TTCDA BOARD MEETING
Agenda

Monday, January 7, 2019
4:00 p.m.
Small Assembly Room
City County Building

1. Declaration of Quorum
2. Adoption of Minutes from the December 10, 2018 meeting
3. Applications for Certificates of Appropriateness

**Macy Rudell (1-A-19-TOB)**
Northeast side of Pellissippi Parkway, southeast side of Horseshoe Bend Lane.
Building permit in the BP (Business and Technology Park) / TO (Technology Overlay) zoning districts.
Tax ID: 089 22301. 6th Commission District.

**Tennessee Farmers Support Service (1-B-19-TOS)**
Northwest side of Hardin Valley Road, northeast side of Performing Arts Way.
Sign permit in the PC (Planned Commercial) / TO (Technology Overlay) zoning districts.
Tax ID: 103 103. 6th Commission District.

4. Other Business
5. Adjournment

Next Scheduled Board Meeting: February 11, 2019
The Tennessee Technology Corridor Development Authority (TTCDA) Board of Commissioners met in regular session on Monday, December 10, 2018, at 4:00 p.m. in the Small Assembly of the City County Building, 400 Main Street, Knoxville, TN. Attendance was as follows:

Board of Commissioners:

- David Collins, Chair Present
- Orlando Diaz, Vice Chair Present
- Justin Biggs Present
- Steven Buttry Absent
- Ben Pethel Present

Others present:

- Tom Brechko, Knoxville-Knox County Planning Staff
- Laura Edmonds, Knoxville-Knox County Planning 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

Justin Biggs made a motion to approve the minutes for the November 5, 2018 meeting. Ben Pethel seconded the motion. The motion was adopted unanimously.

3. APPLICATIONS

12-A-18-TOS KEITH PANKEY

Staff Recommendation:

Staff recommends APPROVAL of a Certificate of Appropriateness for a Sign Permit for the proposed building sign, subject to the following condition:

1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

Tom Brechko explained the staff recommendation.
Vice-Chair Orlando Diaz made a motion to approve a Certificate of Appropriateness for a Sign Permit, subject to the following condition: 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate in accordance with staff recommendation. Ben Pethel seconded the motion. The motion carried unanimously.

12-B-18-TOS KEITH PANKEY

Staff Recommendation:

Staff recommends APPROVAL of a Certificate of Appropriateness for a Sign Permit for the proposed yard sign, subject to the following conditions:

1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
2) The yard sign shall meet the 20’ setback requirement from the street right-of-way line.

Tom Brechko explained the staff recommendation.

Justin Biggs made a motion to approve the Certificate of Appropriateness for a sign permit for the proposed yard sign, subject to the following conditions: 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate; 2) The yard sign shall meet the 20’ setback requirement from the street right-of-way line in accordance with staff recommendation. Ben Pethel seconded the motion. The motion carried unanimously.

12-C-18-TOB BRIAN NICHOLSON

Staff Recommendation:

Staff recommends APPROVAL of the requested Waiver to exceed the maximum number of parking spaces allowed for the automobile service facility (Other Non-Residential Uses) under the Design Guidelines by allowing an increase from 14 spaces to 20 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 relevant requirements of the Knox County Zoning Ordinance, as appropriate.
2) Installing all landscaping as identified on the landscape plan within six months of completion of the parking lot, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
3) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
4) Revising the site lighting plan to bring the intensity of the lighting into compliance with the Design Guidelines (Section 1.8.5).
5) The mechanical equipment areas shall be screened from view from the public streets.
6) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
7) Proposed signage will require a separate TTCDA application and approval.

Tom Brechko explained the staff recommendation.

Justin Biggs inquired if the rear parking lot is visible from Dutchtown Road. Mr. Brechko stated that the rear parking lot is visible from Dutchtown Road and that the applicant is present to further discuss details about the automobile service facility.

Brian Nicholson, 305 Dominion Circle, Knoxville, TN, was present and made himself available for any questions the Board may have. Mr. Nicholson is in support with staff comments and recommendation, and is working with Planning to meet all requirements necessary to obtain a building permit. Mr. Nicholson confirmed that the rear parking lot is visible from Dutchtown Road, and that there is a 12 to 14 ft drop from Dutchtown to the parking lot level. There was significant grading done when that subdivision was created. It also sits across the street from Knox County’s Police Department Motor Pool, where they work on police vehicles. Mr. Nicholson stated that being across from Knox County’s Motor Pool sets a precedent for automotive repair in the surrounding area.

Justin Biggs questioned the average length of time that cars will be left at the property while waiting on repair. Mr. Biggs concern is that the same cars are being seen at the same location for a lengthy period of time.

Mr. Nicholson answered by stating that this is a Specialty Car Repair location, so it truly depends on the work needing to be done as to how long it stays on the lot. There could be times that part availability could delay repair time, but overall this is not meant for long-term storage. This automobile service facility will specifically cater to Porsche repair.

**Vice-Chair Orlando Diaz made a motion to approve both the requested Waiver to exceed the maximum number of parking spaces allowed for the automobile service facility (Other Non-Residential Uses) under the Design Guidelines by allowing an increase from 14 spaces to 20 spaces as identified on the development plan and the Certificate of Appropriateness for a Building Permit subject to seven conditions in accordance with staff recommendation.**

Justin Biggs seconded the motion.

The motion carried unanimously.
12-D-18-TOS  EYECARE OPTICAL, LLC

Staff Recommendation:

Staff recommends APPROVAL of a Certificate of Appropriateness for a Sign Permit, subject to the following condition:

1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

Tom Brechko explained the staff recommendation.

Ben Pethel made a motion to approve the Certificate of Appropriateness for a Sign Permit subject to the following condition: 1) Meeting all relevant requirements of the Knox County Zoning Ordinance in accordance with staff recommendation. 
Vice-Chair Orland Diaz seconded the motion.
The motion carried unanimously.

4. OTHER BUSINESS - None

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:21 pm.

Prepared by Laura Edmonds.

______________________________
Approved by: David Collins, Chair

______________________________
Attested to by: MPC Staff
<table>
<thead>
<tr>
<th><strong>Meeting Date:</strong></th>
<th>1/7/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>File Number:</strong></td>
<td>1-A-19-TOB</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>MACY RUDELL</td>
</tr>
<tr>
<td><strong>Request:</strong></td>
<td>BUILDING PERMIT</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Address:</strong></th>
<th>10740 Faith Promise Ln</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Map/Parcel Number:</strong></td>
<td>89 22301</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>Northeast side of Pellissippi Parkway, southeast side of Horseshoe Bend Ln.</td>
</tr>
<tr>
<td><strong>Existing Zoning:</strong></td>
<td>BP (Business and Technology) / TO (Technology Overlay)</td>
</tr>
<tr>
<td><strong>Proposed Zoning:</strong></td>
<td>NA</td>
</tr>
<tr>
<td><strong>Existing Land Use:</strong></td>
<td>Church</td>
</tr>
<tr>
<td><strong>Proposed Land Use:</strong></td>
<td>New Operations Building</td>
</tr>
<tr>
<td><strong>Appx. Size of Tract:</strong></td>
<td>60.96 acres</td>
</tr>
<tr>
<td><strong>Accessibility:</strong></td>
<td>Access is via Pellissippi Parkway, an expressway and Horseshoe Bend Lane and Faith Promise Lane, both local streets.</td>
</tr>
<tr>
<td><strong>Surrounding Zoning and Land Uses:</strong></td>
<td>North: BP (Business and Technology) / TO (Technology Overlay) &amp; A (Agricultural) / TO - Business, residences and vacant land South: PR (Planned Residential) / TO (Technology Overlay) - Vacant land East: BP (Business and Technology) / TO (Technology Overlay) &amp; A (Agricultural) / TO - Residence and vacant land West: BP (Business and Technology) / TO (Technology Overlay) &amp; PR (Planned Residential) / TO - Pellissippi Parkway, vacant land and residences</td>
</tr>
</tbody>
</table>

| **Comments:** | 1. This is a request for approval of a building permit to construct an operations building for Faith Promise Church which is located on the northeast side of Pellissippi Parkway and southeast side of Horseshoe Bend Ln. on a 60.96 acre tract. The proposed two story building will include offices, multi-purpose rooms and warehouse space for the church campus. 2. The last TTCDA application (6-C-11-TOB) for the church campus that was before the TTCDA Board was approved on June 6, 2011. 3. Since this site is zoned BP (Business and Technology) a use on review approval will be required for the proposed development. The applicant has requested a postponement so that the TTCDA application can be processed at the same time as the use on review application. |

<table>
<thead>
<tr>
<th><strong>Design Guideline Conformity:</strong></th>
<th>Not applicable at this time.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Waivers and Variances Requested:</strong></td>
<td>Not applicable at this time.</td>
</tr>
</tbody>
</table>

**Staff Recommendation:**
POSTPONE the review of the request for a Certificate of Appropriateness for a building permit until the February
11, 2019 TTCDA meeting as requested by the applicant.
Planting Requirement Notes

- This plan meets and exceeds the requirements as described under the TTCDA, section 3, "Landscaping" requirements.

3.1.4 requires 25% newly planted trees to be evergreen. This plan provides (14) trees of which (4) are evergreen, achieving 29% evergreen trees.

3.1.5 requires 10 large maturing trees per 1 acre of yard. There is approximately 56,049 square feet (1.29 acres) of yard. \(10 \times \frac{56}{12.9} = 12.9\) required large trees. This plan proposes (14) large trees (5 Willow Oak, 1 Lacebark Elm, 4 London Plane Tree, and 4 Magnolia).

3.1.6, no invasive exotic species have been proposed

3.3.6 requires landscaping to screen mechanical units. Sufficient landscape screening has been proposed and labeled.

3.4.1, no parking areas are adjacent to public right of ways

3.4.3 requires (1) tree per (10) parking spaces. There are 108 proposed parking spaces. \(108 \div 10 = 10.8\) trees required. This plan provides (14) trees, only 11 required.

3.4.4 requires no less than 5% of the surface area devoted to parking to be landscaped. The proposed parking area is approximately 29,155 square feet. 5% of 29,155 = 1457 square feet. This plan provides approximately 3,463 square feet of shrubbery and bedding plants, and approximately 52,586 square feet of lawn adjacent to the parking area and building.

3.4.5, all proposed tree species are included in the recommended tree list (Appendix B)

3.3.7 requires that no parking space be located more than 60 feet from the trunk of a larger canopy tree. See note on plan. All proposed parking spaces are within 60' of a large tree.

- There are no existing trees on site.
PLANTING NOTES

TREES

- Pine or small tree planting
- Multi-trunk tree planting
- Shrub planting

SHRUBS/GROUND COVER

- Mass planting
- Perennial and annual color beds
- Sod installation detail
- Trench edger detail
- Shrub planting tree planting

N.T.S. - Not to Scale
FP SIGN IS 56’-3” TOTAL SF. ACCORDING TO TTCDA GUIDELINES THE MAX SIZE OF THE SIGNAGE IS 100 SF BASED ON A 114 TOTAL LINEAR FEET OF BUILDING FRONTAGE.

DARK TAN EIFS TO MATCH DARK TAN EIFS ON EXISTING BUILDING ON THE SITE.

LIGHT TAN EIFS TO MATCH LIGHT TAN EIFS ON EXISTING BUILDING ON THE SITE.

STOREFRONT WITH A CLEAR ANODIZED ALUMINUM FRAME.

RED AND BROWN BRICK TO MATCH THE EXISTING BUILDING ON THE SITE.

PRE-ENGINEERED METAL BUILDING CONSTRUCTION WITH METAL BUILDING PANEL COLOR TO BE LIGHT TAN.

COILING OVERHEAD DOORS

© 2018 STUDIO FOUR DESIGN, inc.
This drawing, its design detail and invention is the property of Studio Four Design, inc. and shall not be reproduced or used for any other project in whole or in part without written consent. This drawing is an instrument of service only and shall be returned to the Architect upon request.
Staff Review Comments for Faith Promise Operations Building (1-A-19-TOB)

Tom Brechko <tom.brechko@knoxplanning.org>
To: Macy Rudell <mrudell@s4dinc.com>, Rusty Baksa <rbaksa@ldstn.com>
Cc: Tarren Barrett <tarren.barrett@knoxcity.org>, Aaron Fritts <Aaron.Fritts@knoxcounty.org>, Leo LaCamera <leo.lacamera@knoxcounty.org>, Amanda Purkey <Amanda.Purkey@knoxcounty.org>

Thu, Dec 20, 2018 at 2:12 PM

Macy,

See attached staff comments for the above referenced TTCDA Application.

Contact me if you have any questions.

Tom

--
Thomas Brechko, AICP
Principal Planner
865-215-3794

---

Macy Rudell <mrudell@s4dinc.com>
To: Tom Brechko <tom.brechko@knoxplanning.org>
Cc: Tarren Barrett <tarren.barrett@knoxcity.org>, Aaron Fritts <Aaron.Fritts@knoxcounty.org>, Leo LaCamera <leo.lacamera@knoxcounty.org>, Rusty Baksa <rbaksa@ldstn.com>, Amanda Purkey <Amanda.Purkey@knoxcounty.org>

Fri, Dec 21, 2018 at 10:14 AM

Thank you for your comments. We would like to postpone the TTCDA review until their February 11, 2019 meeting.

Thanks,

Macy Rudell

From: Tom Brechko [mailto:tom.brechko@knoxplanning.org]
Sent: Thursday, December 20, 2018 2:13 PM
To: Macy Rudell <mrudell@s4dinc.com>; Rusty Baksa <rbaksa@ldstn.com>
Macy,

See attached staff comments for the above referenced TTCDA Application.

Contact me if you have any questions.

Tom

Thomas Brechko, AICP
Principle Planner
865-215-3794
TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

REPORT OF STAFF RECOMMENDATION

Meeting Date: 1/7/2019
File Number: 1-B-19-TOS
Applicant: TENNESSEE FARMERS SUPPORT SERVICE
Request: SIGN PERMIT

Address: 10851 Hardin Valley Rd
Map/Parcel Number: 103 103
Location: Northwest side of Hardin Valley Rd., northeast side of Performing Arts Way.
Existing Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Proposed Zoning: NA
Existing Land Use: Commercial Center
Proposed Land Use: Building Sign
Appx. Size of Tract: 4.1 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 3 lane section with 44’ pavement width within an 80’ right-of-way.

Surrounding Zoning and Land Uses:
North: PC (Planned Commercial) / TO (Technology Overlay) - Pellissippi State Campus
South: PC (Planned Commercial) / TO (Technology Overlay) - Southeast bank and vacant land
East: BP (Business and Technology) / TO (Technology Overlay) - Residences
West: PC (Planned Commercial) / TO (Technology Overlay) - Pellissippi State Campus

Comments:
1) This is a request for the approval of a building sign for Farm Bureau Insurance that will be located at a multi-tenant commercial development located on the northwest side of Hardin Valley Road and northeast side of Performing Arts Way.
2) The building sign will be located above the main entrance for the business. Based on the linear building frontage for the business along Hardin Valley Rd., a building sign of up to 24.5 square feet would be allowed. The proposed sign will occupy approximately 24.36 square feet.
3) The building sign for Farm Bureau will be composed of individually mounted channel letters with red plexiglas faces. The sign will be internally illuminated with LED lighting.

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 plans as submitted, the staff recommends APPROVAL of a Certificate of Appropriateness for a Sign Permit for the proposed building sign, subject to the following condition:
1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
24.36 Sq. ft. (combined total of each letter)

1-B-19-TOS
typical LED channel letter detail through EFIS