located in the rear corner and would not be visible from the street, staff was not requiring landscaping.

Orlando Diaz made a motion to approve the COA per staff recommendation.
Ed Bentley seconded the motion.
The motion carried unanimously.

9-C-17-TOB SAFE HARBOR DEVELOPMENT

Staff Recommendation:
Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:
1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
2) Obtaining approval from the Knox County Department of Engineering and Public Works for the design of the proposed access to Cherahala Blvd.
3) Subject to approval of any required variances from Knox County's Access Control and Driveway Design Policy.
4) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
5) Providing internal signage to direct traffic to use the driveway that comes out across from Pentwater Dr. for exiting back out to Hardin Valley Rd.
6) Installation of the sidewalks shown on the development with the addition of the sidewalk extension north along Cherahala Blvd as identified in Comment #5. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.
7) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
8) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
9) Obtaining approval from The Development Corporation of Knox County for the proposed development.
10) Any proposed signage will require separate TTCDA applications and approval.

Tom Brechko explained the staff recommendation. The proposed development will go before the Development Corporation of Knox County on Wednesday. Staff expressed concern about a proposed median cut on Cherahala Blvd. which approval is still valid for another year. A sidewalk has been added to provide pedestrian access from crosswalks at the intersection of Cherahala Blvd. and Hardin Valley Rd. to the proposed restaurants. Staff has recommended a condition to extend the sidewalks from the restaurants back out to Cherahala Blvd. and north to the north side of the proposed access driveway across from Pentwater Dr.

John Anderson, 1025 Technology Drive, Knoxville, TN 37922 presented for the applicant. The applicant is opposed to staff’s recommended condition to extend the sidewalk north to the proposed driveway across from Pentwater Dr. because the applicant does not own that parcel. He stated that there are no other sidewalks within the Pellissippi Corporate Center. Their two access driveways out to Cherahala Blvd. are located within shared access easements. They are also providing a frontage road in front of the car wash to help with access.

Orlando Diaz stated that sidewalks should be provided along all street frontages.
Tom Brechko stated that staff from the Development Corporation have identified that businesses within the Pellissippi Corporate Center have complained about the lack of sidewalks and that employees had to drive to go out for lunch.

David Collins asked about the need for the right-in / right-out (provide right-in only) on Cherahala Blvd. with the access driveway that comes out across from Pentwater Dr. Staff stated that Knox County Engineering staff would approve the right-in / right-out design.

**Ed Brantley made a motion to approve the COA per staff recommendation.**
**Orlando Diaz seconded the motion.**
The motion carried unanimously.

9-D-17-TOB  AMERICAN STANDARD FOUNDATION REPAIR

BEN PETHEL RECUSED FROM DISCUSSION OR VOTING ON THIS ITEM.

**Staff Recommendation:**

Staff recommends APPROVAL of the requested Waiver to reduce the required building setback from a residential zoning district (Design Guidelines Section 1.4.1) from 100’ to 55’.

Staff is recommending approval of the waiver due to site constraints and the encroachment should have minimal impact on the adjoining development.

Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
2) Installation of the sidewalk connection out to the sidewalk along Lovell Rd., as designated on the development plan, meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.
3) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
4) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
5) Installing all landscaping as identified on the revised landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
6) Obtaining a driveway connection permit from the Tennessee Department of Transportation

Tom Brechko explained the staff recommendation. Staff supported the setback waiver because half of property would be restricted if the 100 foot building setback is applied.

John Anderson, 1025 Technology Drive, Knoxville, TN 37922 was present for the applicant.
Ed Brantley made a motion to approve the COA per staff recommendation.
Orlando Diaz seconded the motion.
The motion carried unanimously.

9-E-17-TOS ALLEN SIGN COMPANY

Staff Recommendation:
Based on the application and sign plans as submitted, the staff recommends APPROVAL of a Certificate of Appropriateness for a Sign Permit, subject to the following condition:
1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate

Tom Brechko explained the staff recommendation. The proposed wall sign meets the design guidelines.

Orlando Diaz made a motion to approve the COA per staff recommendation.
Ben Pethel seconded the motion.
The motion carried unanimously.

4. OTHER BUSINESS

Election of Officers

Ed Brantley made motion to request the current officers to continue serving.
Ben Pethel seconded the motion.
The existing officers, David Collins, Chair and Orlando Diaz, Vice Chair were voted in for another one year term.

Discussion of Annual Report

Tom Brechko suggested the Annual Report be postponed a couple of months due to recent changes in staff assignments.

Orlando Diaz requested that the annual report include a breakdown on development into categories for technology based, commercial and residential.

Ed Brantley made a motion to postpone the Annual Report until the December 11, 2017 meeting.
Ben Pethel seconded the motion.
The motion carried unanimously.
ADJOURNMENT

There being no further business, the meeting was adjourned at 5:07 pm.

Prepared by Betty Jo Mahan.

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Approved by:  David Collins, Chair

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Attested to by:  TTCDA staff
TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

REPORT OF STAFF RECOMMENDATION

Meeting Date: 10/9/2017

File Number: 10-A-17-TOA

Applicant: PELLISSIPPI INVESTORS

Request: BUILDING PERMIT

Address: 2360 Cherahala Blvd

Map/Parcel Number: 103 E A 01602

Location: Northeast side of Cherahala Blvd., northwest side of Hardin Valley Rd.

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

Proposed Zoning: NA

Existing Land Use: Business

Proposed Land Use: Administrative approval for a building expansion

Appx. Size of Tract: 15.17 acres

Accessibility: Access is via Cherahala Blvd., a local street that serves the Pellissippi Corporate Center.

Surrounding Zoning and Land Uses:

- North: BP (Business and Technology) / TO (Technology Overlay) - Vacant land
- South: BP (Business and Technology) / TO (Technology Overlay) - Mixed businesses
- East: BP (Business and Technology) / TO (Technology Overlay) & CA (General Business) / TO (Technology Overlay) - Mixed businesses and vacant land
- West: BP (Business and Technology) / TO (Technology Overlay) - Mixed businesses

Comments:

1) This was a request for approval of a revision to the development plan that was approved by the TTCDA on January 11, 2016 (12-B-15-TOB). The previous approval was for a storage building for the National Transportation Research Center (NTRC) facility that is located at 2360 Cherahala Blvd.

2) The revised plan includes a change to the area behind Building 1 for the NTRC facility. A metal awning covering an area of approximately 1,490 square feet is being added to the rear of the building (northwest side). There will be a fenced enclosure around the equipment area under the awning.

3) The proposed awning was reviewed and approved on July 17, 2017 by The Development Corporation of Knox County.

4) Staff determined that this request complied with the requirements for administrative review as outlined in the Knox County Zoning Ordinances.

Design Guideline Conformity: This request complies with the TTCDA Design Guidelines.

Waivers and Variances Requested: Not applicable at this time.

Staff Recommendation:

APPLICATION APPROVED August 23, 2017, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans), Knox County Zoning Ordinance, and all relevant requirements of the Design Guidelines.
10-A-17-TOA
CERTIFICATE OF APPROPRIATENESS

Purpose of Request: Building Permit - Expansion or Renovation

Petitioner: Pellissippi Investors

Map No: 103
Jurisdiction: County
File Number: 10-A-17-TOA • Applicant: Pellissippi Investors
Request: Building Permit _Expansion or Renovation • Property Location: 2360 Cherahala Boulevard
**Meeting Date:** 10/9/2017  
**File Number:** 10-B-17-TOS  
**Applicant:** INNOVATIVE DESIGNS  
**Request:** SIGN PERMIT  

**Address:** 10700 Virginia Pine Way  
**Map/Parcel Number:** 103 12013  
**Location:** Northeast end of Virginia Pine Way, west side of Pellissippi Parkway.  
**Existing Zoning:** PC (Planned Commercial) (k) / TO (Technology Overlay)  
**Proposed Zoning:** NA  
**Existing Land Use:** Commercial center  
**Proposed Land Use:** Wall sign  
**Appx. Size of Tract:** 3.71 acres  
**Accessibility:** Access is via Virginia Pine Way, a private street with access from Valley Vista Rd.  
**Surrounding Zoning and Land Uses:**  
North: PC (Planned Commercial) / TO (Technology Overlay) - Mixed businesses and vacant land  
South: PC (Planned Commercial) (k) / TO (Technology Overlay) - Vacant land  
East: A (Agricultural) / TO (Technology Overlay) - Pellissippi Parkway  
West: PC (Planned Commercial) (k) / TO (Technology Overlay) - Vacant land

**Comments:**  
1) This is a request to add a new wall sign to a multi-tenant commercial building in The Landing at Vista Dei Monte, located east of Valley Vista Rd. at the northeast end of Virginia Pine Way, and on the west side of Pellissippi Parkway.  
2) The new sign is for Innovative Design Inc. The business occupies the full second floor of the building. The sign will be placed on the south side of the building in the southeast corner.  
3) The area of the proposed sign will be 97.28 sq. ft. which is less than the maximum of 100 square feet that is allowed for the Pellissippi Parkway frontage (building frontage is approximately 205'). This sign will utilize the available square footage for the Pellissippi Parkway frontage. The business entrances front on Virginia Pine Way which is on the west side of the building.  
4) The sign's logo will be a brushed silver aluminum face. All letters are non-illuminated HDU hot seal face with the Engineering & Design being non-illuminated plastic form letters. The colors include silver, black and burgundy. The proposed wall sign meets the requirements of the Design Guidelines.

**Design Guideline Conformity:** This request complies with the TTCDA Design Guidelines.  
**Waivers and Variances Requested:** Not applicable at this time.

**Staff Recommendation:**
Based on the application and sign plan as submitted, the staff recommends APPROVAL of a Certificate of Appropriateness for a Sign Permit, subject to the following conditions:

1) This wall sign utilizes the available sign area (maximum of 100 square feet) for the building's Pellissippi Parkway frontage.
2) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
*Production will not begin until you approve your proof*  *Please verify wording, spelling, art and sizes are correct before approving*

*Please note, once approved that you will be responsible for remake costs should any errors be found after production begins*  Colors portrayed on this proof will differ from final product due to most monitors not being color calibrated  *There is no charge for the first revision to the proof, however any customer changes beyond the first one will be subject to set up fees*
File Number: **10-B-17-TOS** • Applicant: **Innovative Designs**
Request: **Signage** • Property Location: **10700 Virginia Pine Way, Suite 201**