

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 12-A-21-TOA                      Related File Number:  
Application Filed: 11/8/2021                      Date of Revision:  
Applicant: KNOXVILLE APARTMENT GROUP, LLC

## PROPERTY INFORMATION

General Location: South side of Carmichael Rd. across from terminus of Vista Way, west of Pellissippi Pkwy.  
Other Parcel Info.:  
Tax ID Number: 118 00104                      Jurisdiction: County  
Size of Tract: 24.88 acres  
Accessibility: Access is off of Carmichael Road, a local road with a 22.5-ft pavement width inside a right-of-way that varies in width from 72 to 148 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily apartments (under construction)  
Surrounding Land Use:  
Proposed Use: Apartment complex, currently under construction (approved by TTCDA in 2017, Case # 11-A-17-TOB)                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: MU-SD, NWCO-4 (Mixed Use-Special District, Sad  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 1980 Icon Way  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) and TO (Technology Overlay) (k)  
Former Zoning:  
Requested Zoning:  
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.:

## TTCDA ACTION AND DISPOSITION

**Planner In Charge:** Michelle Portier

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** APPLICATION APPROVED December 2, 2021, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans), Knox County Zoning Ordinance, and all relevant requirements of the Design Guidelines.

**Comments:**

1. This is a request to add an additional dumpster and enclosure to provide recycling for the Hardin Valley Pointe Apartments at 1980 Icon Way.
2. The apartment complex was originally approved in 2017 (Case 11-A-17-TOB) and the site plan was revised in 2018 administratively through the Planning Commission's use on review case (11-A-17-UR).
3. The new recycling dumpster is proposed on the parking lot on the northwest side of the site near the garbage collection site, providing a central location for both types of refuse collection.
4. The dumpster enclosure would be constructed with split face masonry block with a metal gate. It would not be readily visible from Carmichael Road due to its location within the site and the trees planted between the parking lots and Carmichael Road.
5. The dumpster would displace three parking spaces but the parking would still be in compliance with TTCDA Guidelines. The minimum number of required spaces is 541; 586 spaces are proposed.
6. The dumpster would also displace 1 tree within the buffer area separating the row of parking spaces. All spaces would still be within 60 ft of a large tree, so the plans are still in compliance with the landscaping requirement.
7. The truck turning template shows a truck traversing the perimeter of the northwest parking lot to access the dumpster. While this may not be ideal, it is permissible.
8. The proposal is in compliance with TTCDA Guidelines.

**Action:** Approved

**Meeting Date:** 12/6/2021

**Details of Action:** APPLICATION APPROVED December 2, 2021, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans), Knox County Zoning Ordinance, and all relevant requirements of the Design Guidelines.

**Summary of Action:**

**Date of Approval:** 12/2/2021

**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:**