

# CASE SUMMARY

APPLICATION TYPE: PLANNED DEVELOPMENT



**File Number:** 11-A-23-PD                      **Related File Number:**  
**Application Filed:** 9/26/2023              **Date of Revision:**  
**Applicant:** DAVID COCKRILL

## PROPERTY INFORMATION

**General Location:** East side of Beech Street, south of Lenland Avenue  
**Other Parcel Info.:**  
**Tax ID Number:** 109 C D 032                      **Jurisdiction:** City  
**Size of Tract:** 6.21 acres  
**Accessibility:** Access is via Beech Street, a local street with a pavement width that varies from 22 ft to 27 ft within a 40-ft right-of-way. A 5' wide sidewalk is located on the same side of the street as the subject property.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial  
**Surrounding Land Use:**  
**Proposed Use:** Multi-family dwellings                      **Density:** 12.4 du/ac  
**Sector Plan:** South City                      **Sector Plan Designation:** LDR (Low Density Residential), SP (Stream Protec  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The site is the former Giffin School in the South Haven neighborhood. The surrounding uses are predominately detached houses. Baker Creek is located along the north property boundary and a tributary to Baker Creek is along the east property line. Mary James Park is located to the southeast of the site.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 1834 BEECH ST  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)



Districts allow no more than one principal building per lot. In all other districts, more than one principal building is permitted on a lot.

-- This proposal has three primary structures: the historic school structure and two new multi-family structures. The final plan is in conformance with this exception.

The proposed development is in conformance with the other dimensional and design standards of the RN-2 (Single-Family Residential Neighborhood) zoning district and no non-conformities with the other general standards of the zoning ordinance were identified by Staff as part of this review.

**Action:** Approved with Conditions **Meeting Date:** 11/9/2023

**Details of Action:**

**Summary of Action:** Approve the final plan for the Historic Giffin Square development with 77 multi-family dwelling units because it is in substantial conformance with the approved preliminary plan (4-A-22-PD), subject to 5 conditions.

Recommend that City Council amend the zoning map for this property to add the PD (Planned Development) designation.

**Date of Approval:** 11/9/2023 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 12/12/2023

**Date of Legislative Action, Second Reading:** 1/9/2024

**Ordinance Number:**

**Other Ordinance Number References:** O-7-2024

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**