

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 11-B-22-TOA                      Related File Number:  
Application Filed: 9/15/2022                      Date of Revision:  
Applicant: ICON APARTMENT HOMES

## PROPERTY INFORMATION

General Location: West side of Lovell Rd., north of Terrapin Station Rd  
Other Parcel Info.:  
Tax ID Number: 118 04901                      Jurisdiction: County  
Size of Tract: 21.43 acres  
Accessibility: Access is via Lovell Road, a minor arterial owned by TDOT, with a pavement width of 82-feet within a right-of-way width of 100-ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use:  
Proposed Use: Apartment complex                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: O (Office) / HP (Hillside Protection)  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 10801 Austrian Way  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) with the TO (Technology Overlay) zone on part of the property  
Former Zoning:  
Requested Zoning: N/A  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCCA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): APPLICATION APPROVED September 15, 2022, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:  
1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Comments: 1) The applicant requested approval of minor revisions to plans for an apartment complex approved in June 2022 (Case 6-B-22-TOB). The proposed revisions reduced the total number of units approved from 315 to 307. Since the proposed change included a reduction and not an increase, and since there were no substantial changes to the site layout or building aesthetics, the modifications were approved administratively.  
2) The site has been replatted since the TTCCA approval, with the subject parcel subdivided out of the larger property that fronted Road. The new parcel housing the apartment complex is a flag lot comprising 21.43 acres.  
3) Proposed modifications consisted of the following:  
a) Buildings 13 and 14 were rotated on the plan 90 degrees so that the long orientation of the buildings no longer face abutting single-family homes.  
b) Buildings 7 and 8 no longer included basements, reducing the number of units in each building by 4.  
4) No changes were otherwise made to the floor plans, building footprints, signage, landscape plans, or lighting plans, so these elements remain in compliance with the TTCCA Guidelines.

Action: Approved Meeting Date: 12/5/2022

Details of Action: APPLICATION APPROVED September 15, 2022, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:  
1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Summary of Action:

Date of Approval: 9/15/2022 Date of Denial: Postponements:  
Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: