



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 7-C-23-DP

**AGENDA ITEM #:** 44

**AGENDA DATE:** 7/13/2023

▶ **APPLICANT:** GISELE BAAKLINI

OWNER(S): Laurel Properties Parntership

TAX ID NUMBER: 118 173.25

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 CORRIDOR PARK BLVD

▶ **LOCATION:** Northwestern terminus of Corridor Park Blvd., east of Lovell Rd

▶ **APPX. SIZE OF TRACT:** 3.63 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Corridor Park Boulevard, a local street with 26 ft of pavement width within a 68-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** BP (Business and Technology Park) /TO (Technology Overlay)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant land

▶ **PROPOSED USE:** Office warehouse

HISTORY OF ZONING: This property has a history of rezoning requests, though none were approved as requested, Case 5-K-80-RZ, 7-O-83-RZ, & 12-Y-83-RZ; The TO zone was created and applied to the property in 1983 (Case 12-FF-83-RZ)

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential) / TO (Technology Overlay)  
South: Office - BP (Business and Technology Park) / TO (Technology Overlay)  
East: Industrial - BP (Business and Technology Park) / TO (Technology Overlay)  
West: Multifamily (under construction, so it is designated as PublicPark on the map) - OB (Office, Medical and Related Services) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The property is at the end of a street comprised mostly of office warehouses. The parcel is adjacent to an apartment complex to the west and a single-family residential neighborhood to the north. Lovell Rd is one parcel to the west.

**STAFF RECOMMENDATION:**

► **Staff recommends approval of an office warehouse of approximately 15,559 sq ft, subject to five conditions:**

- 1) Obtaining TTCDA approval of the development plans (Case 7-A-23-TOB).
- 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.

**COMMENTS:**

The applicant is requesting approval of an office warehouse on a 3.6-acre site 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. Developments in the TO zone require approval by the TN Technology Corridor Development Authority (TTCDA), and this item is scheduled for the July 5, 2023 TTCDA meeting (Case 7-A-23-TOB).

The parcel is located at the western terminus of Corridor Park. It abuts a single family neighborhood on the north and an apartment complex that is under construction on the west. Access would be off the northwestern terminus of Corridor Park Boulevard, located one block northwest of Dutchtown Road, a minor arterial. Access meets the standards of the Knox County Department of Engineering and Public Works.

The proposed office warehouse has an area of approximately 15,559 sq ft, for which the TTCDA Guidelines require between 16 and 23 parking spaces. The applicant has requested a waiver to increase the maximum number of parking spaces to 30 spaces. Staff is in support of the waiver since the increase is minimal and the plans are otherwise in compliance with the Guidelines.

The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines.

Because the subject property abuts residential uses on the north and west, a Type A Dense landscape screen is required along those shared lot lines. 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). The existing vegetation to be preserved is dense and will provide a visual buffer with a higher degree of separation than would be achieved with the plantings required by the Type A Landscape Screen.

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.

Building plans meet the TTCDA Guidelines. Long, unbroken facades are discouraged, as is use of metal siding, but the front façade is to be screened with tall, narrow trees in beds along the building foundation.

There is a loading dock area facing the street on the southwest corner of the site. There are trees planted at the entry to the site that will screen the view of 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.

There is a second 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 closer to the abutting single family detached residential subdivision. The potential impacts of this door should be mitigated by the additional landscape screen requested by staff on the northern lot line.

All components of the site plans, including the landscape plan and lighting plan, meet the requirements of the TTCDA Guidelines.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is

in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

A. The Knox County Zoning Ordinance describes the BP (Business and Technology Park) zone as intended to provide for a wide range of land uses generally categorized as business, industrial and/or office. The permitted land uses are intended to include those businesses which require building spaces characterized by offices, research and development, manufacturing, and/or combinations of such uses.

B. The proposed office warehouse development is compatible with the above uses specified for the BP zone.

2) GENERAL PLAN – DEVELOPMENT POLICIES

A. Policy 8.12 stipulates for commercial uses that abut residential property to provide some measure of separation by using an array of design elements to improve land use transitions, including landscape screening. The proposed development has a non-disturbance area retaining dense vegetation along shared lot lines with residential development.

B. Policy 11.6 provides for office developments abutting residential uses, citing higher standards for these developments. This policy provides several design options, most of which have been incorporated into the proposed design (building height, site coverage, parking areas, landscaping, and trash). The only suggested standard not met is for the development to be built in a residential architectural style, which is not practical for a building in this particular zone and land use classification. However, the development is visually screened from the abutting residential uses and should not be visible from these properties.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified as TP (Technology Park) on the Northwest County Sector Plan, which primarily includes offices and research and development facilities. The TP description states that the target area for such development has been the Pellissippi Technology Corridor.

B. The proposed office-warehouse use is consistent with the sector plan.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

5) THE PLANNING COMMISSION MAY DENY A DEVELOPMENT PLAN WHERE THE ABOVE CANNOT BE SHOWN OR WHERE IT CAN BE SHOWN THAT APPROVAL WOULD HAVE AN ADVERSE IMPACT ON THE CHARACTER OF THE NEIGHBORHOOD IN WHICH THE SITE IS LOCATED.

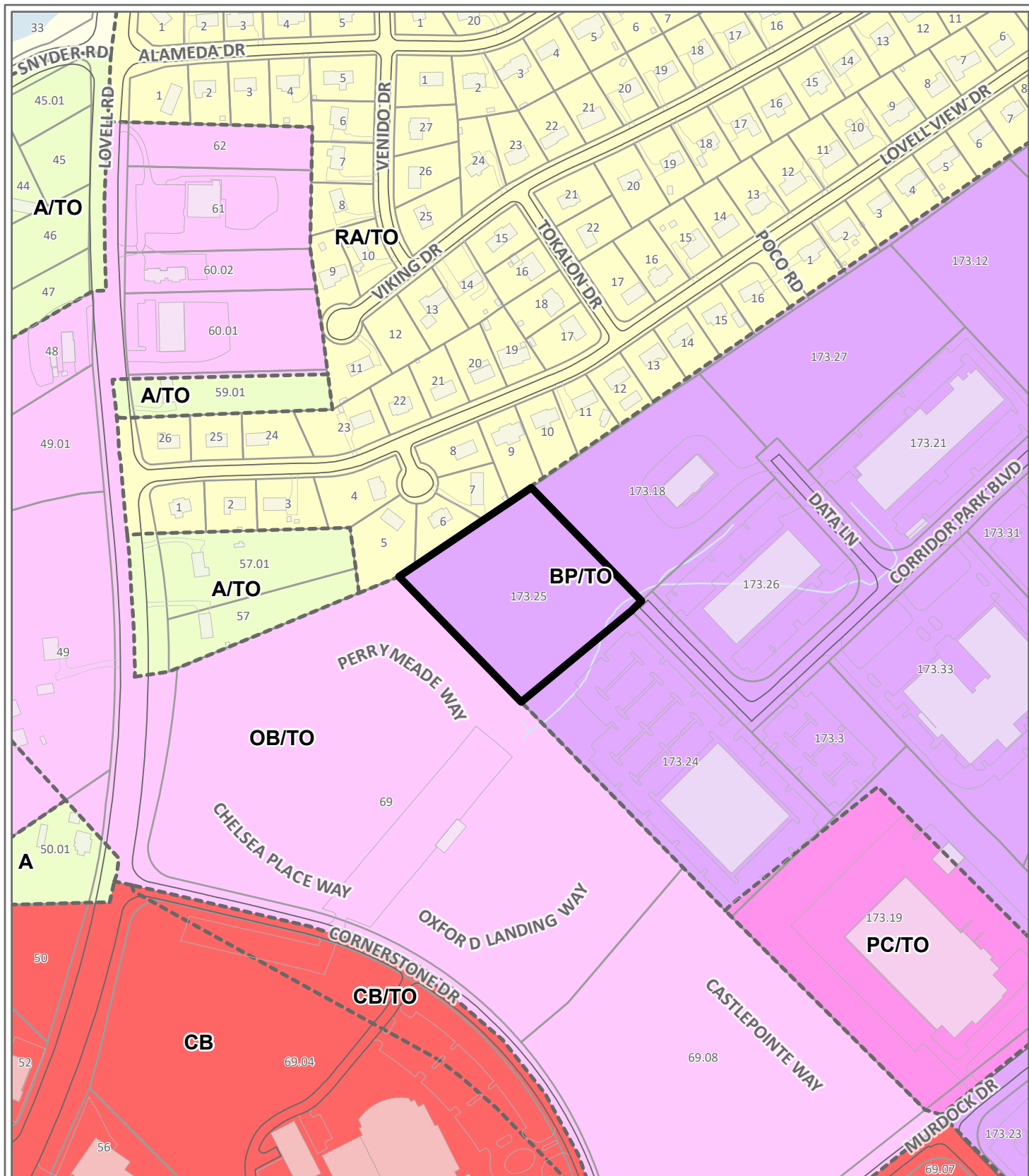
A. The proposed office warehouse is not expected to generate any adverse impacts on the surrounding area. It is similar to other uses along Corridor Park Boulevard and will provide a landscape screen to buffer the development from residential uses.

ESTIMATED TRAFFIC IMPACT: 70 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



**DEVELOPMENT PLAN**

**7-C-23-DP**

**Petitioner:** Gisele Baaklini

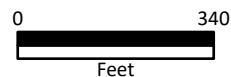


Offices & a Warehouse in BP (Business and Technology Park), TO (Technology Overlay)

**Map No:** 118  
**Jurisdiction:** County

**Original Print Date:** 6/9/2023

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





**GEORGE  
ARMOUR  
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ARCHITECT**

404 Bearden Park Circle  
Knoxville, TN 37919  
865.622.7771  
Fax 865.622.7742  
www.georgeewart.com

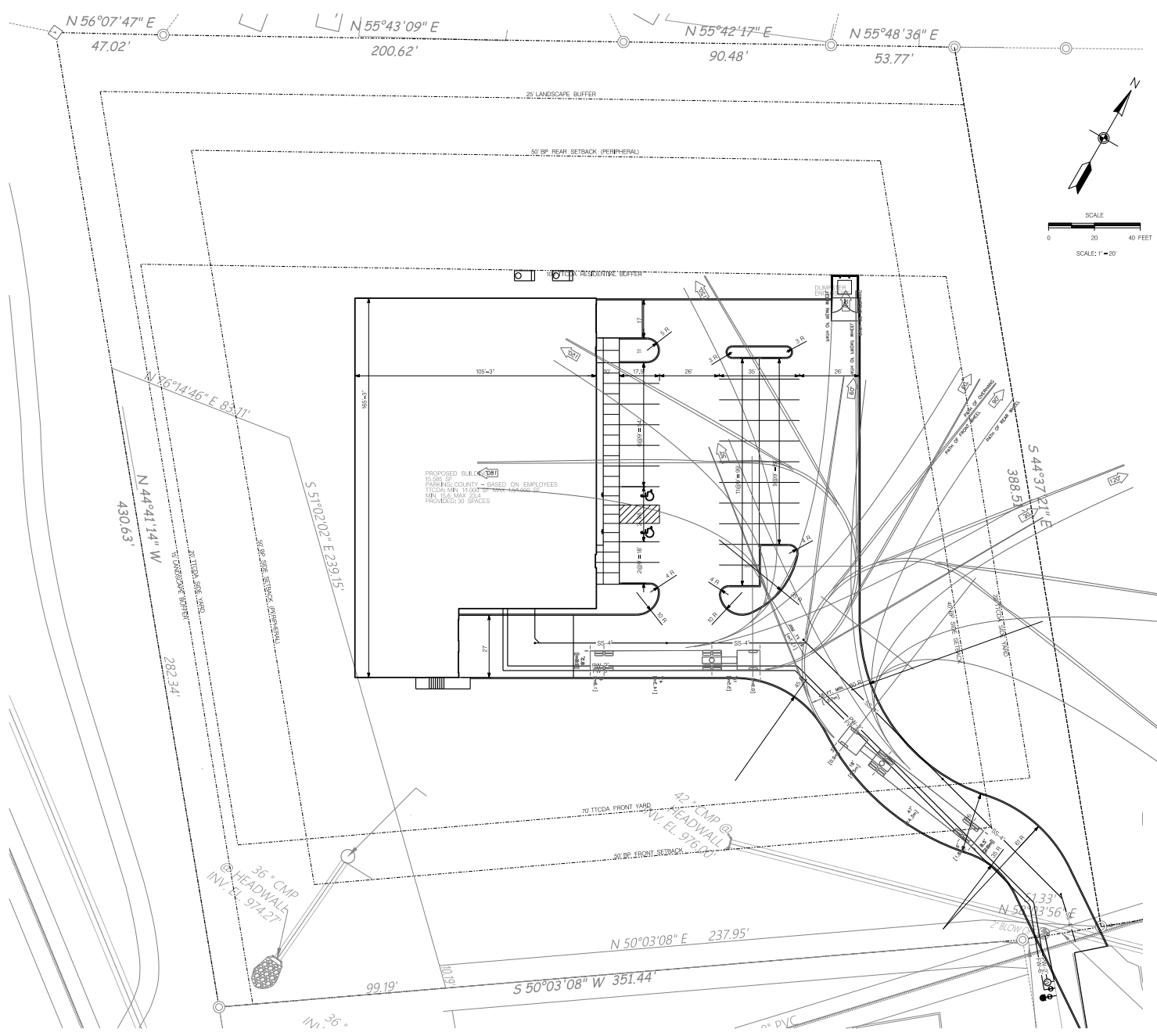
TTCCA 7-4-23-TOB, PC 7-C-23-DP  
A NEW BUILDING FOR  
**LAUREL PROPERTIES  
PARTNERSHIP**  
CORRIDOR PARK BLVD.  
LOT 14, DATA LANE  
KNOX COUNTY, TN  
AREA - 3.6 ACRES



CONCEPT SITE PLAN

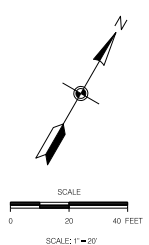
DATE: 13 JUN 2023  
PROJECT NO.: 23052  
PROJ. MGR.: G.B.

PL01



**LEGEND:**

EXISTING	PROPOSED	DESCRIPTION
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RP RAP



**PROJECT DATA**  
 USE: OFFICE/WAREHOUSE  
 ZONING: BPTO  
 BUILDING SF: 15,559 SF  
 PARCEL: 118 17325

**PARKING SUMMARY**  
 PARKING REQUIRED:  
 KNOX COUNTY - BASED ON NUMBER OF EMPLOYEES  
 TTCCA - MIN 11,000 SF MAX 1,51,000 SF

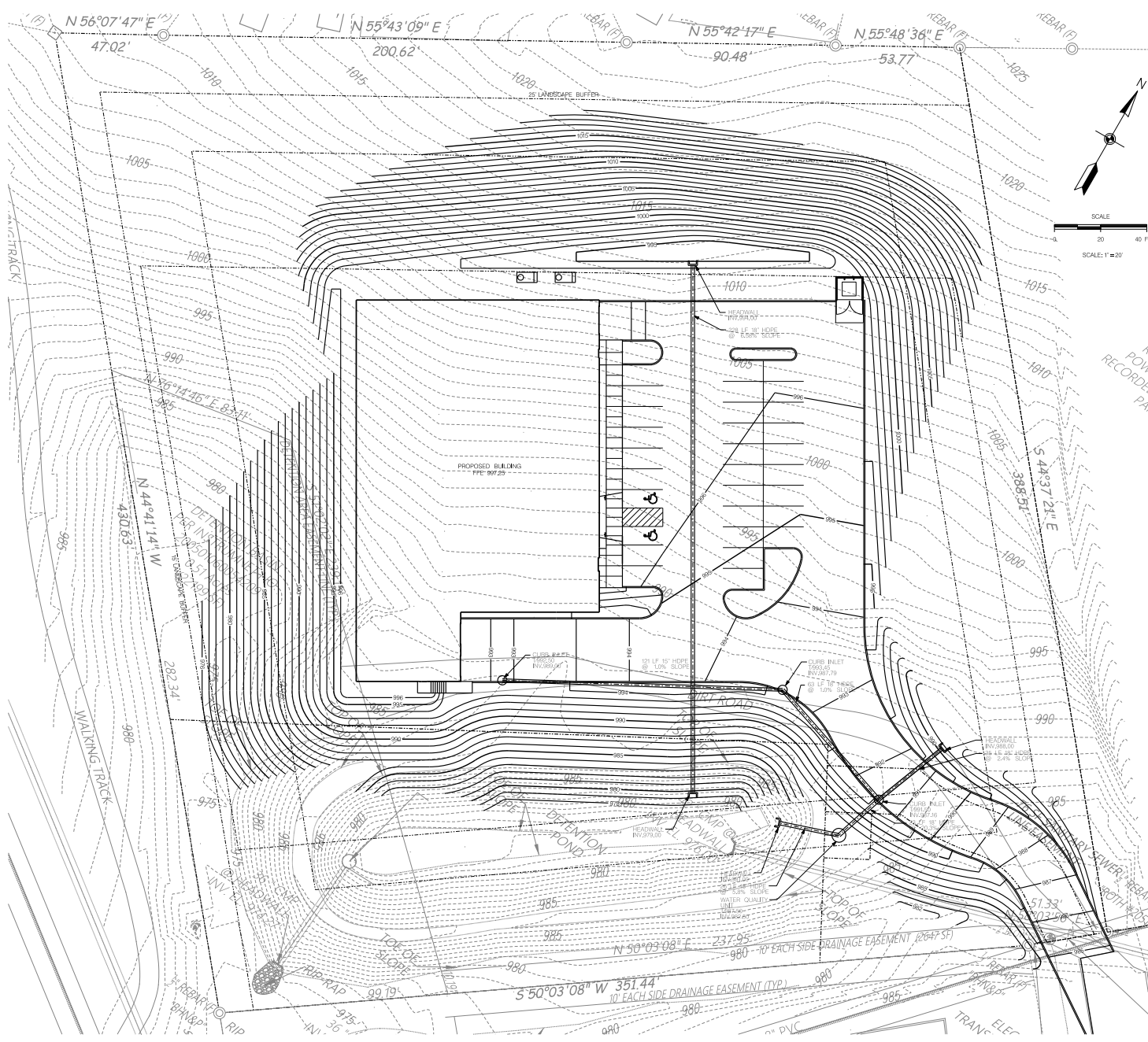
**PARKING CALCULATION**  
 KNOX COUNTY # OF EMPLOYEES NOT KNOWN  
 TTCCA MIN 15,559 X 1/1000 = 16 SPACES  
 MAX 15,559 X 1.5 /1000 = 23 SPACES  
 PROVIDED: 30 SPACES (NUMBER REQUESTED)

**TTCCA SETBACKS:**  
 FRONT: 0' PARKING IS IN FRONT OF BLDG;  
 SIDE: 0'  
 REAR: 100' (ADJUTS RESIDENTIAL IN THE REAR)  
 BP SETBACKS:  
 FRONT: 50 FT  
 SIDE (NORTH-EASTERN): 40 FT  
 SIDE (SOUTH-WESTERN): 50 FT (PERIPHERAL BOUNDARY APPLIES)  
 REAR: 50 FT (PERIPHERAL BOUNDARY APPLIES)  
 THE MOST STRINGENT REQUIREMENT WILL APPLY FOR ALL SETBACKS

**PARCEL AREA: 3.6 AC**  
**IMPERVIOUS AREA: 614 AC**  
**FLOOR AREA RATIO: 4.6%**  
**IMPERVIOUS AREA RATIO: 24.1%**  
**GROSS AREA COVERAGE: 9.9%**

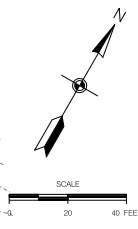


PROJECT LOCATION MAP - NOT TO SCALE



**LEGEND:**

EXISTING	PROPOSED	DESCRIPTION
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP



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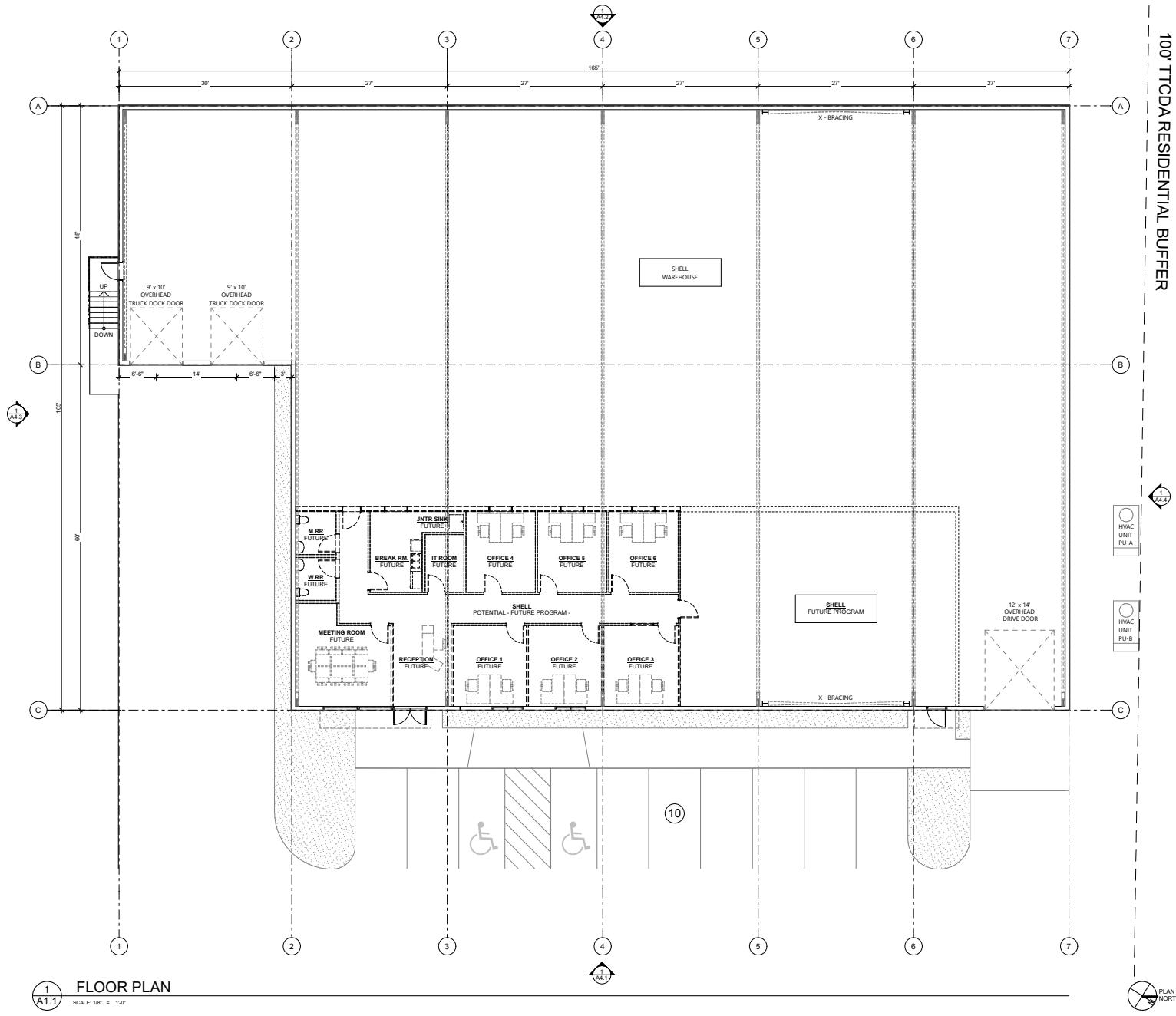
TTODA 7-4-23-TOB, PC 7-C-23-DP  
A NEW BUILDING FOR  
**LAUREL PROPERTIES PARTNERSHIP**  
CORRIDOR PARK BLVD.  
LOT 14, DATA LANE  
KNOX COUNTY, TN  
AREA: 3.6 ACRES



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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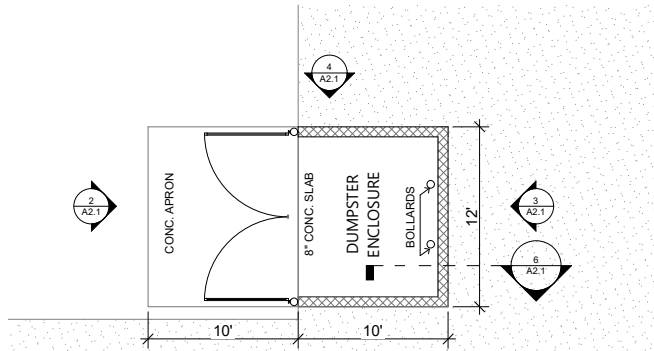
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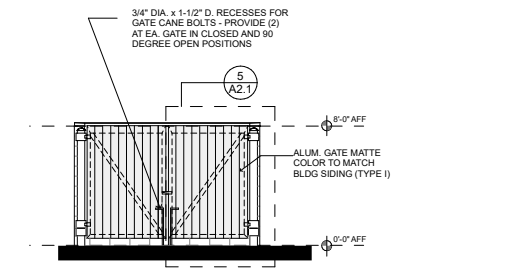
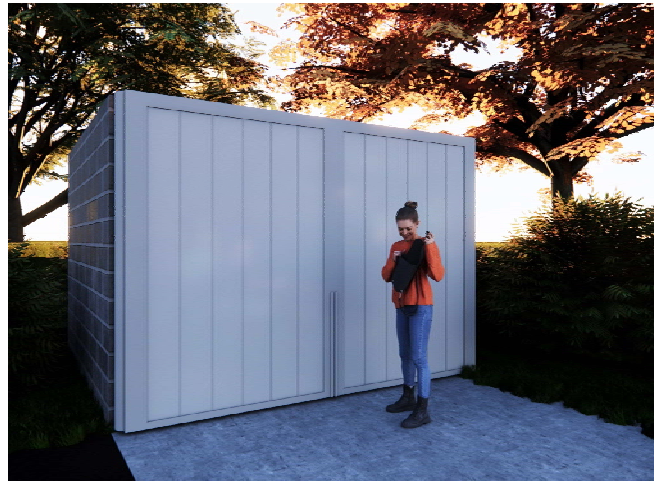
FLOOR PLAN

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

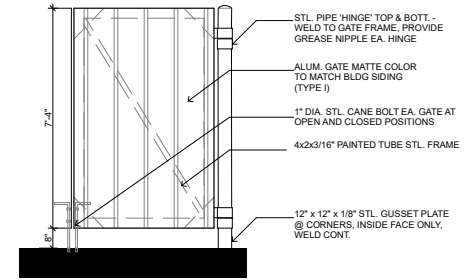
A1.1



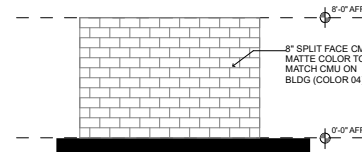
1  
A2.1  
DUMPSTER ENCLOSURE - PLAN  
SCALE: 1/4" = 1'-0"



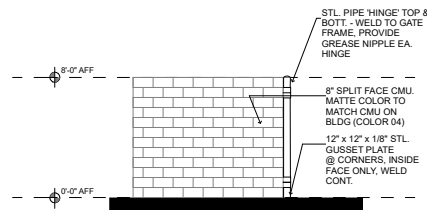
2  
A2.1  
DUMPSTER ENCLOSURE - FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



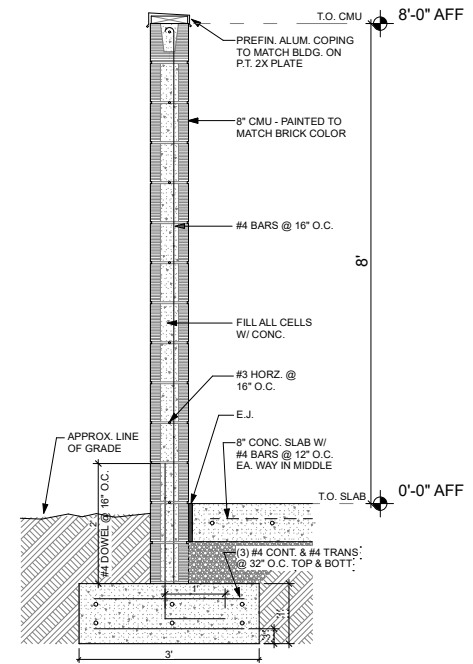
5  
A2.1  
GATE DETAIL  
SCALE: 1/2" = 1'-0"



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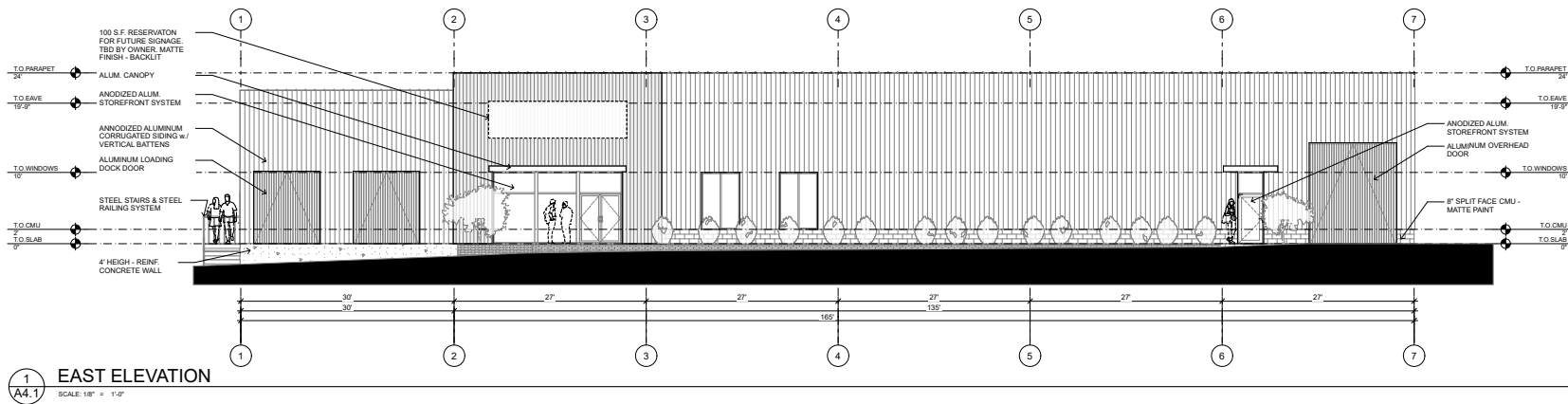
TTCDA 7-A-23-TOB & 7-C-23-DP  
A NEW BUILDING FOR  
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CORRIDOR PARK BLVD.  
LOT 14, DATA LANE,  
KNOX COUNTY, TN.  
AREA: 3.6 ACRES



EAST ELEVATION

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

**A4.1**



**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

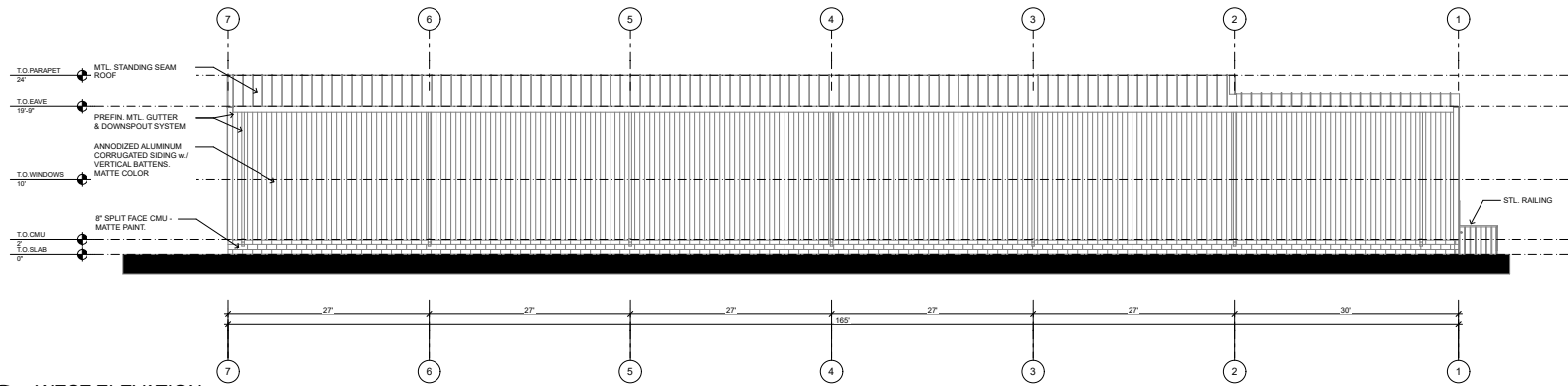
**BLDG. FLOOR AREA - 15,559 SQFT**

- 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**

- 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.

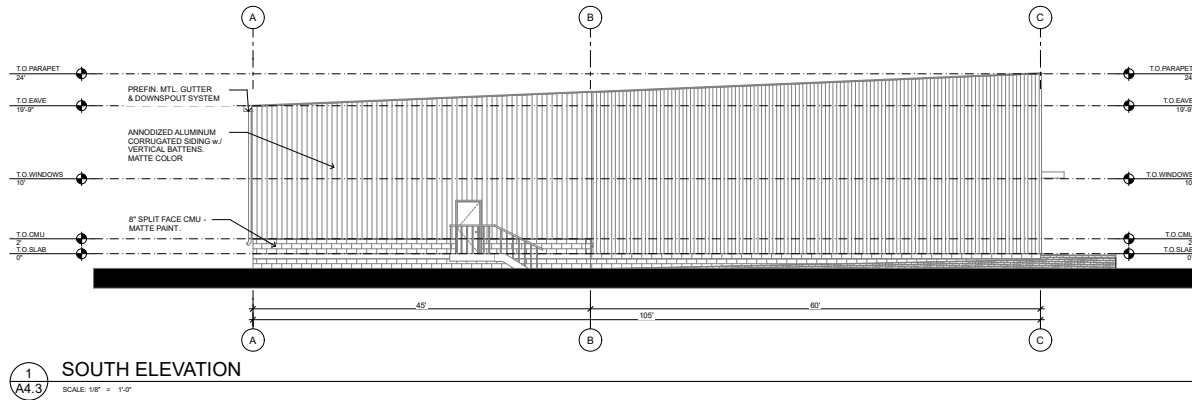
TTCDA 7-A-23-TOB & 7-C-23-DP  
A NEW BUILDING FOR  
**LAUREL PROPERTIES**  
**PARTNERSHIP**  
CORRIDOR PARK BLVD.  
LOT 14, DATA LANE  
KNOX COUNTY, TN.  
AREA: 3.6 ACRES



**WEST ELEVATIONS**

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

**A4.2**



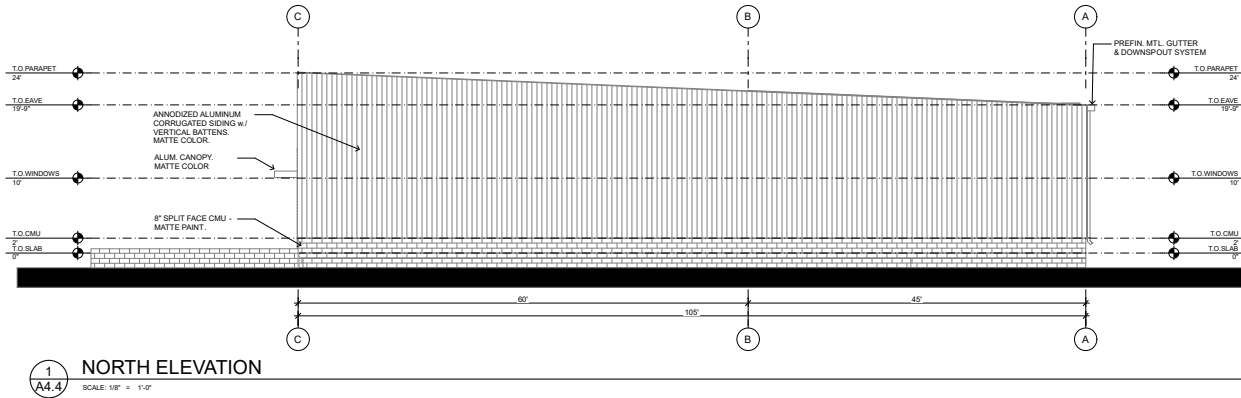
**2**  
**A4.3** SOUTH EASTERN VIEW

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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**

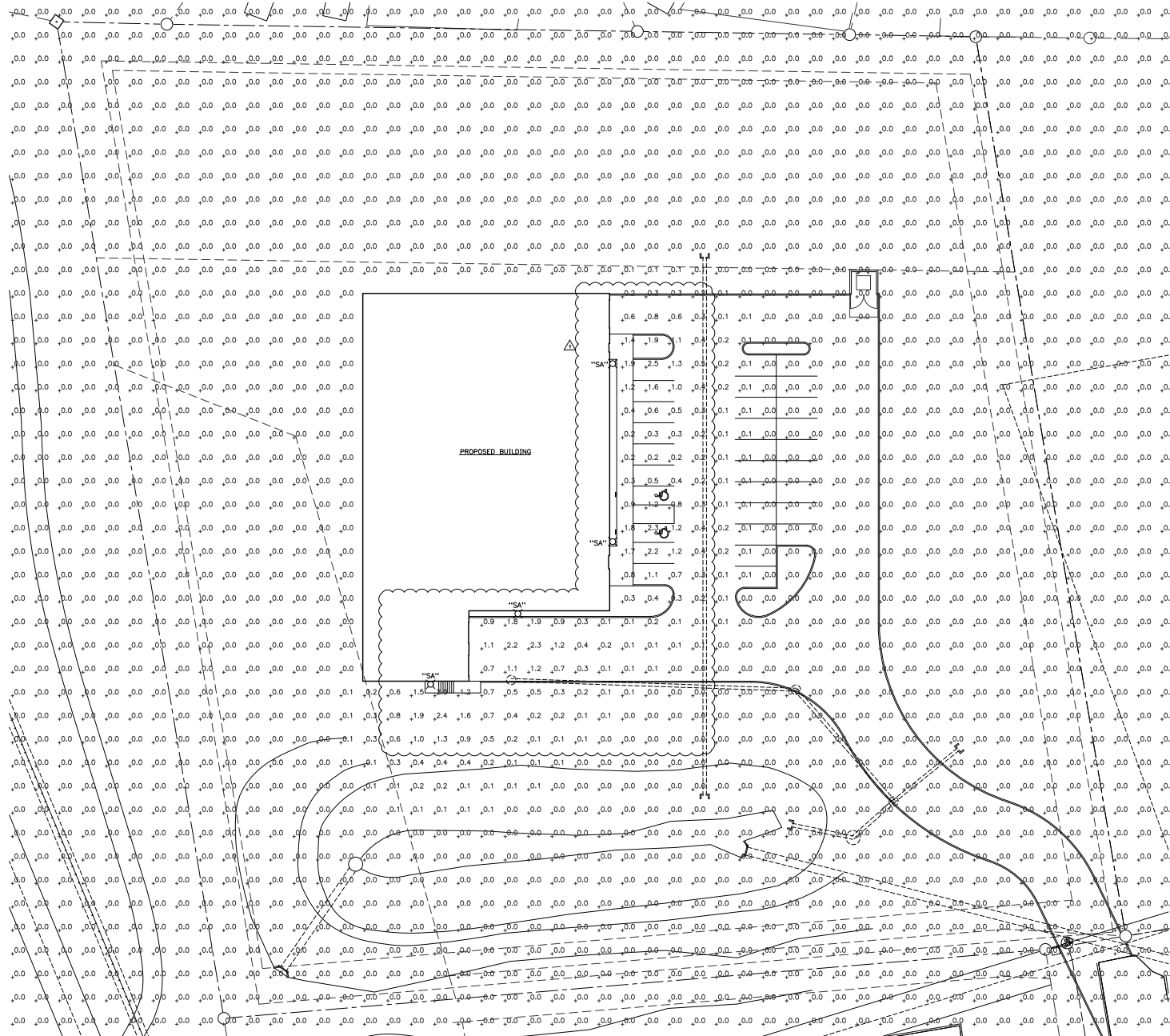
**NOTE:** THE TREES AND PLANTS SHOWN IN 3D ARE ONLY SUGGESTIVE. REFER TO THE LANDSCAPE PLAN (L100) FOR TREES AND PLANTS TYPES

**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  
606-537-4452  
1-800-385-9789  
www.vreelandeng.com

**GEORGE ARMOUR EWART ARCHITECT**  
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www.georgearmour.com



TTODA: Z-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,	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 lb.

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.

Luminaire	Lumens	Depth (D1)	Depth (D2)	Height	Width	Weight	Mounting Options (mm)			
							M	PS	PL	PC
ARC1B	4K	4K	4.75"	5"	11"	7 lb.	150	200	100	-
ARC1D	4K	4K	4.75"	5"	11"	7 lb.	150	200	100	100

Code	Product	Quantity	Unit Price	Total Price	Notes
ARC1D	P1 3,000 Lumens	500	100.00	50,000.00	Emergency battery (E) complete (ARC1E) not available for this product.
ARC1D	P2 3,000 Lumens	400	100.00	40,000.00	Emergency battery (E) complete (ARC1E) not available for this product.
ARC1D	P3 3,000 Lumens	500	100.00	50,000.00	Emergency battery (E) complete (ARC1E) not available for this product.

**Accessories**

EMERGENCY BATTERY - See schedule for capacity and notes.

**NOTES**

1. See schedule for capacity and notes.

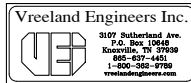
2. P2 not available with (E).



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 ELECTRICAL DETAILS

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







# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Gisele Baaklini**

Applicant Name

Affiliation

**6/2/2023**

Date Filed

**7/13/2023**

Meeting Date (if applicable)

**7-C-23-DP**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Gisele Baaklini George Armour Ewart Architecture**

Name / Company

**404 Bearden Park Cir Knoxville TN 37919**

Address

**865-602-7771 / gbaaklini@georgeewart.com**

Phone / Email

## CURRENT PROPERTY INFO

**Laurel Properties Parntership**

Owner Name (if different)

**0 Corridor Park Blvd Knox County TN 37939**

Owner Address

**865-330-9600**

Owner Phone / Email

**0 CORRIDOR PARK BLVD**

Property Address

**118 173.25**

Parcel ID

Part of Parcel (Y/N)?

**3.63 acres**

Tract Size

**First Knox Utility District**

Sewer Provider

**First Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Northern terminus of Corridor Park Blvd., North of Murdork Dr.**

General Location

City

**Commission District 3**

**BP (Business and Technology Park), TO (Technology Overlay)**

**Agriculture/Forestry/Vacant Land**

County

District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

**TP (Technology Park)**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Offices &amp; a Warehouse</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information		

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$1,600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: **Gisele Baaklini**    Please Print    **6/2/2023**    Date

Phone / Email: \_\_\_\_\_  
Property Owner Signature: **Laurel Properties Parntership**    Please Print    **6/2/2023**    Date



# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Gisele Baaklini

Architect Associate

Applicant Name

Affiliation

May 30, 2023

July 10, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

7-C-23-DP

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Gisele Baaklini

George Armour Ewart Architect

Name

Company

404 Bearden park Cir

Knoxville

TN

37919

Address

City

State

ZIP

865-602-7771

gbaaklini@georgeewart.com

Phone

Email

## CURRENT PROPERTY INFO

Laurel Properties Partnership

PO Box 11707. Knoxville, TN 37939

865-330-9600

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Corridor park Blvd. Lot 14. Data Lane. Knox County. TN

118 17325

Property Address

Parcel ID

First Utility District of Knox County

First Utility District of Knox County

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

East of Discovery Ln., Southeast of Corridor Park Blvd.

General Location

Tract Size

City  County 3 District

BP ~~PC/TO~~  
Zoning District

AgForVac  
Existing Land Use

NJoirtwest County

TP

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

## DEVELOPMENT REQUEST

- Development Plan  
  Use on Review / Special Use  
  Hillside Protection COA  
 Residential  
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

**Business (Offices + Warehouse)**

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Combine Parcels  
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

Zoning Change  
 Proposed Zoning \_\_\_\_\_

Plan Amendment Change  
 Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review  
  Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders  
  Variance Request

### ADDITIONAL REQUIREMENTS


- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1		Total
1102	\$450.00	\$450.00
Fee 2		
Fee 3		

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

**1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent**

  
 Applicant Signature

Gisele Baaklini

Please Print

May 30, 2023

Date

865-602-7771

gbaaklini@georgeewart.com

Phone Number

Email

  
 Property Owner Signature

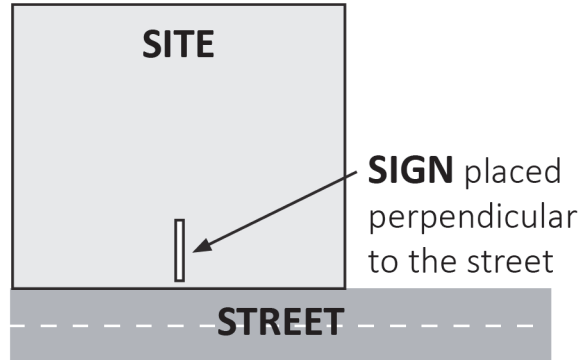
Will McWhorter

Please Print

May 30, 2023

Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ June 30, 2023 \_\_\_\_\_ and \_\_\_\_\_ July 14, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Gisele Baaklini

Date: 6/2/2023

File Number: 7-C-23-DP

- Sign posted by Staff
- Sign posted by Applicant