# **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

he 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)

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Current Plan Category: LDR (Low Density Residential), SP (Stream Protection)

**Requested Plan Category:** 

#### SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

#### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Revnolds

Staff Recomm. (Abbr.):

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.

Staff Recomm. (Full):

- 1. Modifications to the final plan must be approved in accordance with Article 16.7.F (Modifications to Approved Final Plans).
- 2. Approval of the zoning map amendment by City Council to add the PD (Planned Development) designation.
- 3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 4. The development shall comply with the City of Knoxville Zoning Ordinance unless an exception has been approved through the planned development process outlined in Article 16.7.
- 5. All Project Documents are incorporated herein by reference and made a part of this Staff Report as if they were fully set out verbatim. To the extent there is a conflict or ambiguity between the terms of any of the Project Documents, and notwithstanding anything to the contrary in the foregoing documents, the order of priority listed below will be used for purposes of resolving the conflict or ambiguity:
  - a. The Approved Final Plan;
  - b. The Approved Preliminary Plan, Planning File No. 4-A-22-PD;
  - c. The City of Knoxville Zoning Code.

Comments:

**Project Description** 

Historic Giffin LP is proposing a multi-family development that includes the renovation of the historic Giffin School and the construction of two new buildings. The development has 77 dwelling units composed of efficiencies, one, two, and three-bedroom residences. In addition to dwelling units, the historic school structure includes approximately 3,000 sqft of community gathering space that will be available to residents and neighborhood groups for meetings, small events, and group activities.

The community benefits identified by the applicant to justify the requested exceptions from the City's Zoning Code are:

- 1. Preservation of the historic Giffin School structure.
- 2. Providing workforce housing.
- 3. Providing community gathering space, made available to neighborhood groups.

Approved Exceptions from District Regulations

The following exceptions to the underlying dimensional, design and use regulations were recommended by the Planning Commissions and approved by the City Council as part of the preliminary plan (4-A-22-PD). Under each exception is verification that the proposal is in conformance with these standards.

- 1. Article 9-2, Table 9-1: Add Dwelling Multi-Family as a permitted use in the RN-2 district.
- -- The proposal is for a 77-unit multi-family development. The final plan is in conformance with this exception and the RN-2 district.
- 2. Allow 1 dwelling unit per 3,500 sq. ft. of land area (MF: 3,500 SF/DU)
- -- The property is 6.21 acres, which allows up to 77 dwelling units. The final plan has 77 dwelling units.
- 3. Remove/delete RN-2 from Article 10.1.A General Development Requirements EN, RN-1, and RN-2

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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:** 

**Ordinance Number:** 

**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

Other Ordinance Number References: 0-7-2024

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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